

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

Comments Received Through December 13, 2017

NAME	GROUP/AGENCY	ADDRESS	Date Received	# of Pages
Evelyn Eshelman		12178 Preston Dr. Lusby, MD	11/13/17	2
Bob Priddy		425 Swaggers Point Rd. Solomons, MD	11/13/17	1
No name/Open House-Dunkirk			11/14/17	2
No name/Open House-Dunkirk			11/14/17	2
No name/Open House-Dunkirk			11/14/17	2
No name/Open House-Dunkirk			11/14/17	2
Betsy Detwiler		2829 Bay Blvd. Huntingtown, MD	11/14/17	2
Betsy Detwiler		2829 Bay Blvd. Huntingtown, MD	11/15/17	1
No name/Open House-Prince Frederick			11/16/17	3
Cynthia Gonzalez		Port Republic, MD	11/16/17	2
Autumn Phillips-Lewis	Calvert Forestry Board		11/16/17	1
	Calvert Marina	PO Box 157 Solomons, MD	11/20/17	4
Jane Lyons			11/22/17	2
Shuchita Warner	Calvert County Public Schools		11/27/17	2
	Owings Architecture Review Committee		11/28/17	3
Lynn McCawley			12/1/17	5
Jackie Chase		Huntingtown	12/1/17	1*
Joseph Kelly Brown, Jr.		12700 Springfield Court Dunkirk, MD	12/1/17	3
Pat Simpson		Chesapeake Beach	12/1/17	1
Joe Kriemelmeyer		10241 Three Doctors Road, Dunkirk, MD	12/1/17	2
Lila West		12832 Rio Grande Trail Lusby, MD	12/2/17	1
Robert Landau			12/2/17	1

<b>NAME</b>	<b>GROUP/AGENCY</b>	<b>ADDRESS</b>	<b>Date Received</b>	<b># of Pages</b>
Shelly Wahlgren		3570 Garrett Lane Huntingtown, MD	12/2/17	2
Gary Dzurec		Huntingtown	12/03	2
Lou Barbieri			12/2/17	0
Alison Curtis		Huntingtown, MD	12/3/17	1
Ron Klauda		1401 Foxtail Lane Prince Frederick, MD	12/4/17	5
Karen Maxey	Calvert County Public Schools, Board of Education	Prince Frederick, MD	12/4/17	2*
	Prince Frederick Architecture Review Committee		12/4/17	2
Patricia Hofman			12/5/17	1
Ralph Eshelman		Lusby, MD	12/5/17	7
Robert Luckritz			12/5/17	2
Trish Weaver		Prince Frederick, MD	12/5/17	1
Barbara Burnett			12/6/17	1
Kirsti Uunila	Historic Preservation Planner Calvert County Dept. of Planning & Zoning	Prince Frederick, MD	12/6/17	7
Charlene T. Kriemelmeyer		10241 Three Doctors Road, Dunkirk, MD	12/6/17	8
Dr. Kent Mountford		10200 Breeden Road Lusby, MD	12/6/17	1
Carrie Plymire	Calvert Library		12/6/17	2
John Perryman		1431 Abbey Lane Huntingtown, MD	12/6/17	1
Noel Christine Tanis			12/6/17	1
Patricia Simpson		3155 Tobacco Road Chesapeake Beach, MD	12/6/17	2
Robert Lightstone			12/6/17	1
Stewart Buckler, Jr.			12/6/17	1
David Kanter		Hughesville, MD	12/6/17	2
Karen Larkins			12/6/17	1
Cynthia Overstrom			12/6/17	1
Greg Bowen		1235 Mallard Point Road Prince Frederick, MD	12/7/17	53

<b>NAME</b>	<b>GROUP/AGENCY</b>	<b>ADDRESS</b>	<b>Date Received</b>	<b># of Pages</b>
Darlene Bremer		Solomons, MD	12/7/17	1
Earl "Buddy" Hance		Port Republic, MD	12/7/17	2
Edward Bender		Owings, MD	12/7/17	2
Jeff Klapper		486 Main Street Prince Frederick, MD	12/7/17	1
Ken Mathews			12/7/17	1
Lila West	SOMD Sierra Group		12/7/17	1
Michael Kent	Calvert County NAACP	P.O. Box 1865 Prince Frederick, MD	12/7/17	1
Sandra Raviv		North Beach, MD	12/7/17	1
Sandra Leitner			12/7/17	1
Susan Dzurec		Huntington, MD	12/7/17	2
Susan Martin		Prince Frederick, MD	12/7/17	1
Rick Bailey	Marrick Properties		12/7/17	3
Walter and Mary Ellen Boynton			12/7/17	2
John Swartz	Environmental Planner III; Critical Area Planner; Floodplain Manager		12/7/17	1
Anthony Williams	Builtrite Home Developers, Inc.		12/7/17	3
Mike Buchko		14870 Patuxent Ave Solomons, MD	12/7/17	3
John Mathers			12/7/17	1
Randy Barrett	R.A. Barrett & Associates		12/8/17	2
Carys Mitchelmore	Calvert County Environmental Commission		12/8/17	18
Kenneth Pritchard		PO Box 1870 Lusby, MD	12/8/17	2
Jason Leavitt	Calvert County Farm Bureau		12/8/17	1
Harry Wedewer	Calvert County Heritage Committee		12/8/17	1 + 5*
David Lynch	Calvert Coalition for Smart Growth; Law Office of G. Marcy Nelson		12/8/17	4
David Curson; Kurt Schwarz; Jennifer Kunze; Nicholas Redding; Paulette Hammond; Lila	Audubon MD-DC; Maryland Ornithological Society; Clean Water Action; Preservation Maryland; Maryland Conservation Council; Sierra		12/8/17	3

<b>NAME</b>	<b>GROUP/AGENCY</b>	<b>ADDRESS</b>	<b>Date Received</b>	<b># of Pages</b>
West; Karla Raettig; Bob Lukinic; Kristen Johnson; John Campagna	Club, Southern Maryland Group; Maryland League of Conservation Voters; Southern Maryland Audubon Society; Maryland Plant Society; 1000 Friends of Maryland			
Patrick Buehler			12/8/17	1
Beverly Lusby		3185 Lloyd Bowen Road, St. Leonard, MD	12/8/17	1
Randi Vogt		Port Republic, MD	12/8/17	2
Tom & Joan Mero		11224 Lakeview Drive Dunkirk, MD	12/8/17	2
Susan Mills		Chesapeake Beach, MD	12/8/17	1
Joe Mazur		4041 Buck Board Dunkirk, MD	12/8/17	1
Bob Boxwell			12/8/17	1
Sharron Bickel	League of Women Voters		12/8/17	1
Mike Rudy	Cove Point Natural Heritage Trust		12/8/17	2
Carolyn Anderson			12/8/17	1
Judy			12/8/17	1
John Little			12/8/17	1
Barbara Ferrenz			12/8/17	1
Ken Spring		Lusby, MD	12/8/17	1
Robin and Stephen Whitman		Owings, MD	12/8/17	1
Arthur Fournier		4729 Willows Road Chesapeake Beach, MD	12/8/17	1
Paul Blayney		3008 Ash Road Port Republic, MD	12/8/17	1
Alice LeRoux		2421 Boxwood Place Huntingtown, MD	12/8/17	1
Mary Ann Lacouture		3836 Balsam Road Port Republic, MD	12/8/17	1
Elaine Williams		St. Leonard, MD	12/8/17	1
Patrick Griffin	American Chestnut Land Trust		12/8/17	3
Eddie Logan			12/8/17	1
Miriam Gholl		Port Republic, MD	12/8/17	9

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Rosa Hance		St. Mary's County	12/8/17	1
John Yoe			12/8/17	3
Norman & Cynthia Junker		12830 Long Gun Drive Dunkirk, MD	12/8/17	1
Curtis Larsen	Southern Calvert Land Trust		12/8/17	3
Peter Arn	Cove Lake Home Owners Association		12/8/17	3
Lili Sheeline		3151 Calvert St. Port Republic, MD	12/8/17	1
Terry Pennington		Huntingtown, MD	12/8/17	1
Lynn Evans-Goldner		5810 Huntingtown Rd. Huntingtown, MD	12/8/17	2
	Huntingtown Citizen Association		12/8/17	2
David Bury		4310 King Fisher Court Chesapeake Beach, MD	12/8/17	1 + 6*
Erin Knowles		1330 Cox Rod., Huntingtown, MD	12/8/17	1
Dorothy Hill			12/8/17	2
Cynthia Peil			12/8/17	3
William Peil			12/8/17	3
Anne Baker			12/8/17	1
Mary Ballard Jenkins			12/8/17	1
Andrea Hurley			12/8/17	2
	Keep Calvert Country: letter to Planning Commission, email correspondence, petition letter, signatures, comments, and printed ad in newspaper		12/8/17; 12/9/17	80
Bonnie Horan		4110 Old Town Road Huntingtown, MD	12/8/17	1
Bart and Chloe Ewalt			12/8/17	1
Kim			12/8/17	1
Chuck Boyd and Scott Hansen	Maryland Department of Planning		12/8/17; 12/13/17	25
Chris Banks	Calvert County Historical Society	Prince Frederick, MD	12/11/17	1
Justin Scaparro			8/9/17; 8/10/17	3

\*Comments added after initial posting to the web.



RECEIVED

NOV 13 2017

County Planning  
and Zoning

The Calvert County Planning Commission is interested in your thoughts on the draft Calvert County Comprehensive Plan (October 2017). So that we can better understand your concerns, please write legibly and include relevant page numbers as appropriate.

Overall Comments: \_\_\_\_\_  
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Land Use Comments:

As you provide comments, please consider

- 1) Are the land use type descriptions clear and appropriate?
- 2) Are the locations acceptable?
- 3) Are there other land use types that the map should show?

Page number(s): Chapter 4, Goal 2 objective 2 & Goal 3

Comments: Concern is traffic congestion, in Prince Frederick town center commercial development was allowed on both sides of Rt 2-4, resulting in many, many lights which cause traffic jams during rush hour. I implore you to keep Huntingtown commercial development only to the west of Rt 2-4 using water & sewage only on the west side as the magnet for development. We do not need more lights & traffic jams than the one we already have in that area. Consider Lusby town center as the model. Business are on Rt 765 and traffic on Rt 2-4 flows west. Never allow a town center to be oriented by a major transportation artery!

Comments may be used in materials published by the Department of Planning & Zoning.

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- 2) Are they appropriate?
- 3) Is there anything not addressed which should be?

Chapter and Topic: (Circle all that apply)

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| 3) Key Issues        | 6) Housing                           | 9) Water Resources       |
|                      |                                      | 10) Community Facilities |

Page number(s): \_\_\_\_\_

Comments: \_\_\_\_\_

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Page number (s): \_\_\_\_\_

Comments: \_\_\_\_\_

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Name: Evelyn Eshelman

Address: 12128 Preston Dr Lusby MD 20657

Use additional pages, if necessary.

Please submit your comments to:

Calvert 2040 Comments  
 Calvert County Department of Planning & Zoning  
 175 Main Street  
 Prince Frederick, MD 20678

If you would like to email your comments, send them to:

[pz@calvertcountymd.gov](mailto:pz@calvertcountymd.gov)

Please put Calvert 2040 Comments in the subject line.

As you provide comments, please consider

- 1) Are the proposed visions, goals, objectives, and actions clear?
- 2) Are they appropriate?
- 3) Is there anything not addressed which should be? *not completely*

**Chapter and Topic: (Circle all that apply)**

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Page number(s): \_\_\_\_\_

Comments: *We address - staying green - however how do we save our planet? We need to go SOLAR - tune into what other Counties are doing in our state giving property tax reduction for those going SOLAR*

*This wonderful county (Calvert) produces so much energy nuclear - LNG - now add SOLAR as our ~~goal~~ goal for the*

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Page number (s): *next 25 years. ∴ We can not do it by 2040*

Comments: *unless we start today Go Solar  
Save our Planet*

*Solar Bob  
Bob Priddy  
410 326 2228  
425 Swaggers Point Rd  
Solomons, MD 20688-3009*

NOV 14 2017

Community Planning  
and Building

The Calvert County Planning Commission is interested in your thoughts on the draft Calvert County Comprehensive Plan (October 2017). So that we can better understand your concerns, please write legibly and include relevant page numbers as appropriate.

Overall Comments: Several times, "expanding boundaries" and "encouraging development" in town centers were mentioned this will not keep the rural character in Dunkirk that we purchased our home for.

Land Use Comments:

As you provide comments, please consider

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Page number(s): throughout the document-

Comments: Dunkirk should not have to accept aggressive development or public water and sewer.  
pg 1-1 - no expansion of Dunkirk  
pg 424 Objective 3 - no additional commercial development without infrastructure already in place!

As you provide comments, please consider

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Chapter and Topic: (Circle all that apply)

- |                      |                                      |                                                          |
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| 2) Goals and Visions | 5) Environment and Natural Resources | <input checked="" type="checkbox"/> 8) Economic Vitality |
| 3) Key Issues        | 6) Housing                           | 9) Water Resources                                       |
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Page number(s): 7. pg 7-13 Obj 2 - it is almost physically

Comments: impossible to bicycle from Hall creek into Dunkirk  
the hills and topography made this unreasonable

8. pg 8-16 Obj 1 - Do not create a "fast-track"  
permittency process that will benefit only developers!

9. No public sewer and water in Dunkirk

Chapter and Topic: (Circle all that apply)

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Page number (s): Signage

Comments: Do not allow chain businesses, local or  
nationals to be exempted from sign regulations

Name: \_\_\_\_\_

Address: \_\_\_\_\_

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Overall Comments: Public water and sewer are non-negotiables in all  
villages  
designated town centers to protect the health and safety of citizens.  
Ensure town centers and villages are completely accessible to include  
interconnection to residential areas by pedestrians and bicycles.  
Increase safety on all roadways to ensure they are wide enough for  
the 21<sup>st</sup> century. Encourage viability of small business by working w/  
local/state officials for tax incentives. Make sure we are prepared for  
the increase in the aging population. Truly plan for retirees by planning  
to retro-fit town centers & villages much like North Beach where  
everything is within walking distance w/ sidewalks & crossings.

Land Use Comments:

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Page number(s): \_\_\_\_\_

Comments: Ensure replacement of forest loss is made by using local  
species. Protect mineral resources from industry development.  
Ensure daily, accessible, regular <sup>mass</sup> transit service in and between town  
centers and villages from N to S & S to N. If you want to be a tourist  
destination, ensure free public access to the Chesapeake Bay and Patuxent  
River that is accessible for all populations including aging.  
Protect drinking water, watersheds, and the bay from by-product <sup>agricultural industry</sup>  
run-off. ~~Ensure~~ incentives won't do it, protect in the strongest way  
Mandate apartment complexes to offer recycling disposal

As you provide comments, please consider

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Page number(s): \_\_\_\_\_

Comments: The expectation of staying in current homes for elderly populations is a poor strategy. Housing is not available to meet the needs of younger adults in this current economy and will not meet the needs of older populations who cannot afford their current status as they age.

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Page number (s): \_\_\_\_\_

Comments: There simply are no programs that can sustain current and future costs associated with an aging population. Plans need to be more specific and self-sustaining.

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Use additional pages, if necessary.

<p>Please submit your comments to:</p> <p>Calvert 2040 Comments Calvert County Department of Planning &amp; Zoning 175 Main Street Prince Frederick, MD 20678</p>	<p>If you would like to email your comments, send them to:</p> <p><a href="mailto:pz@calvertcountymd.gov">pz@calvertcountymd.gov</a> Please put Calvert 2040 Comments in the subject line.</p>
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NOV 14 2017

Commission Planning and Building

The Calvert County Planning Commission is interested in your thoughts on the draft Calvert County Comprehensive Plan (October 2017). So that we can better understand your concerns, please write legibly and include relevant page numbers as appropriate.

Overall Comments: \_\_\_\_\_

*No sewers in Dunfords*

Land Use Comments:

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Comments: \_\_\_\_\_

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Overall Comments: p 9-19 -

spell out clearly that there will not ever be

public sewer required for houses in Dunkirk.

Dunkirk should be designated a village or small town center.

- Very concerned about worsening traffic when new shopping center is completed - what is being done to prepare for this increased traffic problem + congestion.

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Overall Comments: \_\_\_\_\_

- 1. by pass Rt 4 in Town CTRS
- 2. use berms along business parks to keep coral character
- 3. NO individual electronic message boards
- 4. better control of traffic on Breezy Pt Rd when Cal. Co beach is open

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\_\_\_\_\_

Name: Betsy Detwiler

Address: 2829 BAY BLVD Huntingtown 20639

Use additional pages, if necessary.

Please submit your comments to:

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Calvert County Department of Planning & Zoning  
175 Main Street  
Prince Frederick, MD 20678

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11-15-17

TO: Planning and Zoning,  
RE: NOV 14, 2017 Open House

Congratulations! I came away from your open house actually pleased with the information you presented.

Your presentations of a complex subject were informative. The staff at each station were very impressive with answers to all my questions.

Great job by all,

Sincerely,

Betsy Detwiler  
Huntingtown 20639

Elizabeth Detwiler  
9834 Burke Pond Lane  
Burke VA 22015

mailing address

As you provide comments, please consider

- 1) Are the proposed visions, goals, objectives, and actions clear?
- 2) Are they appropriate?
- 3) Is there anything not addressed which should be?

**Chapter and Topic: (Circle all that apply)**

- |                      |                                      |                          |
|----------------------|--------------------------------------|--------------------------|
| 1) Executive Summary | 4) Land Use                          | 7) Transportation        |
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| 3) Key Issues        | 6) Housing                           | 9) Water Resources       |
|                      |                                      | 10) Community Facilities |

Page number(s): 9-19

Comments: Objective 3: Marinas + all aquatic parks (like MDE/MDNR park along Patuxent River) have boat pump-out stations.

Ch. 9 ROCKS! Thank You!

Ch. 10 10-15 no mention of take-back programs for unused Rx + other medicines. Please include.

**Chapter and Topic: (Circle all that apply)**

- |                      |                                      |                          |
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Page number (s): 5-2

Comments: "promotes design of public buildings... <sup>as</sup> energy efficient"  
What about modifying existing public structures? Green roofs on schools + gov't buildings (office buildings + community centers), solar PV panels on same, solar hot water heaters, windmills, Wind turbines, ETC!! Methane capture.

I wish you could lead with sustainability. It supports ALL our goals.

The Calvert County Planning Commission is interested in your thoughts on the draft Calvert County Comprehensive Plan (October 2017). So that we can better understand your concerns, please write legibly and include relevant page numbers as appropriate.

Overall Comments: \_\_\_\_\_

This was so poorly done. It's as though you didn't want to hear our ?'s. I want to hear all ?'s & your answers. Maybe I could better understand what is going on.

Please explain the privately-funded Community Sewage Treatment Facility (Didn't see other side at 1st)

Did you think \$1300 - \$1800 rent is affordable here?!

Treatment Facility

versus public water & sewer!

Land Use Comments:

As you provide comments, please consider

- 1) Are the land use type descriptions clear and appropriate?
- 2) Are the locations acceptable? Locations of what acceptable?
- 3) Are there other land use types that the map should show?

→ I don't even understand you ?'s

Page number(s): \_\_\_\_\_

Comments: \_\_\_\_\_

pg 4/8 What two communities could be connected by a bike path? (They are too far apart)

pg. 4/23 Allow privately-funded community sewage treatment facilities - What is THAT? Was told sewer wasn't even a thought for a village like St. Leonard but apparently there's a different kind of sewer system that we could get. So what kind of business would be allowed in St. Leonard. How many. We need examples!

As you provide comments, please consider

- 1) Are the proposed visions, goals, objectives, and actions clear?
- 2) Are they appropriate?
- 3) Is there anything not addressed which should be?

PL  
NOV 1 8 2017  
Comments

**Chapter and Topic: (Circle all that apply)**

- 1) Executive Summary
- 4) Land Use
- 7) Transportation
- 2) Goals and Visions
- 5) Environment and Natural Resources
- 8) Economic Vitality
- 3) Key Issues
- 6) Housing
- 9) Water Resources
- 10) Community Facilities

Page number(s): \_\_\_\_\_

Comments: \_\_\_\_\_

pg 10 / 14 : Definitely need more options for SR citizens.  
AND AFFORDABLE APTS for rent in P.F. !

**Chapter and Topic: (Circle all that apply)**

- 1) Executive Summary
- 4) Land Use
- 7) Transportation
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- 3) Key Issues
- 6) Housing
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- 10) Community Facilities

Page number (s): \_\_\_\_\_

Comments: \_\_\_\_\_

What are you going to do if there is another bridge  
built going across the Bay that may end up here ?

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Use additional pages, if necessary.

**Please submit your comments by Dec. 8, 2017, to:**

Calvert 2040 Comments  
Calvert County Department of Planning & Zoning  
175 Main Street  
Prince Frederick, MD 20678

**If you would like to email your comments, send them by December 8, 2017, to:**

[pz@calvertcountymd.gov](mailto:pz@calvertcountymd.gov)  
Please put Calvert 2040 Comments in the subject line.

The Calvert County Planning Commission is interested in your thoughts on the draft Calvert County Comprehensive Plan (October 2017). So that we can better understand your concerns, please write legibly and include relevant page numbers as appropriate.

Overall Comments: Fantastic. Keep listening! And act on  
what you hear that is sensible. And thank you for printing on both sides of the paper.

-anything you provide in video form PLEASE add captions - our population is aging + so are our ears

p.6-5 "Avoid concentrating subsidized housing." Yes, avoid CabriniGreen. It is cheaper for the developer/builder to built the same type of unit in the same area. ~~And we already~~ So what is "concentrated housing"? 6 units? 12 units? 18 units?

Ch.7 Do you know how many miles of sidewalk you could have created for the cost of these 2040 plan activities?

Land Use Comments:

As you provide comments, please consider

- 1) Are the land use type descriptions clear and appropriate?
- 2) Are the locations acceptable?

Ch.7 Goal 5 3) Are there other land use types that the map should show? Yes, bike paths + sidewalks

According to the Economic Vitality poster, Public Schools is the largest employer. CSM Help citizens get to schools without using cars. (p.7-13-YAY!!)

Comments:

Bike-sharing services welcome?

Ch.8 p.8-16 Objective 4 - how about methane collection + distribution? we have cows!

p.8-17 Increase public restrooms. If you want citizens to use mass transit, remember there are facilities needed to allow us to leave our houses for more than 90 minutes. Obj. 3

Ch.9 p.9-18 what is a well-head protected area? That's not the 30' radius around ~~mine~~ my well.

Objective 3: Allow gray-water systems!! Especially for playing fields. Locate water treatment plants near ball fields, schools, CSM ~~CSM~~

Allow personal rain barrel + gray water systems with training. It aids in emergency planning as well because citizens can flush toilets w/o running water, removing the need to pee + poo into unapproved areas.

Comments may be used in materials published by the Department of Planning & Zoning.

p. 4-23- what about derelict residences?

As you provide comments, please consider

- 1) Are the proposed visions, goals, objectives, and actions clear?
- 2) Are they appropriate?
- 3) Is there anything not addressed which should be?

Chapter and Topic: (Circle all that apply)

- |                      |                                      |                          |
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|                      |                                      | 10) Community Facilities |

Page number(s):

unstructured + playground/ball fields

Comments: mixed use developments provide green space, deep sidewalks or pedestrian malls to reduce accidents involving our littlest citizens

\*co-locate housing for seniors & low-income people near health + other services they routinely need

\*continue outreach to businesses + homeowners in high-risk areas prone to flooding - critical area, etc.

Chapter and Topic: (Circle all that apply)

- |                      |                                      |                          |
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Page number (s):

1, 2, 3, 4

Comments: Reduce ability of developers to purchase farms for subdivisions of houses outside the town center.

p. 4-23 I recommend all Waterfront Communities, <sup>+ the Ranch clubs</sup> be connected to ~~that~~ a local sewer system. We want a healthy Bay, don't we?

p. 5-17 What is the point of Goal 2: Objective 1? What will the plan do? Chapter 5: Increase outreach to older residents + newly arrived populations about recycling + trash options. Older citizens don't understand the significance of later point in trash, for example, or recycling.

Name: Cynthia Gonzalez

Address: 1540 Ball Rd, Port Republic MD 20676

Use additional pages, if necessary.

Please submit your comments by Dec. 8, 2017, to:

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 175 Main Street  
 Prince Frederick, MD 20678

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[pz@calvertcountymd.gov](mailto:pz@calvertcountymd.gov)  
 Please put Calvert 2040 Comments in the subject line.

also recommend it from waste stream collection - remove it

**From:** Autumn Phillips-Lewis [<mailto:landmanager@acltweb.org>]

**Sent:** Thursday, November 16, 2017 8:52 PM

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

**Subject:** Calvert Forestry Board Comments on Comprehensive Plan

Hello Carolyn,

The Calvert County Forestry Board saw the request for agency/board comments about the first draft of the Comprehensive Plan and the Board has some suggestions on how to keep development within town centers. First, the Board suggests keeping all tax incentives for individuals to preserve the rural and natural heritage of their properties. Second, the Forestry Board suggests charging developers an extra fee when properties are developed or subdivided outside of designated town centers. Additionally, developers could receive reduced fees or taxes if they build within the established town centers, particularly if they establish higher-density housing options that are close to other amenities such as grocery stores, restaurants, gyms, or libraries.

Thank you,

Autumn Phillips-Lewis  
Calvert County Forestry Board, Chair  
American Chestnut Land Trust  
Land Manager  
410-414-3400



*"...connecting people with the land"*

The Calvert County Planning Commission is interested in your thoughts on the draft Calvert County Comprehensive Plan (October 2017). So that we can better understand your concerns, please write legibly and include relevant page numbers as appropriate.

Overall Comments: Any development in the town centers  
should be encouraged in a more aggressive  
way by the county. Land is scarce and the  
cost of land is high. More density at less cost  
is the first step. Parking - maybe public - is  
very much needed.

Anti growth programs and the great  
recession have worked too well. We all  
seem to understand that - now.

**Land Use Comments:**

As you provide comments, please consider

- 1) Are the land use type descriptions clear and appropriate?
- 2) Are the locations acceptable?
- 3) Are there other land use types that the map should show?

Page number(s): CONTINUED

Comments: This document is very impressive  
and shows that we have recognized the  
harsh reality of economic hardship. We  
have to have a strong small business commun-  
ity to supplement our Nuclear and LNG  
tax base.

As you provide comments, please consider

- 1) Are the proposed visions, goals, objectives, and actions clear?
- 2) Are they appropriate?
- 3) Is there anything not addressed which should be?

Chapter and Topic: (Circle all that apply)

- |                      |                                      |                          |
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Page number(s): IN RE: Solomons Town Center

Comments: • More flexibility & density is needed.

• C-1 is really not the appropriate place for residential.  
• Retail will continue to decline - Thanks to Amazon et al.  
Therefore, service, food and beverage and professional  
office should really be encouraged in C-1.

Chapter and Topic: (Circle all that apply)

- |                      |                                      |                          |
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Page number (s): CONTINUED

Comments: • Second home and >55 housing are the

profit centers. >55 and retirement communities  
also produce a large number of job opportunities,  
both medically and blue collar

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Use additional pages, if necessary.

<p><b>Please submit your comments to:</b></p> <p>Calvert 2040 Comments Calvert County Department of Planning &amp; Zoning 175 Main Street Prince Frederick, MD 20678</p>	<p><b>If you would like to email your comments, send them to:</b></p> <p><a href="mailto:pz@calvertcountymd.gov">pz@calvertcountymd.gov</a> Please put Calvert 2040 Comments in the subject line.</p>
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Comments may be used in materials published by the Department of Planning & Zoning.

As you provide comments, please consider

- 1) Are the proposed visions, goals, objectives, and actions clear?
- 2) Are they appropriate?
- 3) Is there anything not addressed which should be?

Chapter and Topic: (Circle all that apply)

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Page number(s): Emergency Evacuation

Comments: Bridges, Rt 4, 231 and 301, must not clog up with traffic in an Evacuation. Creative planning is badly needed to keep traffic moving in rush hour but especially in an emergency.

Chapter and Topic: (Circle all that apply)

- |                      |                                      |                          |
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|                      |                                      | 10) Community Facilities |

Page number (s): IN RE: Salomon's

Comments: "Parking in Power." • Must renew lease on parking lot at Our Lady Star of the Sea.  
• Fees in lieu of business tax should fund a local shuttle to an off-island parking location.

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Use additional pages, if necessary.

Please submit your comments to:

Calvert 2040 Comments  
Calvert County Department of Planning & Zoning  
175 Main Street  
Prince Frederick, MD 20678

If you would like to email your comments, send them to:

[pz@calvertcountymd.gov](mailto:pz@calvertcountymd.gov)  
Please put Calvert 2040 Comments in the subject line.

Comments may be used in materials published by the Department of Planning & Zoning.



CALVERT MARINA  
BOX 157  
SOLOMONS, MARYLAND 20688

CAPITAL DISTRICT BUSINESS

15 NOV 2017 PM 3 L



Calvert 2040 Comments  
Planning & Zoning  
175 Main St.  
Prince Frederick, Md. 20678

20678-930299



**From:** Jane Lyons [REDACTED]  
**Sent:** Wednesday, November 22, 2017 9:58 PM  
**To:** Planning and Zoning [pz@calvertcountymd.gov](mailto:pz@calvertcountymd.gov)  
**Subject:** Comments on Calvert County 2040 Plan

Hi Calvert Planning Dept.,

I'm Jane Lyons, a lifelong Calvert County resident and currently a first-year graduate student in the University of Maryland School of Public Policy. My passion is sustainable community development, so I was *very* excited to see the Calvert County 2040 Plan. During my time at college, I've interned in the EPA's Office of Sustainable Communities and Maryland DHCD's Div. of Neighborhood Revitalization, and last summer had the opportunity to give a presentation to Governor Hogan on rural transit-oriented development. This is all to say that I come from a planning background and am excited to share my thoughts and ideas.

Here are some of my comments:

- **Goals:** I love the focus on multi-modal transit, pedestrian infrastructure, and preserving natural land. Many people don't realize that density is the environmentally-friendly development choice, and so many people in Calvert County place a high value on maintaining the natural landscape. Also, I love the approach of focusing on the town centers. Does Calvert have a model community its basing this vision on? Personally, I would love to see our town centers modeled on the downtown cores in Frederick County, which does a great job of balancing walkable downtowns and a rural landscape.
- **Land Use:** I think there needs to be a stronger focus/clearer vision for what developing town centers means, or maybe I just need to read the individual town centers' plans. The 2040 plan mentions mixed-use development, but how will this be supported by zoning and navigated politically? Is it possible to set a cap on the amount of residential permits allowed outside a town center? The goal for residential development in town centers should be more aggressive than 35%, especially if the town centers should be able to support bus networks.
- **Housing:** If these areas are really going to be walkable and mixed-use, then there will need to be a much high standard for density in town centers than three dwelling units per acre. Additionally, I *strongly* believe that the lot where Calvert Middle used to be should be mixed-use housing. Especially coupled with multi-modal infrastructure, it would not add *that* much traffic to Route 4. Deciding what to put on that lot determines the future of the character of Calvert County. And, hooray for accessory dwelling units and focusing on aging in place! So many urban areas are struggling with those concepts. However, while the report mentions that senior housing should be near health services and other amenities, it should also be near bus stops and sidewalks. Also, I would love to see more programs to spur first-time homeownership. Perhaps county programs can take existing state programs a step further.
- **Transit:** How are we going to make such a rural county multi-modal? It's a great goal and I'd argue the most important goal, but I would like to see a more comprehensive and aggressive transit plan. A great place to start would implementing complete streets around the Main St./Church St. area in Prince Frederick to connect the small town house/condo neighborhoods with amenities. This is also already where the most

sidewalks are in PF, although the ones on Church St. are on the wrong side of the road. Eventually, a bike/pedestrian network would stretch to the Fox Run shopping center and across Route 4 to the library and townhouse community there. This is all alluded to but not mentioned specifically in the plan. I'd also love to see a more concrete plan for increasing capacity for mass transit and transit-oriented development. Make no small plans. Perhaps a commuter/light rail down the center of Route 4 to connect with Branch Ave metro station? By 2100, maybe!

- **Economic vitality:** Again, I think revitalizing Main Street is a great place to start. It's the only walkable downtown core, and -- with some work -- it could be a cute, attractive spot for residents and tourists. Support new businesses, facade repairs, and infill development. It's more expensive, but parking garages would be the way to go (in the long-run) to support attractive, place-based development. Also, \$113 million in lost spending on building materials and garden equipment!? That's amazing. I know many people are against big box stores in PF, but that's a strong argument in favor of one, although its location should be carefully considered. What are the current regulations for parking requirements?
- **Community facilities:** Right now, PF lacks a true community center, although the library, local churches, and high school are great. If Calvert County is interested in a new community center, choosing a location in-between the library and pool would be perfect. Or perhaps event the lot where Calvert Middle used to be. That lot is big enough to fit both mixed-use housing and a moderate-sized community center. Or maybe back along Main Street!

My apologies for rambling or overlooking any elements of the plan. All in all, I'm incredibly happy to see the objectives outlined in the plan. If these can actually be implemented (I'm skeptical, but optimistic), Calvert County will be an even better place -- and more of an actual *place*. It will be somewhere that young people like me will want to return to after college.

Thanks for all you do,  
Jane Lyons

--

**Jane P. Lyons**  
B.A., Economics, 2018  
Masters of Public Policy, 2019  
University of Maryland, College Park  
410-474-0741

**From:** Warner, Shuchita [REDACTED]  
**Sent:** Monday, November 27, 2017 6:37 PM  
**To:** Plummer-Welker, Jenny L. <Jenny.Plummer-Welker@calvertcountymd.gov>  
**Subject:** RE: Request for Comments - Calvert County Comprehensive Plan First Draft

Hi Jenny,

I've reviewed the Comp Plan and I had only 1 comment as follows:

1. As of this year's CIP update, we have moved the Beach ES feasibility study ahead to FY2019, from its original FY2020 date. (Page 10-4 or 128 of the pdf document)

Everything else looks good. Thank you!

Shuchita Warner,   
Director of School Construction  
Calvert County Public Schools  
O: (443) 550-8772  
C: (443) 624-7969

**From:** Warner, Shuchita [REDACTED]  
**Sent:** Monday, November 27, 2017 6:56 PM  
**To:** Planning and Zoning <pz@calvertcountymd.gov>  
**Cc:** Plummer-Welker, Jenny L. <Jenny.Plummer-Welker@calvertcountymd.gov>  
**Subject:** FW: Request for Comments - Calvert County Comprehensive Plan First Draft

Hi Carolyn,

I have reviewed the schools portion of the Comp Plan as well as the draft document "Sustainability in the Comprehensive Plan.

On the Comprehensive Plan, I have the following comment:

1. As of this year's CIP update, we have moved the Beach ES feasibility study ahead to FY2019, from its original FY2020 date. (Page 10-4 or 128 of the pdf document)

On the Sustainability in the Comprehensive Plan, I have a few suggestions on adding language:

2. Under the section titled: Community Facilities' Sustainability Approach, I would suggest that it is a sustainable practice to encourage cooperative use of school facilities such as gymnasiums and outdoor fields for County programs such as parks and recreation use. I would suggest adding such language.
3. To the last sentence within the document, related to learning opportunities enhanced by site amenities, I would suggest adding "utilizing the green features of the school building as a teaching tool to enhance the curriculum". This is something that we have done for the Northern High School LEED project.

Thank you

Shuchita Warner,   
Director of School Construction  
Calvert County Public Schools  
O: (443) 550-8772  
C: (443) 624-7969

**Please make note of the new office number effective 3/30/17.**

NOV 28 2017

**COMMENTS ON THE DRAFT OF NEW COMPREHENSIVE PLAN** Community Planning  
and Building

When you say comprehensive, you really said it! It covers everything except maybe what kind of toilet tissue to use in public facilities ! That's a joke folks.

I found the pictures of the county with coloring to describe things very hard to figure out but feel that you have done a great job of charting where we are and where we would like to go with the future. One comment- that some of the growth did not go quite as you had hoped to be a very honest picture. Much of the growth has been in developments and this has in one way been good because it keeps 500 driveways from all coming off the 2 highways but on the down side of that the distance from the entrance to the back or last house may be too far in an emergency. But done is done and we can live with that.

**VILLAGES** -Owings, original master plan (2000) wants to make Thomas Ave into a sort of Main Street- please, it is barely wide enough for 2 cars to pass and is on a terrible hill. While the real main street 778 has homes on one side of the street that are in the town center and those on the other side are not- making a big problem for the Arch. Review folks. But the planning was done by out of town consultants who did not make any attempt to learn about the area and did not listen to the people who attended meetings, yes I was there! We really need a new plan there before anything else is done- it is primarily a residential village and the few businesses in place do not in any way encroach on that.

I was very pleased to learn that Hall Creek was considered to be in good condition as it is one of my boundaries.

I was very much in approval of the objective to strengthen regulations re: derelict buildings.

Comments on need for vehicles and plans to make it less necessary-I could go to the Dr., dentist, podiatrist, hairdresser, etc. if they were in close proximity to my home but how do you propose I get 4 heavy bags of groceries, home? Should I have a cart that I pull or push or change my whole way of life and shop daily for my needs- who has time for that in this new world. We will always need automobiles.

Traffic calming- what a joke- I have requested that here on 778 because of those who speed up and down all day and accidents on the small bridge and got **NO RESPONSE.**

While on the subject of transportation a comment is made that there is no Eastward travel to the eastern shore from here- we already know that having to drive all the way up past Annapolis to get to the bridge. And new crossings are being discussed- why not a ferry service if a bridge isn't possible. Of course then we would have all that traffic on our 2 highways so maybe not a good idea- needs study, doesn't it

**HOUSING**- somewhere in all these pages there is a "ruling" maybe not in effect but planned that in rural/farm areas one home on 20 acres ! That makes that family very isolated, not only from services but from friends, neighbors, etc. Why not allow several AND these be owned homes, not tenant houses, or if a farmer's children want to stay here, live and work on the farm they can do so which would encourage them to do just that.

If new nursing homes are to be built in Town Centers, please realize that they create a lot of traffic. Patients going out with families, or being transported by the home to appointments, visitors coming in and ambulances occasionally being needed. So while in the TC the traffic should be considered as well as adequate parking at the beginning.

WASTE MANAGEMENT- the new facility at Mt. Hope is mentioned. We use it every week and it is a wonderful improvement over the old one. I would say 150% improvement- CONGRATULATIONS TO THE PLANNERS.

Judy,

Sorry about the delay, things have been busy coming to the holidays. I have no objections to her comments, My biggest concern was creating a proper definition of village and town center and the process to change status between the two.

V/R

Bill Heine

**From:** Lynn McCawley [REDACTED]  
**Sent:** Thursday, November 30, 2017 7:55 PM  
**To:** Planning and Zoning <pz@calvertcountymd.gov>  
**Cc:** Willis, Julian M. <Julian.Willis@calvertcountymd.gov>  
**Subject:** Pubic Comment on the Comprehensive Plan - Amongst Other Things

Dear Planning and Zoning Folks Who Have the Arduous Task of Reading This Email,

*This email includes my comments on the Comprehensive Plan once you get through the long intro about our living situation and recent experience with Planning and Zoning. I understand that the primary purpose of the Comprehensive Plan is to provide a broad overview of future development for Calvert County, but feel it could also provide some content on specific strategies to address the issue of affordable and multi-generational housing.*

I have enjoyed living in our beautiful rural county for the past 17 years. Now that my child is married with children, she has tried several housing options and unfortunately has come to the conclusion that staying in Calvert County may not be an affordable option. Rental rates have skyrocketed beyond the cost of an actual mortgage, and finding a multi-bedroom home for under \$250K in a child-friendly neighborhood is nearly impossible. The housing costs in the area are simply too burdensome for a young family with children, especially one with children like my grandkids who can eat the entire contents of a pantry in less than three days.

Does this mean my daughter has to move? Wait a minute! I own a single family, 4-bedroom home on four beautiful, rural acres! What better solution than to construct a small accessory dwelling unit (ADU) that my husband and I could downsize into, and let her family take over the "big" house!?

It would be the perfect solution to all our woes! We could meet *all* our family's needs at *no* subsidy or cost to our community, county or state! We would have affordable housing for my daughter and her family; a smaller, one-level home that would allow my husband and I to reduce our cost of living when we retire and enable us to "age in place;" and since we all are living within spitting distance, we can easily provide last-minute child and pet care, emergency rations if the pantry hits rock bottom, and assistance if one of us old folks takes sick or has fallen and can't get up!

We were SO excited about this plan, we contacted Planning and Zoning to share our enthusiasm and get the scoop on the process and costs involved. But what a buzz kill *that was!* More than a week later after numerous attempts to reach the ONE staff person who could talk to us about this topic, we finally heard back and were shocked to hear that we would have to pay an impact fee of nearly \$8,000 to construct a small 1,000-square-foot accessory building, which we were told was substantially less than the usual \$14,000 impact fee. Sounds like a discount, BUT... if you apply it proportionately to a developer constructing a new 4,000 square foot property, why wouldn't his fee be \$32,000? Or our fee be \$3,500? It didn't make sense, even in the bizarre realm of county government. We would be creating a much-needed affordable housing option in our community – so why should we be burdened with such a high and disproportionate impact fee? On a property that is already perced and developed? With utilities and everything we need already in place?

So we put our heads together again and considered a non-construction option. How about just bringing in a mobile home, temp building, RV or tiny house on wheels? Perhaps a few shipping containers with air holes? What's that you say? The fees for non-permanent or wheeled options would be *higher* than fees for constructing a permanent ADU?! How in the world? This kind of logic is the reason extraterrestrials leave our planet at warp speed in search of more intelligent life forms.

Armed with this bleak information, it appears the county is actually *discouraging* multi-generational housing by making it difficult to sort out the facts and costs, charging outrageously high impact fees, and not providing easily-accessible and comprehensive guidelines regarding ADUs, mobile homes, RVs, tiny houses on wheels and other alternative dwelling options. We explained to our contact that our goal is to use green construction methods that would be energy efficient and have very limited impact on the surrounding landscape, including pier and beam construction, a composting toilet, and graywater system. State-of-the-art LEED standards! But wait, no one in P&Z really knows much about *that* kind of stuff, but you're *pretty* sure we *can't* have a graywater system? For a tiny house with two sinks, one low-flow shower and no dishwasher or washing machine? Our filtered output would have no adverse effect on the environment, unlike typical lawn and farm sprinkler systems that spread harmful pesticides and fertilizer nitrates into the Chesapeake Bay!

I was devastated! I love this county! Some of my best friends work for the county! The information *had* to be wrong! I simply couldn't believe it! My daughter, who researched all this, promptly told me to shut up and *believe it*. (She's smart and working on her master's degree so I shut up because I know she knows how to research stuff.) At this point, the only thing I could do to alleviate my abject dismay was to go behind her back and try to prove her wrong... So I started looking into what the county's goals were for affordable, multi-generational housing, as well as county guidelines on what green construction systems we could use.

First stop was your Planning & Zoning webpage. Besides solar, I couldn't find any info on whether green roofs, composting toilets and greywater systems could be incorporated into new construction. Surprising, since it's already a county goal of the Comprehensive Plan to maintain a "rural feel" and preserve green space. Shouldn't it also be a goal to encourage homeowners to use environmentally friendly and green construction practices to help protect said green spaces?

To your credit, I *did* quickly find info on your Comprehensive Plan, and behold! I found a section in it – *and* info from a workshop that was held last March – that focused on "*Fostering Vibrant, Walkable Communities with Multi-Generational Opportunities*." Wahoo! There were even links to resources from the workshop that included an issue paper which stated on page 7: "*There is a mix of uses intended to serve a community of all ages, with special attention paid to senior citizens and young adults; There is a variety of lot sizes and housing stock that cater to an economically diverse population.*" This sure sounded good! We are a family of senior citizens and young adults! The county *wants* us to have access to mixed use housing and is even going to pay "special attention" to ensure we have it! So I clicked on more links...

Alas! I was disheartened at what I found! Or actually, what I *didn't* find. There were no ideas or plans on exactly *how* the county plans to expand multi-generational housing. Most of the info seemed to focus on what, exactly, we are going to call specific zoning areas for planning/regulatory purposes; should I assume that is the *most* important item the plan is focused on? As far as the workshop info was concerned, it was interesting to note on the

evaluation sheet that participants did not feel that the topic's title reflected the workshop content, as indicated in results on Question 1: *"Those who disagreed with the first statement tended to note that they did not see the multi-generational aspect of the workshop title integrated into the workshop."*

So would it be possible to have *another* workshop to cover this topic where we could actually talk about ADUs, garage/basement apartments, tiny homes on wheels and other options as viable methods for expanding affordable and multi-generational housing opportunities? And how the county could go a long way in making it simpler and more affordable for homeowners – such as myself – who want to add an ADU, apartment or tiny house on wheels to their property? And how we could utilize some land (in appropriate newly-named zoning areas, of course!) for unique, affordable construction projects such as a tiny home community for young adults, seniors or disabled veterans? Since nowhere in Calvert are we offering such options, do we need to bring in some "experts" in this field who have created similar projects in their community?

I conducted a simple Google search and found stories that demonstrate how communities benefit when restrictions and costs of adding ADUs and private apartments are reduced for homeowners. Once it was made easier and cheaper, more homeowners added ADUs. And then, more economically challenged individuals found new homes in those ADUs. And then, their town or county government was happy, because at least some of the overwhelming burden of providing opportunities for affordable housing was lifted from their shoulders.

But wait! I found more stories about how the creative construction of tiny homes or elder cottages enabled the most economically vulnerable – young adults just out of college, senior citizens, homeless veterans and individuals with disabilities – to rent or own their own homes. People felt a renewed pride in themselves and their community! Community leaders had some new and exciting achievements to brag about to their elected officials! (which we all know means more money in the county coffers!) My heart swelled, because I knew it was Just. What. Our. County. Needs.

I graduated from college back in the bad hair days of the early 80's. But economically, things were pretty darn good! I got a job within a month, and I could afford my own apartment on my meager starting salary of about \$13K. Not so today... Nearly *every parent I know* has had an adult child move home after college or a divorce because they simply couldn't afford to pay for housing on their own.

The evidence is overwhelming and we all agree that affordable housing is an urgent and important issue in our community. Yet we continue to fail to take action and make it a priority. Developers continue to build more \$600K McMansions and "luxury" townhomes in Calvert County because that's where they get the most bang for their buck. There are limited to no incentives offered by county, state or federal entities to do otherwise.

Our community is in dire need of affordable housing. We need it so our children and elders can stay in the county with us, where they can continue to support local businesses and contribute to economic growth. We need it because who actually WANTS their child to move back in with them after we have finally repurposed their bedroom as a yoga studio, personal gym or kitty playroom? Who wants to lose that renewed sense of freedom that comes from dancing to 70's disco tunes in our skivvies?

We need new, affordable housing solutions that we may not have considered before – ones that go beyond Section 8 (which averages a two-year wait list) and typical low-income housing that often results in densely populated, high-crime neighborhoods. Especially since such neighborhoods are difficult to site, and plans are often intensely protested by residents of neighboring communities with “not in my backyard” mentalities. Increasing privately owned ADUs has the added benefit of blending low-income families into middle- or higher-income neighborhoods where their children can enjoy high-performing schools and play safely outdoors, rather than being banished to stigmatized, low-income neighborhoods.

We enjoy an amazing quality of life in our beautiful county, and we all want to have the chance to enjoy and preserve it for generations to come. We also want to keep grandchildren and elders nearby, and may even want to retire here. I know I do! But unfortunately, this won't be possible for many of us if we don't take action to make affordable housing a top priority.

So here's my big ask of you, beyond having to read this exceptionally long email:

- Please expand your research as you move forward with the Comprehensive Plan. Learn what other towns and communities are doing to address the issue of affordable housing.
- Bring in consultants and experts if you don't have the knowledge, time or manpower.
- Go beyond citing the obvious needs in your plan; at least offer a few concrete strategies to address the issues and open them up for community discussion.
- If a workshop title includes “multi-generational housing,” make sure you discuss that topic.
- Public participation is more effective when the formal presentation time is much shorter than the discussion time on the agenda.
- Presentations are more effective and engaging when they are simple in design and use terminology that is easily understood by your average citizen. (If folks ask for a terminology sheet to understand your presentation, as demonstrated at the March workshop, it's probably too complex or jargon-y.)
- Plan a new community workshop on multi-generational housing using the three previous tips.
- Cross train staff so more than one person can accurately answer inquiries about ADUs, mobile homes, tiny homes, and the like. The downsizing movement is upon us, and is rapidly growing! We can be a leader here in Calvert, or get left behind as people move to other communities that allow these options with less hassle and at a lower cost.
- Add a fact sheet to your website about which green building construction strategies are approved for use in Calvert County. If you need help designing one, I have professional design and writing skills...and would also love to apply them to your ADU brochure...all of which I would do for FREE if you just:
- Eliminate that ridiculously-high impact fee so I can turn our dream of living on a multigenerational homestead into a reality!

Thank you for reading these comments. Although I have voiced a number of concerns, I truly appreciate the critical and mostly thankless work that Planning & Zoning does to ensure our county is a great place to live!

All the best,

Lynn McCawley  
443-684-0173

P.S. - Here is a cool link that will take you to a well-designed and thoughtful webpage that talks about the role ADUs play in building a strong town:

<https://www.strongtowns.org/journal/2017/8/14/strength-test-accessory-dwelling-units>

P.S.S. - Since it's just a fancy tent, could we pitch a yurt or a teepee without permitting paperwork and impact fees? Just a thought... ;-)

**From:** Jackie Chase [REDACTED]  
**Sent:** Friday, December 01, 2017 8:48 PM  
**To:** Planning and Zoning <pz@calvertcountymd.gov>  
**Subject:** Calvert 2040

I have lived in Huntingtown since 1978!!!! I don't want Huntingtown Town Center to expand on the other side of Rt. 4.

Thank you

**From:** Joseph Brown [REDACTED]  
**Sent:** Friday, December 01, 2017 12:45 AM  
**To:** Planning and Zoning <pz@calvertcountymd.gov>  
**Cc:** [REDACTED]  
**Subject:** Calvert 2040 Comments - #3 JKB

Dear Board of County Commissioners and Calvert County Planning Commission,

My written comment #3 on the draft Calvert County Comprehensive Plan Update:

Page 1-1, paragraph 4, bullet 2: Where it says "to attract and direct growth" should say "to **manage** and direct growth".

Could you please let me know that you received this email?

Thank you,

Joseph Kelly Brown, Jr.  
12700 Springfield Court  
Dunkirk, MD 20754  
301-855-6141  
[jkbrownjr@aol.com](mailto:jkbrownjr@aol.com)

###

**From:** Joseph Brown [REDACTED]  
**Sent:** Friday, December 01, 2017 12:48 AM  
**To:** Planning and Zoning <pz@calvertcountymd.gov>  
**Cc:** [REDACTED]  
**Subject:** Calvert 2040 Comments - #4 JKB

Dear Board of County Commissioners and Calvert County Planning Commission,

My written comment #4 on the draft Calvert County Comprehensive Plan Update:

Page 1-1, paragraph 4, bullet 3: Where it says "Increasing the by-right development" should say **Managing** the by-right development".

Could you please let me know that you received this email?

Thank you,

Joseph Kelly Brown, Jr.  
12700 Springfield Court  
Dunkirk, MD 20754  
301-855-6141  
[jkbrownjr@aol.com](mailto:jkbrownjr@aol.com)

###

**From:** Joseph Brown [REDACTED]  
**Sent:** Friday, December 01, 2017 12:38 AM  
**To:** Planning and Zoning <pz@calvertcountymd.gov>  
**Cc:** [REDACTED]  
**Subject:** Calvert 2040 Comments - #1 JKB

Dear Board of County Commissioners and Calvert County Planning Commission,

My written comment #1 on the draft Calvert County Comprehensive Plan Update:

Page 1-1, paragraph 4 where the draft says "and to encourage development" should say "and to **shape and manage** development"

Could you please let me know that you received this email?

Thank you,

Joseph Kelly Brown, Jr.  
12700 Springfield Court  
Dunkirk, MD 20754  
301-855-6141  
[jkbrownjr@aol.com](mailto:jkbrownjr@aol.com)

###

**From:** Joseph Brown [REDACTED]  
**Sent:** Friday, December 01, 2017 12:43 AM  
**To:** Planning and Zoning <pz@calvertcountymd.gov>  
**Cc:** [REDACTED]  
**Subject:** Calvert 2040 Comments - #2 JKB

Dear Board of County Commissioners and Calvert County Planning Commission,

My written comment #2 on the draft Calvert County Comprehensive Plan Update:

Page 1-1, paragraph 4, bullet 1: Where it says "Expanding the boundaries" should say "**Selectively** expanding the boundaries".

Could you please let me know that you received this email?

Thank you,

Joseph Kelly Brown, Jr.  
12700 Springfield Court  
Dunkirk, MD 20754  
301-855-6141  
[jkbrownjr@aol.com](mailto:jkbrownjr@aol.com)

###

**From:** Joseph Brown [REDACTED]  
**Sent:** Friday, December 01, 2017 12:49 AM  
**To:** Planning and Zoning <pz@calvertcountymd.gov>  
**Cc:** [REDACTED]  
**Subject:** Calvert 2040 Comments - #5 JKB

Dear Board of County Commissioners and Calvert County Planning Commission,

My written comment #5 on the draft Calvert County Comprehensive Plan Update:

Page 9-19, Objective 1, bullets 6 and 7 should not be indented.

Could you please let me know that you received this email?

Thank you,

Joseph Kelly Brown, Jr.  
12700 Springfield Court  
Dunkirk, MD 20754  
301-855-6141  
[jkbrownjr@aol.com](mailto:jkbrownjr@aol.com)

**From:** Pat [REDACTED]  
**Sent:** Friday, December 01, 2017 9:59 AM  
**To:** Planning and Zoning <pz@calvertcountymd.gov>  
**Cc:** [REDACTED]

**Subject:** County counsel Calvert County growth plan

Sirs,

I adamantly disagree with your plan to expand your commercialized growth plan in Calvert County. We have a beautiful small home town. Your plan for more housing, box stores, and increased traffic will lead our community to look like Leonardtown and Waldorf. Turn your attention to our serious risk of becoming Dominion Energy Corporation's toxic pollution dump. Challenge Governor Hogan to approve a Quantitative Risk Assessment for Calvert County. Do your job to protect our people.

Pat Simpson  
Chesapeake Beach



The Calvert County Planning Commission is interested in your thoughts on the draft Calvert County Comprehensive Plan (October 2017). So that we can better understand your concerns, please write legibly and include relevant page numbers as appropriate.

Overall Comments:

There is much attention given to most topics of the 2017 Comprehensive Plan First Draft except possibly the most significant, Hazard Mitigation 5-15 through 5-18 which was not presented as a topic for discussion or review in the hand out during the 'Public Outreach-Open House' at Dunkirk. More specifically, the dual hazards of Calvert Cliffs Nuclear Power Plant and Cove Point Dominion Liquefied Natural Gas (LNG) Terminal and their proximity to each other. Fortunately, over time Calvert Cliffs has proven to be relatively low risk but nonetheless a high security operation with Federal and State regulation. Cove Point Dominion LNG also has Federal and State regulation some of which is not similar to Calvert Cliffs and only some of which are proven over time to be low risk.

Please note, the single study regarding the Cove Point expansion in foot note 8 page 5-16 is out of date but of greater importance, it is used only to support risk level of a few "main hazards".

The question for all Calvert citizens regarding the Cove Point expansion should be: "What are all the hazards and the potential of each to become catastrophic for either individuals or the community?"

Land Use Comments:

As you provide comments, please consider

- 1) Are the land use type descriptions clear and appropriate?
2) Are the locations acceptable?
3) Are there other land use types that the map should show?

Page number(s):

Comments:

There are more comments (unrelated to Hazard Mitigation) on the reverse of this form regarding Housing and Water Resources.

- 1) Are the proposed visions, goals, objectives, and actions clear?  
2) Are they appropriate?  
3) Is there anything not addressed which should be?

Chapter and Topic: (Circle all that apply)

- |                      |                                      |                          |
|----------------------|--------------------------------------|--------------------------|
| 1) Executive Summary | 4) Land Use                          | 7) Transportation        |
| 2) Goals and Visions | 5) Environment and Natural Resources | 8) Economic Vitality     |
| 3) Key Issues        | 6) Housing                           | 9) Water Resources       |
|                      |                                      | 10) Community Facilities |

Page number(s): 6-5

Comments:

**Goal 3, Objective 1, Bullet #2** suggests "Facilitate affordable housing in all areas." At face value it is a worthy endeavor but as worded is not practical and therefore unworkable. It should be obvious many legitimate circumstances could block realization. For example: developer/builder market plans where 'high end' townhouses may preclude 'low end' (subsidized) or possibly mid level housing; close proximity to professional or retail business' either of which must share a common local with whatever housing is next door, around the corner or across the street.

Chapter and Topic: (Circle all that apply)

- |                      |                                      |                          |
|----------------------|--------------------------------------|--------------------------|
| 1) Executive Summary | 4) Land Use                          | 7) Transportation        |
| 2) Goals and Visions | 5) Environment and Natural Resources | 8) Economic Vitality     |
| 3) Key Issues        | 6) Housing                           | 9) Water Resources       |
|                      |                                      | 10) Community Facilities |

Page number (s): 9-19

Comments:

**Goal 2, Objective 1, Bullet #'s 5,6,7** suggests " Be proactive in the development of wastewater collection infrastructure in the Town Centers....." Here, a few more words defining "proactive" could be useful, such as:  
Development and or improvement plans submitted for County Department approval should include details for water and sewer connections to public well and WWTP where appropriate.

Name: JOE KRIEMELMEYER, JR

Address: 10241 THREE DOCTORS RD, DUNKIRK, MD 20754

Use additional pages, if necessary.

Please submit your comments to:  
Calvert 2040 Comments  
Calvert County Department of Planning & Zoning  
175 Main Street  
Prince Frederick, MD 20678

If you would like to email your comments, send them to:  
[pz@calvertcountymd.gov](mailto:pz@calvertcountymd.gov)  
Please put Calvert 2040 Comments in the subject line.

**From:** [REDACTED]  
**Sent:** Saturday, December 02, 2017 4:14 PM  
**To:** Planning and Zoning <pz@calvertcountymd.gov>  
**Cc:** [REDACTED]  
**Subject:** Comments on Calvert County New Comprehensive Plan

The 2017 draft CC Comprehensive Plan for the next 10 years falls short in 7 areas. It lowers the traffic projections that the BOCC predicted will go up from 45,000 to 83,600, with no new studies.

It calls for new sewers, paid for by developers, but maintained by taxpayers. The current "buildout" limits of 37,000 households have been removed. It doesn't address the problems of growth exceeding infrastructure and drinking water. It weakens the TDR program, by reducing the need for developers to buy TDRs and farmers to preserve farmland.

It expands the size of Town Centers and Villages, promotes strip commercial development, and eliminates standards of appearances.

It eliminates mention of preserving the county's heritage.

It doesn't mention county government accountability, transparency and fiscal responsibility to citizens.

The plan is being rushed through. There is not enough opportunity for citizen participation.

Sincerely, Lila West, 12832 Rio Grande Trail, Lusby

**From:** ROBERT Landau [REDACTED]  
**Sent:** Saturday, December 02, 2017 8:34 AM  
**To:** Planning and Zoning <pz@calvertcountymd.gov>  
**Subject:** Calvert 2040

I believe the issue must be serving the people in ALL ways. Not just the idea of more businesses coming in to the area to serve the residents, but also HOW these businesses come in and how they impact the residents. Traffic is becoming too clogged along the route 4 corridor, already, and a plan like this will only exacerbate the situation.

Years ago, Calvert County smartly said they did not want the PF area to become another Waldorf, with traffic congestion that make it extremely difficult for people to just get from one side of town to the other. Unfortunately, that (Waldorf-esque traffic) is what is happening, and this plan would only make matters worse.

One only need observe - or, worse, try to navigate through - route 4 traffic on any given day, at about 5 pm. Try going from Dunkirk or Owings through PF to get to points south on route 4, and you can see first hand the negative effects. Try getting to your kids' athletic game at Hallowing Point, after coming home from work, going through this corridor. Its becoming ridiculous.

Unless there is a concerted effort to re-route traffic, best with by-pases like Prince Frederick Rd, or by putting business zones further off the main therefore of route 4, this kind of expansion will ruin our county and do exactly what we said we would not do, by making it like Waldorf or worse...

Please do not let that happen!

- Bob Landau

Calvert County resident

Sent from my iPhone

Begin forwarded message:

**From:** S Wahlgren [REDACTED]  
**Date:** December 2, 2017 at 5:09:05 AM EST  
**To:** [pz@calvertcountymd.gov](mailto:pz@calvertcountymd.gov), [commiss@calvertcountymd.gov](mailto:commiss@calvertcountymd.gov)  
**Subject:** **Huntingtown Comprehensive Plan**

Please do not expand the business zoning in the Comprehensive Plan.

The Cox Road area is already heavily congested. I travel Cox Road everyday. Between the traffic heading to/from DC and to/from Huntingtown High School, I am concerned for all the residents and drivers in the Cox Road area - especially our Student Drivers going to Huntingtown High School.

Also, I frequently see bicyclists down Cox Road, Emmanuel Church & Wilson Road. Frequently, I drive around dangerous turd just to find a cyclist in the road. I am in fear for their lives with increased traffic. It is already dangerous for residents that know these cyclists are out there.

Further, as a resident of Huntingtown, I have contacted my insurance agent about my extremely high insurance rates. In talking with them, I learned that insurance rates are higher in Huntingtown due to the high volume of accidents.

In addition, about 6-8 yrs ago, I had to pay to lower my well pump 40-50 feet when new neighborhoods went in Queensberry (Phase 2) and another neighborhood down the street. Now, I need I am having sporadic problems ever since The Farms at Huntingtown went in next door. So, I'm sure I'll have to pay to lower my pump again.

It is said that impact studies are done before more building, but no one has ever contacted me before either of these neighborhoods went in. Builders are required to make road improvements.

Why aren't builders required to lower my well pump?

Plus when these neighborhoods went in, I started to experience problems with red mites and other pest problems. Terminex informed me that they were bugs typically that show up with construction nearby.

Why weren't the builders required to pay for my pest control services?

The reason I moved to Calvert years ago was for the small town feel. In the 70's & mid 80's, I grew up in Waldorf when it looked like Calvert. The increased building of residential and commercial properties brought more congestion, utility costs, crime and rude residents.

So, I moved to St. Mary's. With the base expansion, the same thing happened. So, I moved to Calvert 20 yrs. ago.

My fear is that the small town feel and the local businesses will be harmed by this expansion. One of my favorite stores, Bowen's could be put out of business by new convenience stores. Without Bowen's, you would be ripping heart out of our Huntingtown.

I believe that if the commercial district in Huntingtown is expanded. We will have the following problems:

- 1) Increased congestion/traffic;
- 2) Increased danger on roadways for our teen drivers;
- 3) Increased danger on roadways for all drivers;
- 4) Increased danger on roadway for cyclists;
- 5) Increased insurance rates for residents;
- 6) Increased problems with accessibility to water;
- 7) Increased costs for residents lowering their wells to access water;
- 8) Increased risk of water tower being built to provide water to commercial district;
- 9) Increased risk of being forced to pay for water;
- 10) Increased problems with pests;
- 11) Increased costs associated with pest control;
- 12) Increased crime; and
- 13) Most importantly, the loss of the hometown feel and the reason I moved here in the first place.

Please do not increase business or residential building in the Huntingtown area.

You will be forcing the good residents to leave and will ultimately end up with a PG County or Waldorf.

Thanks for your time and attention.

With gratitude,

Shelley R. Wahlgren  
3570 Garrett Lane  
Huntingtown, MD. 20639  
(410) 610-6065

**From:** Planning and Zoning  
**Sent:** Tuesday, December 05, 2017 2:19 PM  
**To:** 'Lou Barbieri' [REDACTED]  
**Subject:** RE: Calvert 2040

Greetings,

We have received your email, however, there was nothing in the message. As a note, the Planning Commission will hold a special meeting in January to review comments. The Planning Commission's meeting is tentatively scheduled for Wednesday, January 10, 2018. The confirmed date will be posted to the Planning Commission's webpage (<http://www.co.cal.md.us/index.aspx?NID=2009>).

Best Regards,

Felicia

*Felicia R. Harrod  
Administrative Aide  
Calvert County Government  
Department of Planning & Zoning  
150 Main Street  
Prince Frederick, Maryland 20678  
(410) 535-1600 x2337*

*We appreciate your feedback! Please take our customer satisfaction survey.*

**From:** Lou Barbieri [mailto:[lou755@gmail.com](mailto:lou755@gmail.com)]  
**Sent:** Sunday, December 03, 2017 2:08 PM  
**To:** Planning and Zoning <[pz@calvertcountymd.gov](mailto:pz@calvertcountymd.gov)>  
**Subject:** Calvert 2040

**From:** Susan and Gary Dzurec [REDACTED]  
**Sent:** Sunday, December 03, 2017 10:17 PM  
**To:** Planning and Zoning <pz@calvertcountymd.gov>  
**Cc:** Commissioners <COMMISS@calvertcountymd.gov>  
**Subject:** Calvert 2040 Comments

Dear Calvert County Planning Commission,

Kudos to Greg Bowen and the **Keep Calvert Country** group for the Draft 1 Comprehensive Plan briefing for the Planning and Zoning staff and Calvert citizens on November 30. As Greg mentioned at the start of the briefing, "Keep Calvert Country" is a bi-partisan group of Calvert County citizens who believe in an open government by the people and for the people. They love Calvert's Rural Character and want to protect Calvert's Quality of Life. They are not anti-growth, but want Calvert to grow no faster than its infrastructure - in other words, to "Grow Responsibly". The Planning and Zoning Director, Mark Willis, and staff were invited to hear concerns about the draft and answer questions. Seventy people attended the briefing.

Greg is to be commended for candidly representing the group's concerns while creating a respectful and open atmosphere. Unlike county hearings, which don't allow citizens' questions to be answered, Mark Willis and staff provided some answers on the spot. However, frequently they could only promise to consider the points raised or get back to the group with answers later. The only tense moments occurred when Anthony Williams, President of the Small Business Interest Group and local developer, stood up and bragged about his cozy relationship with the County Commissioners over the years. He elicited a raucous reaction from the audience when he foolishly interjected some "alternative facts" regarding traffic flow through the county.

Now for some comments on the plan itself. Given the growth projections represented in the plan, lack of infrastructure to support this growth is a major deficiency. Vision statement #4, "Our highways are safe with only moderate congestion ..." isn't supported by any evidence. Where are the accident statistics? Traffic counts for Prince Frederick and Lusby are trending upward. With the proposed expansion of Town Centers, the unacceptable congestion on Rt. 2/4 at Prince Frederick will only worsen. Should a catastrophic event occur at either Dominion Cove Point or Calvert Cliffs Nuclear Power Plant, how will the evacuation routes be impacted? A thorough traffic study with projections to 2040 should absolutely be the basis for this plan, yet it is missing in action!

Another major deficiency is the inadequate supply of safe drinking water to support projected growth. As the plan states on page 9-3, "All of Calvert County's drinking water is supplied by groundwater aquifers...Calvert County is located within the Coastal Plain, which has experienced significant decreases in groundwater levels over the past several decades...Increases in pumping over the past decades have caused groundwater levels ...to continually decline which could affect the availability of drinking water throughout Southern Maryland, including in Calvert County." Then on page 9-9, "Based on the county's projected increase in population between 2015 and 2040, the total countywide daily demand for drinking water will increase by approximately one million gallons per day by 2040." So just where will all this drinking water come from??? Does this figure include the 134,000 gal/day that Dominion Cove Point will pull

from our groundwater when running at full capacity? And how safe will it be? On page 9-10, “Arsenic is naturally occurring in the aquifer material of Maryland’s Coastal Plain, which causes elevated arsenic levels in groundwater drawn from aquifers in this area. This presents concerns for the County’s drinking water quality...”

In the Air Quality section (page 5-12), no mention is made of Dominion Energy’s Cove Point Facility as a source of air pollution. Dominion has requested the Maryland Public Services Commission to approve its application to change its primary state-level permit for the fracked gas export terminal the company is building in the Cove Point neighborhood of Lusby. Dominion now claims that it built this facility with more than 10 times as many components that could leak volatile organic compounds (VOCs) than it included in its original permit. Dominion also is asking to have any numeric limit for VOC emissions waived, suggesting the company will monitor and maintain VOC emissions on its own. If approved, what affect will this have on the county’s air quality going forward?

In the Hazard Mitigation section (page 5-15) only natural hazards are addressed. What about manmade hazards, such as a nuclear accident at Calvert Cliffs or a catastrophic event at Dominion Cove Point? Why is there no mention of a Qualitative Risk Assessment?

Other key components that are missing include preservation of our county’s heritage, the need for fiscal responsibility and the requirement for government accountability and transparency.

Since so much is riding on this Comprehensive Plan, it needs to be more thorough in identifying and addressing the critical issues facing the county. **WE HAVE ONLY ONE CHANCE TO DO IT RIGHT! DO NOT RUSH THE PROCESS!**

Respectfully,  
Gary A. Dzurec  
Huntingtown

**From:** Planning and Zoning  
**Sent:** Tuesday, December 05, 2017 2:19 PM  
**To:** 'Lou Barbieri' [REDACTED]  
**Subject:** RE: Calvert 2040

Greetings,

We have received your email, however, there was nothing in the message. As a note, the Planning Commission will hold a special meeting in January to review comments. The Planning Commission's meeting is tentatively scheduled for Wednesday, January 10, 2018. The confirmed date will be posted to the Planning Commission's webpage (<http://www.co.cal.md.us/index.aspx?NID=2009>).

Best Regards,

Felicia

*Felicia R. Harrod  
Administrative Aide  
Calvert County Government  
Department of Planning & Zoning  
150 Main Street  
Prince Frederick, Maryland 20678  
(410) 535-1600 x2337*

***We appreciate your feedback! Please take our [customer satisfaction survey](#).***

**From:** Lou Barbieri [REDACTED]  
**Sent:** Sunday, December 03, 2017 2:08 PM  
**To:** Planning and Zoning <[pz@calvertcountymd.gov](mailto:pz@calvertcountymd.gov)>  
**Subject:** Calvert 2040

From: Alison CURTIS [REDACTED]  
Sent: Sunday, December 03, 2017 9:17 PM  
To: Planning and Zoning <pz@calvertcountymd.gov>; Commissioners  
<COMMISS@calvertcountymd.gov>  
Subject: Calvert 2040

Please allow for the code modifications in Huntingtown. I would love to see a defunct area have a chance to sparkle. There are zero things worthwhile in our Town Center and I would love somewhere within 20639 for smart, commercial growth.

-Alison E. Curtis

**From:** Ronald Klauda [REDACTED]  
**Sent:** Monday, December 04, 2017 12:02 PM  
**To:** Planning and Zoning <pz@calvertcountymd.gov>  
**Cc:** Willis, Julian M. <Julian.Willis@calvertcountymd.gov>  
**Subject:** Comments on 1st Draft of Comp. Plan Update

My comments, questions, suggestions, and recommendations on the 1st draft version of the Calvert County Comprehensive Plan Update are attached.

My wife, Kathryn, and I have lived in Calvert County for 36 years. Our two sons, Michael and Evan, were born, raised, and schooled here. To us, Calvert County is a very nice place to live, a Pleasant Peninsula. We want an updated Comp. Plan that will keep it just that.

Everyone in the county should be celebrating not lamenting the fact that our population growth rate has slowed. Let's make sure that whatever growth and development occurs in the next 25 or more years will occur responsibly, not diminish the appearance of our Town Centers, improve even further our quality of life, and preserve the beautiful forests and productive farmland that we now cherish.

Thank you for taking the time to read and consider my comments, and for using my suggestions to develop the next version of the Comp. Plan Update.

Ron Klauda

1401 Foxtail Lane  
Prince Frederick, MD 20678

410-535-0570 (office)  
410-570-1522 (cell)  
r.jklauda@gmail.com

**Comments, Questions, Suggestions, and Recommendations  
on the 1<sup>st</sup> Draft Comprehensive Plan Update for Calvert County Dated October  
2017**

**(submitted by Ron Klauda. 1401 Foxtail Lane, Prince Frederick MD, on 12/4/17)**

1. I am pleased that many of the important elements in the 2010 Comprehensive Plan, especially the dual Goals of preserving the rural landscape and creating vibrant Town Centers plus the 10 Visions, were brought forward and are included in the 1<sup>st</sup> draft Comp. Plan Update.
2. I participated in several of the public workshops held earlier this year to inform P&Z staff, your consultants, and the Planning Commission what county residents like most and least about the county right now, and also what they want the county to look like in 2040 and beyond. I applaud the P&Z staff for organizing and facilitating these informative, open, and productive workshops. On a less positive note, I was disappointed to see so few younger and even middle-aged adults in attendance. About a third of Calvert County's residents are between the ages of 25 and 50, with about 19% between 22 and 39. Why were folks in these age groups so conspicuous by their absence at your workshops? That's an important problem with the public workshop/meeting process to be addressed at another time.
3. I attended the joint meeting between the Keep Calvert Country group and P&Z staff held on Nov. 30, 2017. In my opinion, Greg Bowen presented a fair and well-organized power point presentation that included not only some of the excellent components of the draft Comp. Plan Update, but also what he and this group view as shortcomings in the draft Plan.
4. I won't repeat what Greg said in his power point presentation on Nov. 30. I will simply state that I agree with and endorse the points he made and the questions he raised in his presentation on the seven topics labeled as draft Comp. Plan shortcomings: traffic, sewer, buildout projections, land preservation, missing in action, and citizen participation. I also agree with and endorse Greg's recommendations on how to improve the draft Comp. Plan. I assume P&Z staff has a copy of Greg's power point presentation.
5. In addition, I have these other more general questions and comments related to the draft Comp. Plan.
6. **What's the Rush?** After the relatively lengthy time period you allotted for the series of public workshops held earlier this year and other Comp. Plan Update-related public meetings, I am concerned that the process is now on a very fast track to final approval by the BOCC, for no clear reasons. I am concerned that we residents of the county are not being given sufficient time to read and understand the lengthy draft Comp. Plan Update document, think about what's in it, talk about the Plan with our friends and neighborhoods, and then submit our written comments to P&Z staff by Dec. 8.

I repeat my question, "What's the rush?" And why ask us to comment on an incomplete Plan that doesn't include the Implementation chapter that I assume will list action items, completion milestones, and other critical details. We've heard rumors that the BOCC is trying to rush completion of the Plan, so it can be finalized and approved before the Nov. 2018 election. That's an arbitrary, capricious, an irresponsible reason, in my opinion. We've also heard rumors that members of the Small Business Interest Group have been meeting secretly with some BOCC members and some P&Z staff, and that it is from these 'back room' gatherings that the rush to completion is coming.

These rumors may be false, partly true, or completely true. I don't know. But what I do know is that these suspicions are out there and causing concerns. Not allowing sufficient time for county residents to review and comment on the draft Comp. Plan only fans rather than extinguishes these suspicions. Rushing to completion also chips away at what I think has been a transparent public involvement process so far. At every public workshop I attended earlier this year, Mark or Jenny or the consultant clearly stated that P&Z staff and the Planning Commission sincerely wants to know what county residents would like to see in the Comp. Plan Update. Based on the comments from residents I saw posted at the P&Z website (thank you...), you clearly received lots of heartfelt comments. Please don't squander the good will you've developed with county residents to date by rushing the Comp. Plan Update process at this stage, particularly now that many of us are hearing that strings are being pulled behind the scenes, in places where we residents cannot see.

I understand that P&Z staff must respond to direction from the Planning Commission and the BOCC. But don't forget that you are all county employees. So, your salaries (and the salaries of the BOCC members and Planning Commission members, if they are paid for their efforts) come via taxes paid by me and other county residents. In other words, you all work for us. Therefore, we residents should have as much to say about what's in the Comp. Plan Update as the Planning Commission and the BOCC.

- 7. How will P&Z staff analyze, assess, and use public comments to revise the draft Comp. Plan?** This question was asked at the Nov. 30, 2017, meeting between Keep Calvert Country and P&Z. It's a very important one. County residents who take the time to attend public workshops/meetings and/or who read/comment on the draft Comp. Plan Update must be clearly told by P&Z staff that their comments will be read, analyzed, and used to improve the next version of the updated Plan. It is important and necessary that P&Z staff ask county residents to submit comments on the draft Comp. Plan, and you've done that. But requesting comments alone is not sufficient to earn their trust. County residents must also be told by P&Z staff how their comments on the new Plan will be analyzed, assessed, and incorporated into the next version of the Comp. Plan.

Will all comments from county residents be weighted equally? Is there a level playing field on which everyone who is interested in what's in the new Comp. Plan will be participating? What will be done to communicate openly all the comments that are received from county residents? Will answers to questions from county residents be posted on the P&Z website for all to see? Will the Comp. Plan Update process continue to be open and transparent? Will county

residents be given ample time to review and comment on the next version of the Comp. Plan Update before it goes to the BOCC?

How is it even possible that P&Z staff and your consultants will be able to rigorously analyze and assess all the comments on the draft Comp. Plan received from county residents (including many organizations) by Dec. 8, post these comments (with answers to questions) on the P&Z website, and deliver the results of your analyses of all comments received to the Planning Commission at their January meeting? Will you all be required to work on Christmas Eve, Christmas Day, New Year's Eve, and New Year's Day?

I'm recommending that you slow down this process and give it more time---so, together, we can get everything right. An updated Comprehensive Plan is too important to the future of Calvert County to be rushed to completion.

Thank you.

Ron Klauda

**From:** Maxey, Karen [REDACTED]  
**Sent:** Monday, December 04, 2017 4:03 PM  
**To:** Planning and Zoning <pz@calvertcountymd.gov>; Tolomei, Lisa G. <Lisa.Tolomei@calvertcountymd.gov>  
**Subject:** RE: Comprehensive Plan Comments

Enclosed please find the attachment to letter. Thank you.

Karen Maxey

**From:** Maxey, Karen  
**Sent:** Monday, December 4, 2017 2:50 PM  
**To:** 'pz@calvertcountymd.gov' <[pz@calvertcountymd.gov](mailto:pz@calvertcountymd.gov)>; 'Tolomei, Lisa G.' <[Lisa.Tolomei@calvertcountymd.gov](mailto:Lisa.Tolomei@calvertcountymd.gov)>  
**Subject:** Comprehensive Plan Comments

Attached please find a letter with comments from the Calvert County Public Schools Board of Education with regard to the Comprehensive Plan.

Thank you,  
Karen Maxey  
Assist. To the Board

## School Board Resolution

### **Support for Future Ready Access to High-Speed Internet**

WHEREAS, the Calvert County Public Schools Superintendent, Dr. Daniel Curry, has pledged the commitment of this district to work with students, educators, families, and members of our community to become Future Ready by engaging in a wide range of digital learning opportunities;

WHEREAS, student readiness for meaningful postsecondary college and career readiness requires high expectations for their learning, universal access to rigorous academic content, both at home and in school, access to broad curricular offerings, including online learning, personalized learning opportunities, and access to instructional experts beyond the traditional classroom;

WHEREAS, a broad array of education stakeholders including students, educators, parents, civil rights advocates, superintendents, and elected officials, support the use of carefully selected high quality digital content that is aligned to the Maryland College and Career Ready Standards as an essential part of daily teaching and learning;

WHEREAS, Calvert County Public Schools is accelerating progress with necessary stakeholders toward all students and educators across the district having regular access to personal and district-owned digital devices for learning;

WHEREAS, a number of households in Calvert County do not have affordable access to high speed home internet options and county residents depend on a single cable broadband provider for Internet connections to residential customers;

WHEREAS, communities with widespread access to fiber broadband Internet find ultra-high bandwidth networks enhance the economic performance of a community, improve its quality of life, and are a catalyst for economic, educational, and governmental innovation;

WHEREAS, the Calvert County Public Schools Future Ready district leadership team is working collaboratively to transform teaching and learning using the power of technology to help drive continuous improvement;

WHEREAS, Calvert County Public Schools is committed to helping families transition to highspeed connectivity by working with community partners to leverage local, state, and federal resources to support affordable high-speed home Internet access;

WHEREAS, Calvert County Public Schools is committed to helping schools transition to highspeed connectivity by working with our information technology department to develop a sustainable plan to procure appropriate and affordable solutions for families and the district;

THEREFORE, let it be resolved that the Calvert County Board of Education supports local leadership, policies and decisions committed to developing a robust infrastructure to optimize effective use of technology and commits to working with local government, cable, internet, and cell phone data providers to ensure all learning spaces in every district and every student household has access to affordable high-speed internet access 24 hours a day/7 days a week.



**CALVERT COUNTY  
ARCHITECTURAL REVIEW COMMITTEE**

150 Main Street  
Prince Frederick, Maryland 20678  
410-535-2348 • 301-855-1243  
Fax: 410-414-3092

*Board of Commissioners*  
Mike Hart  
Tom Hejl  
Pat Nutter  
Evan K. Slaughenhoupt Jr.  
Steven R. Weems

PRINCE FREDERICK

December 4, 2017

Planning Commission  
Attn: Carolyn McHugh  
150 Main Street, 3rd Floor  
Prince Frederick, MD 20678

RECEIVED

DEC 04 2017

Community Planning  
and Building

RE: Request for Comments: Calvert County Comprehensive Plan

Dear Ms. McHugh:

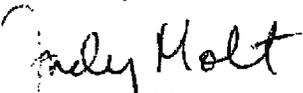
On behalf of the Prince Frederick Architectural Review Committee, I would like to submit the following comments in response to the Request for Comments: Calvert County Comprehensive Plan memorandum dated November 3, 2017.

1. **Density:** The proposed density of the town centers at 3 dwelling units (du) per acre, without the purchase of TDRs, is too low. This density is still for single-family detached house subdivision and should be increased to a minimum 8 dwelling units per acre, without the requirement to purchase TDRs over the 3 dwelling units. This would encourage dense, mixed-use development in the town center areas.
2. **Level of Service (LOS):** Due to unique geography of the county, any land use plan should be closely tied to the existing transportation infrastructure, i.e. MD 4 & 2, which should be the critical factor to decide the size of the town centers for the County. Right now, all major intersections in the northern county cannot get to the LOS D. If the LOS of E is the service criteria for those intersections, a simple count at each intersection can be used to decide what's the left capacity that can be translated to gross floor area (GFA) that can be added to each town center.
3. **Capacity Analysis:** Calvert County's unique geography limits the amount of the development that its infrastructure can sustain. In addition to the transportation constraints, the county's development is also restricted by water and sewer system and school capacities. An infrastructure capacity analysis should be carried out to identify the amount of development in terms of dwelling units for residential and GFA for non-residential uses. This analysis can also be the basis to calculate how large each major town center can be. Right now the proposed boundaries of both Prince Frederick and Solomon/Lusby town centers are too big to be sustained by the infrastructure.

Mailing Address: 175 Main Street, Prince Frederick, Maryland 20678  
Maryland Relay for Impaired Hearing or Speech: 1-800-735-2258

4. Delineation of the Town Centers: In order for a town center to be successful, it has to be built with certain density and with a reasonable delineation. A ½ mile radius contains approximately 502 acres of land and a one-mile radius contains approximately 2,010 acres of land. There is a lot of land to build upon even with a half-mile radius. The proposed base density of three dwelling units per acre for the town centers, without the purchase of TDRs, may bring more strip malls and more sprawl to the county that is not a smart growth.
5. Growth Control: This comprehensive plan represents a complete change of the direction of Calvert County's long planning tradition. Today's Calvert is still an attractive place for families thanks to its long planning history of controlling growth. The proposed comprehensive plan should build on the successful planning tradition to safeguard the quality of life of the county. Given its location within the Washington Metropolitan area, Calvert County was not and will not be any kind of center of economy. It will remain to be the residential community of the metropolitan area.

Sincerely,



Judy Holt, Planner I  
Department of Planning & Zoning

Cc: Prince Frederick Architectural Review Committee

**From:** Pat Hofmann [REDACTED]  
**Sent:** Tuesday, December 05, 2017 4:32 PM  
**To:** Planning and Zoning <pz@calvertcountymd.gov>  
**Subject:** comments on draft plan

In general, I think some statistics need to be more refined. Some tables are duplicated. There is a lot of repetition.

This is a lot to read over the November/early December timeframe. **Please allow more time for citizen comment.**

I could barely find the time to read the draft and I am both retired and a fast reader! :}

#### Chapter 1

Provide the exact number of acres preserved.

Is Calvert really one of the slowest growing counties in the state? Provide latest information.

#### Chapter 2

There is a typo in the first paragraph – remove the hyphen between nearly and all.

As in Chapter 1, be specific about how much land has been preserved. Does the table 2-1 need updating?

Be specific about the wealth of the county relative to Maryland and to Southern Maryland. What about Calvert wealth compared to other counties in our country?

#### Chapter 4

Table 4-1 is the same as table 2-1. Is it unusual to use the same table in two spots?

#### Chapter 5

Not sure why Jug Bay is included. Please add a sentence to clarify the reason.

Air quality will diminish when Dominion starts to operate. Add information about what Dominion will add to the air.

The hazardous materials section about the LNG should be updated because of the recent plant modifications. Footnote 8 indicates 2006 and 2010. That is too long ago!

#### Chapter 7

Glad to see specifics about bike routes.

I disagree that the "highway system is presently operating well." There is a lot of delay from the bowling alley to Prince Frederick in the afternoon and early evening.

Thank you, I look forward to the second draft.

Pat Hofmann

**Patricia Hofmann**

410-535-5112 home

410-610-4643 cell

**From:** Ralph Eshelman [REDACTED]  
**Sent:** Tuesday, December 05, 2017 2:47 PM  
**To:** Plummer-Welker, Jenny L. <Jenny.Plummer-Welker@calvertcountymd.gov>  
**Subject:** Comp. Plan comments

Good afternoon Jenny,

Attached are some of my thoughts and comments on the Comp. Plan 2014 draft.

I look forward to seeing the implementation recommendations. Let me know you need anything else.

Thank you,

Ralph

Ralph Eshelman  
12178 Preston Dr.  
Lusby, MD 20657  
410-353-2644

## Comments on Calvert County Comprehensive Plan Calvert2040 draft December 5, 2017

Ralph Eshelman, Lusby, MD 410-325-4877; [ree47@comcast.net](mailto:ree47@comcast.net)

Allow me to give some background as I believe I bring an unusual perspective to this comp. plan draft. I have lived in Calvert County since 1974. I was the founding director of the Calvert Marine Museum and established the first tourism office in the county. Among our first accomplishments was the establishment of the Battle Creek Nature Center and the opening of the marine museum in its new home at the old Solomons School property. I participated in every comprehensive plan beginning with the Pleasant Peninsula Plan to the present. I attended every Lusby Town Center Plan meeting except one. I have served on the Calvert County Economic Development Committee and the Calvert County Citizens Advisory Committee (both no longer in existence). Below are my concerns and recommendations on the 2040 draft. Highlights are in yellow.

First, I think the draft is well written with appropriate and helpful illustrations and maps. I attended the Comp. Plan workshop held at Calvert Marine Museum on November 20 and the Keep Calvert Country workshop held in Prince Frederick November 30. At both events the Department of Planning & Zoning staff were cordial and seemed to be open to new ideas and suggestions. Thank you!

“Quality of life” is used 13 times in the draft (including repetition within same text in multiple places throughout the plan). “Sense of Place is used 3 times and “Sense of Community” once. Quality of Life and Sense of Place cannot be used too often. These words can impact significantly on citizen values, hopes and dreams for our future. I suggest you repeat these words as often as appropriate throughout the document.

The plan’s goals as expressed in its 10 visions are generally excellent. I agree with all 10 of them with minor criticism. I agree with all the Keep Calvert Country recommendations and do not repeat them here.

Concern 1 – As the old saying goes “words are cheap, but it is the actions that count.” The implementation section of the plan is not presented. I understand you need the approval of goals and visions first but the most important part of any plan is how to obtain and/or maintain these goals and visions? When will we see the implementation section and how much time will we have to review it? How many public meetings are scheduled? Citizens should be told exactly how, where and when all of this will take place. I do not see this in the draft plan as it now reads. This is important and needs to be added to let citizens know there is still another critical level to approval of this plan and what it will entail.

Recommendation: Include information in the draft on when the implementation section process will begin, how can citizens get involved and when can we expect a draft. How many public hearings will there be and what is the time schedule?

Concern 2 – While Vision 8 states “We are stewards of our cultural heritage” there is no separate section of the plan that addresses this issue in the same degree of detail as there are for the other visions. Historical and cultural preservation are critical to our sense of place and quality of life issues.

Later in the plan under Future Land Use Plan, Growth Areas, page 4-19 are the following statements concerning the Solomons Town Plan (I have highlighted in yellow the pertinent sections):

“Solomons takes its character from a 200-year association with a great natural harbor.”

“Solomons has expanded its role as a tourist center, adding and expanding attractions such as the Annmarie Sculpture Garden and Arts Center, the Calvert Marine Museum, the Watermen’s Memorial Park, and the Riverwalk and Pavilion. Protection of the architectural and historic resources are key to retaining and expanding tourism.”

“Outside the historic areas of the town center, expanding opportunities for employment, business and residential growth should seek to reflect the community’s historic character while attracting new residents and jobs.”

I know this plan is not yet approved, but the Calvert County Planning Commission and Board of County Commissioners recently removed the historic district designation for the 1887 Locust Inn in Solomons so it could be demolished. They justified this action by inferring that minor alterations to the building and lack of upkeep made it no longer “historic”. This is a complete misunderstanding of what historic preservation and historic integrity entails and is therefore a misuse of their powers to establish a precedent for future removal of historic district designations. The result is a restorable historic building is being allowed to be demolished so a bar and restaurant can be expanded on the site. How does this equate to vision 8 and the statements highlighted in yellow above? Why are we destroying the very character of what Vision 8 is all about?

It is extremely disheartening to hear a county commissioners say he never heard of the historic Locust Inn during the hearing of the removal of that property from county historic district designation. It was even more disturbing to hear another county commissioner at the same hearing that we can merely place a historic marker where the building once stood, as if that will somehow help retain the historic character of the town. Such actions are detrimental to the visions of this plan and the issues outlined above.

Don’t recall the year, but sometime in the late 1970s, Frank Jacklish (then head of the Department of Planning), Perry Van Fleck (a builder who moved and preserved many historic homes at Lower Marlboro) and myself (then county tourism director) met with many key residents at Solomons Pier to discuss designating Solomons Island a national historic district. The discussion went well until the late county commissioner, Gordon Truman, stated “Solomons Island hasn’t changed in the last one hundred years and it won’t change in the next one hundred years.” If his words were only true. I wonder what Solomons would look like today if that historic district designation would have occurred? Surely Locust Inn would not have been approved for demolition. Is it too late?

**Recommendation:** The Department of Planning & Zoning should research what areas of Calvert County might benefit from national historic districting. Lower Marlboro and Solomons Island have county multiple listings but these are all individual historic designations. To my knowledge, Jefferson Patterson Park and Museum is the only national historic district in Calvert County.

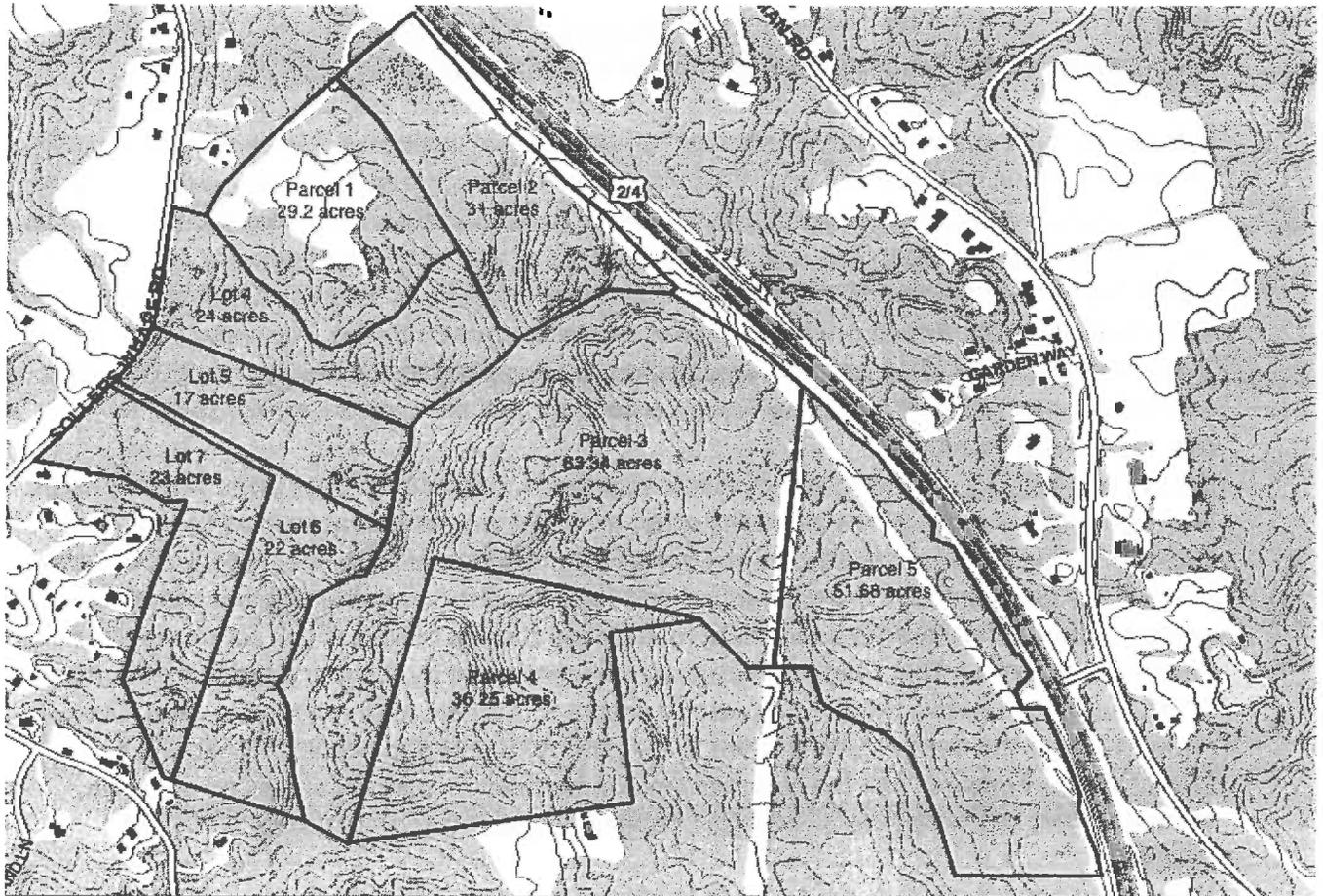
Calvert County has over 1,370 historical sites listed on the Maryland Inventory of Historic Properties (<http://mht.maryland.gov/mihp/MIHP.aspx?Search=County&County=Calvert>). Twenty of these sites are also listed on the National Park Service, National Register of Historic Properties: All Saints' Church, Cedar Hill, Chesapeake Beach Railway Station, Christ Church, Cornhill, Cove Point Lighthouse, Drum Point Lighthouse, Grahame House, J.C. Lore Oyster House, Joseph Lyons House, La Veille, Linden, Maidstone, Middleham Chapel, Morgan Hill Farm, Patterson Archeological and Historic District, Preston-on-the-Patuxent, Taney Place, *William B. Tennison* (bugeye), and Willow Glenn. Yet Calvert County has only 92 individual properties designated as "historic districts". Of the 20 nationally recognized listings, only 10 are designated in the Calvert County listings. Few citizens know that two of these sites, J.C. Lore Oyster House and *William B. Tennison* are also designated National Historic Landmarks, the highest level of historic designation authorized by the United States Government.

The historic planner for Calvert County has done an excellent job but we can do more. We have a rich and diverse historical and cultural resource base that needs to be better recognized, expanded and protected. By doing so it will help secure many of the visions in this plan and support quality of life and sense of place issues. There have been several studies that illustrate historic preservation actually increases the local economy via cultural tourism. Preservation Maryland and Maryland Historical Trust can provide such studies.

**Recommendation :** We need to add a whole new section to the comp. plan that addresses historical and cultural resources on par with CHAPTER 5. ENVIRONMENT AND NATURAL RESOURCES. We need to strengthen our historical and cultural regulations – not ignore them or worse, destroy them. Every comprehensive plan since 1987 has had a separate chapter on this subject – why has this been removed in the 2040 plan?

I am willing to assist with this need if asked.

**Concern 3 – Vision 1.** "Our landscape is dominated by forests and fields." The acreage goal for open space land preservation is 40,000 acres of which the county currently has slightly less than 30,000. This shows good progress toward that goal but most citizens don't realize that some of this "preserved land" is actually buildable. When land is reduced in the amount of potential development, such as by selling off TDRs, it is considered "preserved" but that does not necessarily mean it can't be built on. It means the density of potential build-out has been decreased. For example, the Upper Hellen Creek tract is considered "preserved" but potentially as many as 9 new homes and their associated outbuildings such as garages could be built there. One parcel has already been sold and a home built on it. When that happens, that "preserved" land, the last 300+ acre tract of undeveloped property available for purchase in southern Calvert County, will not be available to the general public. Yes, much of the forest will be retained but it is not open space for public use. Yet such acreage counts toward the county goal of preserved open space. A more useful goal would be preservation of land for public and wildlife habitat – not including less dense development.



Upper Hellen Creek tract showing the potential parcels where houses can be built. Lot 5 has already been sold.

**Recommendation:** Prioritize potential properties within the rural legacy areas for future acquisition to reach the goal of 40,000 acres.

**Concern 4** – The comp. plan suggests increasing the size of many of town centers. If approved, the Huntingtown Town Center will expand across the Route 2/4 highway, the Prince Frederick Town Center will expand on the west side and the Lusby Town Center and Solomons Town Center will be extended to each other sharing a common boundary. I fully agree that concentrating development within the town centers is desirable so long as it is done in a well-planned way. But where are the groundwater studies and traffic studies that demonstrate these increases will have no harmful effects? How can a traffic situation that is already an issue be eased by expanding town center size and increased high-density development?

I am especially opposed to the recommendation of expanding the Lusby and Solomons Town Center lines so they meet each other. Lusby presently has no self-identity or character while Solomons (at least most of the island portion) retains some character, but it is slowly disappearing (note example of Locust Inn above). Two Department of Planning & Zoning staff said these two town centers are so close to one another they already essentially are one town center. The actual distance between the two town center boundaries is about a mile, but in fact the southern portion of the Lusby Town Center and the northern portion of the Solomons Town Center have comparatively light development and still offer a good percentage of undeveloped land and even forest areas. Combining the two town centers will only exacerbate their development increasing traffic congestion, further depleting groundwater levels and decreasing quality of life and sense of place issues. Regardless of what happens with the town centers, no

development along the Route 2/4 frontage should be allowed and any development should have enough vegetative buffer that it is not visible from Route 2/4 even in winter.

Presently the Lusby Town Center is an eyesore. During the town center planning meetings we were promised a quaint walkable town center with a pond, walkways, benches, outdoor cafés, off street parking, a library, etc. etc. What do we have? Two shopping centers, catty-cornered to one another on opposite sides of the main road. In reality there is no town center. There is an unkempt weed infested field and large tall mound of dirt with weeds growing out of it. The major intersection has two gas stations, a liquor store and one of the two shopping centers. It is extremely unsightly. Yet we are talking about expanding town centers. The Lusby Town Center is suffering from lack of current implementation, let alone increased development. This does not make sense. Let's get the Lusby Town Center built and then see if it makes sense to combine it with Solomons.

Recommendation 1 – Preservation of scenic viewsheds. I especially enjoy three wooded areas located along our roads (there are many other excellent wooded areas such as Calvert Cliffs State Park, Flag Ponds and Battle Creek Cypress Swamp). First is Sixes Road. Many don't know that back in the late 1970s the state scheduled Sixes Road for straightening and widening to make it a high use commuter connecting road. Many citizens balked at this action wanting the road to remain rural. That road was designated a scenic road by the Maryland State Tourism Office but unfortunately there is no teeth to ensure this scenic road will remain rural. Today it remains one of the most pleasant drives in the county. Sixes Road passes through the Battle Creek Cypress Preserve, one the counties environmentally recognized areas and a tourist attraction. This road needs to be officially designated a scenic road and kept as rural as possible.

The second scenic section is Route 2-4 in the lower part of the county. You can drive for over four miles with essentially only forests on each side of the highway. It is a wonderful beautiful section of road that leads to Flag Pond Nature Park, Calvert Cliffs State Park and serves as the north entrance to the Lusby and Solomons Town Centers, the later one of the top tourist attraction areas in the county. The county should implement a forest buffer along this section of the highway so this scenic forest vista can be preserved for future generations.

The third scenic section is the old barn on the east side of Route 4 just north of Route 2/4 intersection. It sits back in an agricultural field with forest on all three sides. Back in the late 1970s when I was the tourism director I was asked to give a talk on the future of tourism before the business community. In that talk I showed a slide of that barn and remarked that this is the kind of viewshed tourists want to see when they travel down Route 2-4 – then referred to as “The White House to the Lighthouse” scenic road. That presentation was over forty years ago – amazingly that barn and woods are still there. The county should explore potential viewsheds and implement ways to preserve them for the future. This barn and wooded area would be a good first example.

I realize Calvert County does not have jurisdiction over State Roads, but hopefully the County, State Highways and our State Senator and Delegates can work together to implement such roadside viewsheds.



Barn and field with bordering woods along Rt. 2/4, Sunderland.

**Recommendation 2** – Create Green Corridors. I have had numerous conversations with county staff about this idea – in fact the idea is not mine. But I am disappointed this concept is not reflected in the comp. plan.

If you look at the rural legacy designation map you can see the potential for green corridors running from the Chesapeake Bay to Patuxent side of Calvert County. There is already the beginning of such a corridor through Parkers Creek to Battle Creek in the middle of the county. DNR, The Nature Conservancy and ACLT have all helped to preserve large portions of this corridor. Likewise there is the potential for a green corridor through Calvert Cliffs State Park, the County transfer site and Mears Creek and Hellen Creek where land has been preserved by The Nature Conservancy, Cove Point Heritage Land Trust and Dominion. The Upper Hellen Creek tract mentioned above is available to help complete this corridor. These possibilities should be studied and these potential corridors be included in the comp. plan. For a county that is a peninsula surrounded on three sides by water, we have unique opportunity to make Calvert a special place.

Finally, this link has an interesting read on Smart Growth. It praises the work of our neighboring county, Charles County. Worth a read.

[http://www.bayjournal.com/article/the\\_dumbing\\_down\\_of\\_smart\\_growth\\_will\\_fail\\_to\\_preserve\\_md\\_landscape](http://www.bayjournal.com/article/the_dumbing_down_of_smart_growth_will_fail_to_preserve_md_landscape)

The future of our county will be guided by this important plan – let's take the time to make sure it is the very best plan it can be with appropriate teeth to ensure the goals and visions can be met and maintained for future generations. Thank you!

# Robert T. Luckritz

14833 Patuxent Ave  
PO Box 257  
Solomons, MD 20688  
410 326 8234

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December 6, 2017

To: Calvert County Planning and Zoning

Subject: Calvert 2040 Comments  
Comprehensive Plan Update and Zoning Ordinance Rewrite

Thank you for the opportunity to comment on the Draft Comprehensive Plan. It is a very thorough document which reflects the quality and extensive work done to prepare it. However, we do not see an objective to protect residential neighborhoods from the commercial development that negatively impacts on the safety, security, and privacy of residential neighborhoods. The Solomons Town Center Master Plan includes Objective 4 to "Protect and enhance established residential areas." We believe that this should be enforced in Solomons and be considered for other residential areas.

Our concern is that the short-term rentals that have evolved from the use of the internet, such as VRBO, HomeAway, and Airbnb, have a negative impact on residential neighborhoods. There are problems with noise, security, unfamiliar faces, and parking. Short term transients are not part of the neighborhood, are not regulated, and the transients are not monitored or controlled. Our experience with a short term VRBO rental has been unsatisfactory with the transients being disrespectful of neighbors. They have driven on our lawn and parked in our driveway.

We consider it important to maintain the premise stated in the Solomons Town Center Master Plan of the Sandy Point residential area as "Residential use only". In April 2016, the residents of the Sandy Point area of Solomons submitted a petition to the County Commissioners requesting that the County prohibit owners from conducting a commercial business for short term transients using a hotel/motel model in a Solomons neighborhood that has been designated as residential. The house is operated as a Hotel/Motel, fully furnished with all the amenities of a commercial business such as a B&B. The owners are vacant, and use hired help including housekeeping and handyman, effectively a commercial operation. The property cannot meet many of the requirements for a commercial operation such as a Motel or B&B. The County took no action pending rewrite of the County Master Plan.

We understand that the county plan may need to address the operation of VRBO, Airbnb, and similar short-term rentals. As a minimum, short-term rentals should be required to meet the same requirements as other commercial short term transient rentals (Motels, Hotels, B&B, etc.). These requirements should include the standard requirements for short term rentals (e.g. Parking, Access, Set Backs, Fire, Safety, Health, etc.). This is needed to maintain our neighborhoods and respect the safety and privacy of the residents.

Respectfully,

*Robert Luckritz*

Robert Luckritz

**From:** Robert Luckritz [REDACTED]

**Sent:** Tuesday, December 05, 2017 9:24 PM

**To:** Planning and Zoning <pz@calvertcountymd.gov>

**Cc:** Plummer-Welker, Jenny L. <Jenny.Plummer-Welker@calvertcountymd.gov>; Willis, Julian M. <Julian.Willis@calvertcountymd.gov>; [REDACTED]



**From:** trish weaver [REDACTED]

**Sent:** Tuesday, December 05, 2017 1:55 PM

**To:** Planning and Zoning <pz@calvertcountymd.gov>; Commissioners <COMMISS@calvertcountymd.gov>; willisjm@calvertcountymd.gov

**Subject:** Calvert 2040

Dear Friends,

I am a 36 year resident of Calvert County. I have raised five children, volunteered, paid taxes, opened a business, served on boards, and attended many many public hearings and citizen information meetings over the 36 years here. I am speaking as a concerned citizen of our wonderful county.

The Comprehensive Plan, as written, does not have enough background information to be complete. Any growth needs to have a traffic study as we are a "one road in, one road out" county. Creating more stop lights and bottlenecks creates friction that just is not efficient or safe. Water, sewerage, safety, education costs and career based jobs need to be in the basis before any unbridled growth can be attempted.

I believe that the town centers should attract the growth, but the plan to expand Prince Frederick and Huntingtown Town Centers do not make sense with the current infrastructure and no specific plan to create the infrastructure. Who will pay for the water, sewerage, additional property for waste management, traffic, safety, and education costs? Where will folks work in this county to build a career? Where is the plan to attract industry that will build our job base? Retail is not the answer to job creation. Folks who work in retail and restaurants will not be able to afford the "state of the art" buildings I have been hearing about under construction. Management for the chains in Calvert County comes from out of state, not from Calvert County. I refer you to Kiewit, Walmart, Kmart, and Dominion.

By speeding past the effort to build an infrastructure, Calvert County is set to fail in maintaining the charm and quality of life. Traffic congestion for such a small area is unacceptable now--- what happens when the build out is done before the roads?

I implore you to listen to the citizen base and slow down this process to make sense. The Charrettes, at County Expense, indicated quite a different vision than the one being considered. Please make your legacy one of conservation, preservation, and SMART growth. No one wants to be remembered as the ones who let Calvert fail. Quality time spent with citizens, all businesses, educators, fire and police departments would serve you well to know that the decision is for the good of ALL our citizens in the long term, not just the ones who would gain financially right now.

You have been entrusted with decisions by your electorate---it is time to slow down and make wise decisions.

Thank you for your service and time spent on this most important project for our county.

Trish Weaver

Prince Frederick, MD

**From:** barbarabp@comcast.net [REDACTED]  
**Sent:** Wednesday, December 06, 2017 6:37 AM  
**To:** Planning and Zoning <pz@calvertcountymd.gov>  
**Cc:** Commissioners <COMMISS@calvertcountymd.gov>  
**Subject:** Fw: letter re comprehensive plan

Dear Sirs--

**In considering the Comprehensive Plan 2040, I urge you to reconsider the current draft regarding the expansion of town centers in Prince Frederick and Huntingtown. As there has been no traffic study or consideration of the infrastructure necessary to support growth at this level, I urge you to delay the decision on the final draft to include these studies.**

**Long term success is dependent on completing all of your due diligence in the matter. It is essential that citizens, local businesses, civic organizations, fire and police stations, environmental study groups and service agencies are consulted at length before creating a plan that cannot succeed and does little or nothing for the citizens of this county.**

**It is shocking to me that every meeting that is held & information given to the citizens of this county that there are new changes to the comprehensive plan that has never been brought up before & in complete opposite of all the public meetings that were held during both the Charrettes and future meetings that were held by the Planning & Zoning Office....**

**Thank you for your time and consideration.  
Barbara Burnett**

**From:** Uunila, Kirsti  
**Sent:** Wednesday, December 06, 2017 9:40 AM  
**To:** Plummer-Welker, Jenny L. <Jenny.Plummer-Welker@calvertcountymd.gov>  
**Subject:** Draft comp plan comments

Good morning, Jenny.

You will find my comments on the draft comprehensive plan attached. Thank you for inviting comment. Let me know if you have questions.

Kirsti

***Kirsti Uunila, RPA*** | Historic Preservation Planner III | 150 Main Street | Prince Frederick,  
Maryland 20678  
Office: 410-535-1600 ext 2504 | Mobile: 410-610-1110 | Email: [kirsti.uunila@calvertcountymd.gov](mailto:kirsti.uunila@calvertcountymd.gov)

**We welcome your feedback! Please take our Customer Satisfaction Survey.**

## 2017 Draft Comprehensive Plan – Kirsti Uunila comments, December 6, 2017

### General comments:

1. Where is the chapter on cultural resources/heritage/historic preservation? That has been in every plan since 1987 for good reason. Was the intent to weave those concerns throughout the plan? If so, it falls short and lacks specificity. Words like 'historic', 'heritage', 'cultural' are seemingly used interchangeably and without definition. The phrases 'historic preservation' and 'cultural resource' do not appear in the plan at all. A more minor point, Calvert County uses the spelling 'archaeology' with the 'ae'.
2. Where is the chapter on government? With the administration's emphasis on customer service, I would think this would be more important than ever. Omitting this section makes leadership role of government mute.
3. I looked for the implementation assignments and strategies, and accept that you do not wish to multiply effort until the rest of the plan is closer to its final form.

My other comments follow the outline of the plan.

### Goals/Visions:

#### **1. Our landscape is dominated by forests and fields.**

Forests are cultural landscapes, shaped by the past activities enhanced by the present choices of people based on their expectations and desires which have in turn been shaped by the very landscapes that are valued. The historic resources on those lands, besides the landscapes themselves, are not mentioned

#### **2. Our Town Centers are attractive, convenient, and interesting places to live, work and shop**

The Town Centers, with the exception of Lusby, were created in or around preexisting, named concentrations of population and/or commerce. Most of the locales have deep history which has been ignored, as in the case of Dunkirk and the commercial area of Prince Frederick and, to a lesser extent, Solomons. The cultural resources that remain could and should provide a template for lending a sense of identity to each of the made-up places which would give more true interest and appeal to the town centers. I see no means of making that happen in the discussions of Town Centers that ensue.

#### **8. We are stewards of our cultural heritage**

The draft does not tell the reader what this goal means.

I appreciate the mention of the long history of roads and routes in the county which were dictated by its geography. If the intent is to weave cultural/historic resources into the plan, this is the first instance in which it happens.

**9. We are building a strong local economy based on renewable resources, agriculture, seafood, high technology, retirement, recreation, and tourism.**

I appreciate that agricultural heritage is called out among the key issues under 'Strengthening Economic Vitality'

**Chapter 4.**

Goals 1, 2, and 8 are invoked in the Visions for this chapter.

Under Goal 1: consider replacing 'historic resources' with 'cultural resources' or 'archaeological and historic resources'

Last paragraph under 'Background' consider the following changes:

This chapter concerns both the natural and man-made land use patterns which have evolved in the county over time. Calvert County has worked to preserve its rural character through a combination of strategies intended to preserve agricultural, forest, and sensitive lands, and cultural resources, and to direct growth to suitable locations, promoting economic growth, and practicing stewardship of the Chesapeake Bay.

Under 'Existing Policies, Land Preservation'

I appreciate the statement that Calvert's cultural traditions/history are defining characteristics of its landscape and character. However, among the strategies available and applied to preserve land and character, historic district overlays are not mentioned, though at least 11 APDs are also designated Calvert County Historic Districts. There are numerous inventoried historic structures within APDs that are potentially eligible for additional protection and tax credits under the historic district designation program.

Pg 4-15, sentence 3: change 'contribution' to 'contribute'

Pg 4-17, the discussion of town centers provides an opportunity to highlight cultural resources, distinguishing them from cultural activities and cultural facilities.

Thank you for the emphasis on Solomons' history. Huntingtown has been in its current location since about 1815, Dunkirk (Smithville), much longer than that.

I like the way the mapped residential areas are included in the section on town centers to clearly associate them with the town centers.

P 4-22, Objective 2 should be renumbered as 3

"• Look at the potential for linking agricultural and heritage tourism with other economic development activities. "

There already is considerable linkage, as I'm sure you know, and there are stats available from other jurisdictions, if not our own.

“• Reduce negative environmental impacts of subdivision roads and make them visually compatible with the rural character of the surrounding area while maintaining road safety.”

– Yes!

p 4-23, Goal 3, Objective 1:

“• Consider ways to strengthen regulations regarding derelict buildings”

Please include something about incentives to reuse existing building stock, whether or not it is historic, but especially if it is.

P 4-25, Objective 4: “Phase out rural commercial properties.” – Yes!

### **Chapter 5**

It’s tough to know where to begin with this chapter, since I have worked with environmental planners, both in-house and at the state level, to identify and assess the vulnerability of the numerous archaeological sites and properties on the Maryland Inventory of Historic Properties (including 2 National Register properties, one of which is also a National Historic Landmark), and to plan for mitigation. Climate change—however you phrase it—is the biggest threat to environmentally sensitive areas along the shorelines, along with posing the most imminent threat to the hundreds of cultural resource sites that are in them. The two most volatile components of that change are called out in this chapter: flooding and coastal storm winds.

To date we have completed three vulnerability studies of cultural resources, including two watershed studies of Battle Creek (including the sites within the Battle Creek Cypress Swamp) and Hunting Creek. In 2017 we conducted, using GIS mapping, a county-wide desk audit of vulnerability of documented cultural resources. The findings for Calvert County are summarized below:

Effects of Hurricane Storm Surge:

Hurricane Category	1	2	3	4
Archaeological Sites	27	74	104	128
Buildings	18	65	145	180

Effects of Higher Water Levels Due to Coastal Flooding:

Rise in Water Level	2’	5’	10’
Archaeological Sites	44	69	105
Buildings	3	24	105

These findings and our approach are consistent with the objectives and goals of Chapter 5. We are currently working with the state and other jurisdictions in Maryland and elsewhere to develop mitigation strategies.

**Chapter 6** – only comment is a typo

P 6-3, second bullet, second line: change ‘on 43 percent’ to ‘only...’

**Chapter 7**

‘Background’ – I appreciate the inclusion of ‘historic’ with the other descriptors in the second paragraph.

‘Pedestrian and Bicycle Network’—the county has for almost 30 years attempted to have portions of the Baltimore & Drum Point Railroad bed incorporated into plans. The railroad, which was surveyed in 1867, was never finished, but much of the line is still intact in the landscapes from Owings to Drum Point. It has been mapped. The old railroad bed runs through Prince Frederick, for example, and could be used to connect the hospital to Armory Square.

‘Transportation System Management’ – bulleted statements, 1<sup>st</sup> bullet: change ‘advance’ to ‘advantage’ to make it make sense

**Chapter 8**

‘Background’ – quibbling point: tourism began to develop in Calvert County in the 19<sup>th</sup> century as businesses catering to tourists were built around the steamboat wharves and landings. It took off in the early 20<sup>th</sup> century.

‘Economic Base’ – update the name of the hospital to Calvert Health Medical Center, or Calvert Health. I’m not sure which is preferred

Table 8-3 – correct the spelling of ‘hospitality’

P 8-8, ‘Calvert County’s Existing Sectors’, first sentence: either insert ‘of’ between ‘most’ and ‘Calvert’, or change ‘County’s’ to ‘County’

‘Health Care’ – update name of hospital

‘Energy’ – second paragraph, delete ‘has’ between ‘Plant’ and ‘operates’

‘Solar Energy’ – “Solar farms entail the loss of farmland...” How does the promotion of loss of farmland square with the earlier claim that Calvert County is losing farmland to development? There are ways to do both on the same piece of land. I suggest you Google ‘farm-compatible solar’ or ‘compatibility of agriculture and solar farms’. You will find a guide produced by the U of Vermont, and other websites that have useful discussions of combining agriculture and solar energy.

'Recreation and Tourism' – I appreciate that cultural and historical resources are included among the list of things that draw people to Calvert.

P 8-12, partial paragraph at top of page, last line: missing word in "that may be distance from..." or change 'distance' to 'distant'

Next paragraph – "increase the number of visitor attractions..." While that could be done, an effective marketing strategy could be implemented now to link the existing attractions thematically. For example: historic fisheries tour; War of 1812 sites; Colonial history; archaeological interpretation, etc., etc.

Last paragraph – update name of hospital

'Broadband Infrastructure' – First sentence, move 'is' after 'infrastructure'

'Goals and Objectives' – Objective 4: include a bullet to promote solar AND agriculture together

Indentation of bulleted statements is inconsistent in this section

## **Chapter 9**

P 9-8, table: Wallville is spelled with two 'Ls'

P 9-11, map: correct spelling of 'Prince Frederick' for water system label

P 9-12, table 9-4: Incomplete parenthetical statement in title

P 9-15: The headings on this page are undefined and confusing. There is a complete sentence that ends without a period.

P 9-15, table 6: Hallowing Point Trailer Park is no more. Perhaps this should be removed.

P 9-19, under 'Objective 2', penultimate bulleted point, add period.

P 9-20, 'Objective 2'. The punctuation of objectives is inconsistent. With or without periods?

## **Chapter 10**

P 10-6, 'Parks and Trails' – I applaud the inclusion of cultural and historic sites among those targeted for acquisition.

Same page, it should be pointed out that the Natural Resources Division also is a good steward of cultural resources in the parks it manages. Three examples: the George Rice house and outbuildings and tobacco barns at Biscoe Gray Heritage Farm; the historic cabins at Kings Landing; the remnants of the pound-net fishery at Flag Ponds.

P 10-10, 'Healthcare Facilities' – Update the name of the facilities within the Calvert Health System

'Community Support Centers' – "...no community support centers in Owings, Dunkirk, or St. Leonard." Are you counting church-run food banks and counseling centers? There is at least one in Owings (Chesapeake Church), and one in St. Leonard (Crossroads).

P 10-11, the font for Goal 1 is tiny.

P 10-12, Under Goal 2, Objectives 1 & 2, I affirm the bulleted item pertaining to reuse of historic buildings and sites for community support centers and the inclusion of cultural and historical sites for trails.

P 10-13, Objective 3 – second bulleted item is good and important.

P 10-14, Objective 2 at bottom of page – line spacing is irregular

P 10-16, Objective 3, first bulleted item: "• Provide Calvert County Customer Convenience Centers no more than ten miles from their residences." 'Their' is unclear. Rephrase.

RECEIVED

DEC 06 2017

Community Planning  
and Building



The Calvert County Planning Commission is interested in your thoughts on the draft Calvert County Comprehensive Plan (October 2017). So that we can better understand your concerns, please write legibly and include relevant page numbers as appropriate.

Overall Comments:

The Master Plan is about the need for growth, but there is a need for controlled growth as no one can predict the future. The Vision and Goals (1-1,1-2) are commendable. However, The Master Plan is too vague on many important details. The vision for Town Centers as vibrant "attractive, convenient and interesting places to live work and shop": idealized Town Centers with "pedestrian, transportation and bike systems that connect residential areas, activity centers and schools and a Town park or Village Green" must be weighed against reality. It sounds good as long as the growth is carefully monitored and controlled. The proof is in the details.

An example of how things can go wrong are the new proposed signage regulations being pushed through even though they are not consistent with the spirit of the Vision and Goals of the Master Plan and how our county should look. Business interests took advantage of a legal loophole to push through a virtual sign-free-for-all, which may make our county look like Waldorf as the small stick signs, larger signs and electronic signs will be allowed to proliferate.

In Several Places The Document Calls For Updating The Dunkirk Town Center Master Plan "To Reflect Current Demographic Land-Use And Market Condition As Well As The Policies Of This Comprehensive Plan."

Isn't that putting the cart before the horse? What about what the residents of Dunkirk want? The citizens of Dunkirk need to have a continuing say in the speed, scope and look of the expansion. The Town Center will grow but it must be controlled growth. The MP calls for preserving the individuality of the Town Centers, but has neglected to incorporate a necessary ingredient to insure this goal: appearance standards via The Architectural Review Committees. DO NOT DO AWAY WITH THE ARCHITECTURAL COMMITTEE. THE SAME GOES FOR ALL OF THE TOWN CENTERS AND VILLAGES.

**NOWHERE IN THE MASTER PLAN IS THERE MENTION OF AND EMPHASIS ON THREE PARAMOUNT NEEDS: FISCAL RESPONSIBILITY, ACCOUNTABILITY AND FULL TRANSPARENCY.**

Although citizens were invited to participate in this process by attending meetings about the Master Plan Draft 1. The format of the three meetings were highly controlled. Only a few cherry picked parts of the Master Plan Draft 1 were posted with the announcement site and available at the meetings. The meeting was broken into small groups, limiting hearing of the public questions and comments of the citizens and planning commission representatives' replies. Earlier written comments by citizens from the workshops were removed from the online site. This has resulted in a blackout on the general consensus of the views of our citizens.

**Land Use Comments:** \_\_\_\_\_

As you provide comments, please consider

- 1) Are the land use type descriptions clear and appropriate?
- 2) Are the locations acceptable?
- 3) Are There other land use types that the map should show?

Page numbers(s) : 4-23, 4-24

Comments:

Ch. 4 Use Plan / Future Land Use Plan 4-23 . Goal 3: Develop Town Centers and Villages as attractive, convenient, and interesting places to live, work, and shop. Objective 1 **"Use TDRs To Increase The Density And Range Of Housing Types Provided In Town Centers. "**

Objective 2: Review the Transfer of Development Rights Program so that it directs the majority of growth to Growth Areas. **"Explore use of TDRs to increase Commercial Density"**

...4-24 Objective 2 **"Review the Transfer of Development Rights Program in respect to directing majority of growth to Growth Areas. ...to increase commercial intensity in Town Centers. (Town Centers and growth directly around the Town Centers.)"**

- **This document is very vague as to the density ceiling. Exactly what will be the maximum units per acre in a town center and the surrounding mile radius?**

4-23 Goal 2: Use water and sewer policies to direct growth consistent with land use policies.

Objective 1: Make provisions for water and sewer service in Growth Areas consistent with the planned land uses and intensity

***"Allow privately-funded community sewage treatment facilities to serve commercial, industrial and employment uses located outside Town Centers and Residential Areas, consistent with economic development goals."***

***"Do not allow commercial and retail uses to have direct access onto MD 2/4 in Huntingtown, St. Leonard, or Lusby."***

- **These potentially leave the door open to additional commercial, industrial & employment growth anywhere other than Huntingtown, St. Leonard, or Lusby.**

Comments may be used in materials published by the Department of Planning & Zoning

As you provide comments, please consider

- 1) Are the proposed visions, goals, objectives, and actions clear?
- 2) Are they appropriate?
- 3) Is there anything not addressed which should be?

**Chapter and Topic: (Circle all that apply)**

- |                      |                                      |                          |
|----------------------|--------------------------------------|--------------------------|
| 1) Executive Summary | 4) Land Use                          | 7) Transportation        |
| 2) Goals and Visions | 5) Environment and Natural Resources | 8) Economic Vitality     |
| 3) Key Issues        | 6) Housing                           | 9) Water Resources       |
|                      |                                      | 10) Community Facilities |

Page number(s) 8-13, 8-16      Comments:

Ch. 8 Economic Vitality 8-13 Strategies. Town Centers “ *Dunkirk has the potential to be one of the county’s major employment centers due to its proximity to Washington, D.C. and the area’s airports, interstate highways, and metropolitan centers. Dunkirk currently serves as a retail and service center, and significant commercial growth is possible.*”

- **Pushing commercial growth increases the tax base, but it comes with a cost. The fact that we are a peninsula with limited infrastructure and topography which restricts future infrastructure development and one main road, MD 2/4, limits growth. Arguments for bringing in commercial shops are flawed as research indicates most people shop online and near where they work. There are empty stores already in Dunkirk. Commercial growth has to pace housing growth. THIS IS TRUE FOR THE ENTIRE COUNTY.**

- **The Master Plan sends mixed messages about the planned growth of the County. THE MOST FRIGHTENING MIXED MESSAGE :**

8-16 Goal 2: Direct business growth to town centers and villages while preserving agricultural land and the farm and forest district. Objective1 Encourage Development In Town Centers & Villages. “*Streamline the development review process in Town Centers. Maintain a Fast-Track permitting progress process for targeted businesses. ... Provide flexibility in the zoning regulations related to business development ....Explore use of TDRs to increase commercial intensity in Town Centers.*”

- **Streamlining, fast-tracking and flexibility in zoning regulations can be dangerous. If not carefully monitored, the vision of a livable attractive Town Centers with maintenance of our rural legacy and no strip malls will easily erode.**

**Chapter and Topic: (Circle all that apply)**

- |                      |                                      |                          |
|----------------------|--------------------------------------|--------------------------|
| 1) Executive Summary | 4) Land Use                          | 7) Transportation        |
| 2) Goals and Visions | 5) Environment and Natural Resources | 8) Economic Vitality     |
| 3) Key Issues        | 6) Housing                           | 9) Water Resources       |
|                      |                                      | 10) Community Facilities |

Page number(s): 9-14, 9-19, 6-4, 6-5.

Comments:

6 HOUSING DENSITY

9-14, 15 /9-19 waste water treatment system expansion policies

*Developer funded extensions of public sewer systems are permitted in the designated residential areas surrounding Town Centers. "Affordable housing agencies may apply to extend sewer lines to serve new development"*

- Excellent vision and goals, but how do we achieve them? How do we create homes for lower income families, young adults and senior citizens without attracting extremely low income, transient, non-law abiding citizens? How can you be sure to avoid concentrating subsidized housing? Where can/will the affordable housing be located? Does this "(extension) of sewer lines to serve new development" include outside the Town Center one mile radius?

Ch. 6. Housing 6-4 "co-housing" Goals And Objectives Goal 1: Provide For Full Range Of Housing Types In Town Centers To Attract And Retain Multi-Generational Communities. Objective 1: Facilitate The Development Of A Variety Of Housing Types In Town Centers " • Allow Accessory Dwelling Units In Single Family Houses In Most Residential Areas. • Continue To Allow Small Clusters Of Multiple Dwelling Units (With The Appearance Of A Single Dwelling Unit) In Town Centers In Accordance With The Town Center Master Plans.

Goal 2: Encourage Walkable, Mixed Use Communities In Town Centers. Objective 1: Accommodate Residential Uses In Areas That Are Traditionally Commercial In Character. • Allow Residential Uses In A Mixed-Use Building In The Town Centers And Villages. • Explore The Potential To Incorporate Multi-Family Housing Into Commercial Areas To Bring Uses Closer Together. Reduce Impervious Surfaces. And Allow For Redevelopment And Infill Housing.

- Need a "cap" on number of individuals allowed in co-housing, and accessory dwelling units in single-family homes. The "cap" should be dependent on number of bedrooms and bathrooms in the building.

- Create a natural noise and privacy buffer between the commercial portions of the Town Center and the residential areas of the Town Center.
- Once again, no upper limit on number of units per acre is stated. The difference between with and without TDRs and water/sewer service makes this hard to do, but there must be an upper limit both within and outside of the Town Centers.

6-5 " Objective 2 . "encourage location of small-scale personal service activities within a walkable distance of residential uses... Consider allowing small retail and service uses on the first floor residential structures along major roads."

- This sounds like an open door: an excuse, an invitation for strip malls and a loophole for allowing access roads/driveways onto main roads and arteries such as MD 2/4.

Chapter and Topic: (Circle all that apply)

- |                      |                                      |                          |
|----------------------|--------------------------------------|--------------------------|
| 1) Executive Summary | 4) Land Use                          | 7) Transportation        |
| 2) Goals and Visions | 5) Environment and Natural Resources | 8) Economic Vitality     |
| 3) Key Issues        | 6) Housing                           | 9) Water Resources       |
|                      |                                      | 10) Community Facilities |

Page number(s): Ch 7. 2/1. 2/2

Comments:

- Town Centers are designated priority funding areas, therefore apply for funding to create, bicycle paths within the 1 mile radius of the Town Center to make walking and bicycling practical alternatives to driving. Also, for Town Centers bisected by MD 2/4, prioritize use of outside funding/grants to build pedestrian bridges and to create and maintain a reliable, FREQUENT circulator bus for the Town Center. In addition, the bus transportation between town centers needs to be more frequent. As it is now, they are pretty useless.

continued

**Chapter and Topic: (Circle all that apply)**

1) Executive Summary

2) Goals and Visions

3) Key Issues

4) Land Use

5) Environment and Natural Resources

6) Housing

7) Transportation

8) Economic Vitality

9) Water Resources

10) Community Facilities

Page number(s): 5-16, 8-2,3, 8-9, 8-10, 8-16

Comments:

- Chapter 8 economic vitality. 8-2, 8-3, 8-9 **Dominion Cove Point is mentioned as part of the growing local energy sector but the net new jobs when the conversion to LNG is completed is less than 10 people. The jobs brought in during the conversion were very short term, hence the net benefit was exaggerated. Although The promised \$40 million a year is tempting, we must consider the price we will pay in volatile organic compounds (VOCs), which include toxic and carcinogenic gases, that will be in the air around Cove Point which will affect the bay, land, animals and the people who live around the plant. TDRs many miles away will not clean the air the people in Lusby breathe, nor will they mitigate the 24/7 noise. Dominion, and to a lesser extent the Nuclear plant have created an area where homes were foreclosed due to depressed housing values.**
- 5-16, 5-17 I have to laugh at these pages which state risks from Dominion LNG are extremely low. This is based on the study done in 2006 & revised in 2010 so it has absolutely nothing to do with safety now and in the future as Dominion is being converted to an LNG plant. Dominion has already admitted that they grossly "miscalculated" the amount of VOCs going into the air. Dominion's new plant is currently restricted by its Maryland Public Service Commission (PSC) permit to emit no more than 2.53 tons of VOCs per year, the amount they claimed they would be emitting. Now, Dominion is saying it plans to emit eight times as much VOCs, and the company is asking to no longer be restricted to stay within any numeric limit for VOC emissions.
- 8-9, 8-10 **We have Dominion and the Nuclear Plant. We do not want to get any more industries along that line of production or else we're going to become another New Jersey: someplace you want to drive through quickly while you hold your breath.**

- 8-16 Love idea of farmers markets in every Town Center.

Chapter and Topic: (Circle all that apply)

1) Executive Summary

2) Goals and Visions

3) Key Issues

4) Land Use

5) Environment and Natural Resources

6) Housing

7) Transportation

8) Economic Vitality

9) Water Resources

10) Community Facilities

Page number(s): 10-14, 10-8, 10-15

Comments:

*10 Community facilities 10-14 Objective 2: Provide care options for senior citizens in Calvert County.*

- **There is a dire shortage of quality nursing homes, assisted-living and communities for retired people in this county. Considering the size of our senior population and the aging demographics, putting solutions into action needs to be addressed immediately.**

*10-8 & 10-15 Goal 4: Support public safety programs, strategies, and facilities development. Objective 2: Ensure that the Emergency Medical Services is able to meet the county's needs.*

- **Public Safety** should be a top priority. It is a failure on the part of this county. As such, this county has been remiss in its duty to support our Fire Rescue, and Emergency Medical Services, leaving it all volunteer. We rely on the kindness of some very busy dedicated professionals who usually have full time jobs elsewhere. At times this means it is hard:

*"...retaining enough volunteers to fulfill the department's needs... EMS faces a key challenge with recruiting and retaining volunteers to provide fire, rescue and emergency services, particularly with an increased demand for advanced life support in the county. A 2016 memo by the Fire-Rescue-EMS Coordinator highlights the EMS system challenges with providing basic life support ambulance and advanced life support paramedic service. It states the need to evaluate the use of contracted or private ambulance services..."*

- **We take our EMS system for granted so much that our hospital emergency room charges a fee for ambulance service but it keeps the collected money and does not forward it to the EMS facility. Calvert County cannot attract, train and retain the quality personnel we need. Our need will be growing as our population ages. Offering property tax reductions and health-insurance are good incentives for these**

**specially trained people, but that is not enough. We need paid full time & part time personal to attract and keep a steady workforce. It is well worth the cost. Putting our revenue towards Public Safety is much more important than a golf course used by a select few people, or going hog wild on Armory Square (\$50 million Administration Building, \$20 million parking lot, plus \$60 million on a recreation center with facilities for 3 high schools to use once a year for graduation). Even the dogs and cats are getting an overdone \$6 million facility. The health and safety of our citizens should come first. Support for public safety programs, strategies, and facilities development data should be among the first chapters, not buried on almost the last page. Calvert County is the only county in Maryland with an all volunteer Fire, Rescue and Emergency Medical Services Division. Shame on you.**

**Name: CHARLENE T. KRIEMELMEYER**  
**Address: 10241 Three Doctors Road, Dunkirk, MD 20754**

Use additional pages, if necessary.

<p><b>Please submit your comments to:</b></p> <p>Calvert 2040 Comments          Calvert County Department of Planning &amp; Zoning          175 Main Street          Prince Frederick, MD 20678</p>	<p><b>If you would like to email your comments, send them to:</b></p> <p><a href="mailto:pz@calvertcountymd.gov">pz@calvertcountymd.gov</a>          Please put Calvert 2040 Comments in the subject line.</p>
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RECEIVED

DEC 06 2017

Community Planning  
and Building

Dr. Kent Mountford, Ecologist and Historian

Nancy Kirk Mountford, MS, President Cove Corporation

10200 Breeden Rd., Lusby, MD 20657

3 December, 2017

Calvert County Commissioners

c/o Planning and Zoning

150 Main Street, Prince Frederick, MD 20678

We attended with interest the presentations by "Keep Calvert Country" this week and were appreciative of the responsiveness shown by Mr. Willis and his able staff, and by the courtesy shown all by Commissioner Nutter, who was the only elected official we noted as present. The document created is one of great complexity, subtlety and of incredible importance to the County's future. It's review and approval should not, cannot, be rushed.

The visions stated, are, as many indicated well stated but the teeth, and the will to sustain these visions is wanting in many areas. These make the plan as offered inadequate for its stated purpose. Each of the points discussed and amplified that evening with direct citizen inputs were universally accurate, and Staff seemed to recognize these points.

If these points are taken seriously, deficiencies and omissions rectified, the finished product can be a decent blueprint for the future. If any of these critical elements are ignored or rejected, that portion of the plan becomes a paper tiger and is only an exercise in words.

Government should reflect the best interests of the citizens, and in that role we can demand action on these elements: sustaining our quality of life, the preservation of rural lands and vistas, travel without congestion, secure management of human and business wastes, holding the line on buildout, firm limits and boundaries of "town centers", and more clearly opening participation of the wider public in meaningful ways. Elements for each of these points fail in the current long and complicated draft.

Failure to take these issues seriously and provide meaningful responses is a failure to govern well, which we are sure you do not intend.

Dr. Kent Mountford



Nancy Kirk Mountford





imagination • information • inspiration

Carrie Plymire, Director • cplymire@somd.lib.md.us  
850 Costley Way • Prince Frederick, MD 20678 • 410-535-0291 • 301-855-1862  
www.calvert.lib.md.us

RECEIVED

DEC 07 2017

County Council  
and Center

**MEMO**

To: Planning Commission  
From: Carrie Plymire, Director, Calvert Library *Carrie Plymire*  
Via: Jenny Plummer-Welker  
Re: Agency feedback on October 2017 Draft Calvert County Comprehensive Plan  
Date: December 6, 2017

**Page I-7 Community Facilities** – “As Calvert County plans for its future, it must assess the current state of the schools, parks, recreational facilities, emergency services, healthcare facilities and solid waste disposal service available to ....” Please include “libraries” in the list of institutions that need to be assessed. On page I-6 reference is made under “Economic Vitality” to strengthen economic opportunity and expand the county’s education system. Public libraries are, along with public schools and community colleges, one of the three pillars of education. Libraries serve a broader segment of the population than either schools or colleges and do so with far fewer public dollars.

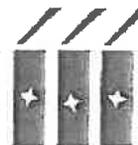
In Chapter 10, Goal 1 does include libraries along with public schools and the college (10-1)

**8-13 Education and Workforce Development** – suggest adding text in italics to the third paragraph of this section.

The educational opportunities in STEM fields *mentioned above, in addition to education provided by Calvert County Public Schools and Calvert Library* can provide a foundation for the growth of STEM industries in Calvert County.

**8-13 Developing Entrepreneurs** – (Add) Calvert Library should continue to support entrepreneurship and small business development in its class offerings for young people and adults. As Library facilities are expanded and renovated, business incubator space should be included.

**10-1 Related County Plans** – should include the “Calvert Library Facilities Master Plan FY17-37 – This plan assesses the current state of Calvert Library facilities and makes recommendations for adequate 21<sup>st</sup> Century facilities based on current and projected growth in the county.”



**10-5 Libraries (edit second paragraph as follows)**

Calvert Library provides a variety of resources beyond its traditional role of providing the public with access to information. ~~Calvert Library promotes technological literacy by offering access to computer software and equipment, including 3D printing, WI-Fi, and computer skills training. Calvert Library teaches technological literacy and offers access to computer software and equipment, WI-Fi, 3D printing, drones, robots and other manipulatives to teach coding and build skills, confidence and enthusiasm for STEM careers.~~ The library assists individuals with economic opportunities through the Small Business Resource Center, assistance with career and job search help, online databases for taking classes and practice tests for certifications, and financial education.

**10-11 Objective 3: Fund construction and renovation of Calvert Library... (Amend last bullet as follows)**

Continuously update available technology to provide citizens with ~~access and expand digital literacy.~~ access, expand digital literacy, and expand capacity to support a STEM-ready workforce.

**From:** muffin@[REDACTED]  
**Sent:** Wednesday, December 6, 2017 8:58 PM  
**To:** Planning and Zoning <pz@calvertcountymd.gov>  
**Subject:** Comments on Draft Comprehensive Plan

I think it's time to slow the roll on the Comprehensive Plan rewrite.

After attending recent public discussions about the draft Calvert County Comprehensive Plan, I learned it's not well understood by residents. In fact, the short comment period created a false sense of urgency and discouraged a sincere effort to understand the impact fostered by the draft plan.

The same rush to judgement happened to the sign regulations, which failed to produce a public analysis and understanding of the extensive comments received. And frankly, I have similar concerns after the commissioners' November 14 work session discussed ways to relax the adequate public facilities ordinance. The work session discussed ideas to allow earlier development around overcrowded schools, and asked for ideas to allow overcrowding in schools serving areas like Prince Frederick. Heck, I swear the Route 4 rush hour backup in Prince Frederick looks like it's getting closer to Plum Point Road. That doesn't argue in favor of more people.

On November 14, the commissioners voted to delay bonding requests for several Capital Improvement Projects to allow a fuller discussion of the projects in the General Election. I think the same courtesy of education and understanding is due the draft Comprehensive Plan, and the 2018 election cycle is an excellent platform.

John Perryman  
1431 Abbey Ln  
Huntingtown, MD 20639  
410-610-7591

**From:** Noel Christine Tanis [REDACTED]  
**Sent:** Wednesday, December 06, 2017 10:14 PM  
**To:** Planning and Zoning <pz@calvertcountymd.gov>  
**Subject:** 2017 Draft Comprehensive Plan for 2020-2030

Closing public comment on December 8 is too little time. The citizens of Calvert need more time to read and research and form educated opinions and question the plan with a reasonable understanding of what it says and what the impacts may or may not be.

Thank you.

Noel Tanis

\*\*\*

Noel Christine Tanis  
[noel.tanis@gmail.com](mailto:noel.tanis@gmail.com)  
240.793.9122

**From:** Patrica Smith [REDACTED]  
**Sent:** Wednesday, December 06, 2017 9:15 PM  
**To:** Planning and Zoning <pz@calvertcountymd.gov>  
**Subject:** Comprehensive Plan

Sirs,

I am gravely concerned that the 2017 draft comprehensive plan for the next 10 years falls short in the following seven areas.

1. It lowers the traffic projections that the Board of County Commissioners (BOCC) predicted will actually increase with no new studies.
2. It calls for new sewers paid for by developers, but maintained by taxpayers.
3. The current "buildout limit" (total number of dwelling limit of 37,000) have been removed. It doesn't address the problems of growth exceeding infrastructure and drinking water.
4. It weakens the Transferable Development Rights (TDR) program by reducing the need for developers to buy TDRs and farmers to preserve farmland. Calvert County's landmark program encouraged other counties across the state to preserve their land similarly. If it is weakened, it sets a bad precedent for the state.
5. It expands the size of town centers and villages, promotes strip malls and commercial development and eliminates standards of appearances.
6. It eliminates mention of preserving the county's heritage.
7. It doesn't mention county government accountability, transparency and fiscal responsibility to the citizens.

Patricia Simpson  
3155 Tobacco Road  
Chesapeake Beach,  
Calvert County, MD  
20733

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From: Robert Lightstone [REDACTED]  
Sent: Wednesday, December 06, 2017 9:40 PM  
To: Planning and Zoning <pz@calvertcountymd.gov>; Commissioners  
<COMMISS@calvertcountymd.gov>  
Subject: long range plan

Once again the current commissioners do not get it. They want growth with no responsibility. Some Calvert County members just got discounted by the action of the Commissioners in not understanding what other Southern Maryland counties understand. You must take care of the infrastructure. in our particular case - sewer - the county should support making a comprehensive system that allows for growth with "green" perspective - not make everything a "private" issue. As presented - the long range plane will not serve the county as a whole.

Robert Lightstone

**From:** Stewart Buckler [REDACTED]  
**Sent:** Wednesday, December 06, 2017 4:24 PM  
**To:** Planning and Zoning <pz@calvertcountymd.gov>  
**Subject:** Comprehensive Plan

I've been following the county's Comp Plan Update with interest and attended the recent public info meeting at Calvert HS. I'd like to provide my views and comments as to the current process and update of the plan..

First, when you look at the county's own website for who has input into the plan, it does NOT mention the citizens of Calvert County. How true that must be.. it does mention the planning commission and the BOCC for approval. It seems that the special interest groups, along with the contractor (doing the updates) are the rushing of most of the changes. I also have noted the input that the SBIG has had at meetings with members of the Plng commission regarding the Comp Plan. As I'm sure you know some of the SBIG members are involved in Large (not small) business ventures in the local area. How is it that local citizens only get a look at the draft plan on one or two public forums, and not at a sit down face to face with the responsible parties.

See that most of the real estate developers are left to determine the best way to "integrate" their developments roads and water/sewage into the county/town centers plan/systems. You only have to drive around Prince Frederick and see many dead end roads (in many developments) which don't seem to fit in any logical plan the town/county has for the future. It did not seem to me that Comp Plan included the state's plans to expand Rte 4 in Pr Frederick. Of course this must be an oversight and must be fixed, or are we just let the developers figure that out.

Concerning the removal of limits on development (that were in place in previous Comp Plans) it seems that burdens on the environment, regarding the existing water supply for homes and businesses are not considered. I have lived in Cal county most of my life and have seen streams and creeks in local woods dry up, as are some wells. Digging deeper and deeper is not the solution. Someone (the local government) MUST ensure there is adequate, clean water available or it won't matter how good your updated Comp Plan is or isn't.

I did not receive any real answers on how the new Town Centers were drawn up in the new plan. The only thing I was told was that all the town centers were enlarged to accommodate the new rules associated with town center development. I believe that there should be a define process to identify and more clearly define what the town center is (now it is an apparent border around something).

Lastly, as many others must have mentioned, what in the world is the big rush to get the new plan done so fast?? I don't care if the BOCC said to get it done by Spring 2018 or not, a Comp Plan with so many changes that effect most all the citizens of Cal Co MUST be given proper time for full review and comment by all, and not just the members of significant groups as the Camber of Commerce and SBIG.. Last I checked my vote counted the same as any one other resident of the county.. Please do what is right and proper for all of Calvert County, and not just some special interest groups and tell the BOCC the plan needs more time, and to extend the deadline for approval to at least 2019.. thanks for listening...

Sincerely, Stewart C Buckler Jr.

**From:** kanter.david@comcast.net [REDACTED]  
**Sent:** Wednesday, December 06, 2017 9:24 PM  
**To:** Planning and Zoning <pz@calvertcountymd.gov>  
**Subject:** Calvert County draft Comprehensive Plan

I've reviewed your draft Comprehensive Plan and disagree with it on many levels. Here are some. I'll be reviewing it again to add to the problems with this draft Plan.

My comments:

1. It weakens the Transferable Development Rights (TDR) program by reducing the need for developers to buy TDRs and farmers to preserve farmland. Calvert County's landmark program encouraged other counties across the state to preserve their land similarly. If it is weakened, it sets a bad precedent for the State.
2. It expands the size of town centers and villages, promotes strip malls and commercial development and eliminates standards of appearances.
3. It eliminates mention of preserving the county's heritage.
4. It doesn't mention county government accountability, transparency, or fiscal responsibility to the citizens.
5. It lowers the traffic projections that the Board of County Commissioners predicted will actually increase - with no new studies.
6. It calls for new sewers paid for by developers, but they will have to be maintained by taxpayers. Not acceptable
7. The current "buildout limit" of 37,000 has been removed. It doesn't address the problems of growth that will exceed infrastructure and drinking water capacity.

You are rushing this Plan. This is not acceptable. Slow it down and listen to the People!

Warmest Regards,

David Kanter, RS  
Hughesville, MD  
301-274-9680

###

On December 7, 2017 at 10:11 AM Planning and Zoning <pz@calvertcountymd.gov> wrote:

Greetings Mr. Kanter,

Thank you for your email. Your comments have been received.

The Planning Commission will receive the comments in December and will meet in January 2018 to review the comments and discuss revising the draft plan. The revised second draft is anticipated to be published in the spring of 2018. There will be additional opportunities for

public comment on the draft. Steps in adoption include the Planning Commission approving the plan and recommending that the Board of County Commissioners adopt the plan, and the Board of County Commissioners adopting the plan. A public hearing will be held prior to the Planning Commission recommending adoption of the plan.

Thank you,

Felicia

*Felicia R. Harrod  
Administrative Aide  
Calvert County Government  
Department of Planning & Zoning  
150 Main Street  
Prince Frederick, Maryland 20678  
(410) 535-1600 x2337*

*We appreciate your feedback! Please take our customer satisfaction survey.*

###

**From:** kanter.david@comcast.net [mailto:kanter.david@comcast.net]  
**Sent:** Thursday, December 07, 2017 11:08 AM  
**To:** Planning and Zoning <pz@calvertcountymd.gov>  
**Subject:** RE: Calvert County draft Comprehensive Plan

Felicia,

thank you for your prompt response.

I don't find this process acceptable. By the time the Planning Commission reviews the comments, they will have already essentially made up their respective minds, mostly based on this existing draft Plan. Further, the initial comment period is incredibly short. Also, it's being done during the Holiday Season. This needs to take into account that most people have other (family and community) activities and obligations in mind until January. The comment period should be extended through late January, rather than early December.

Can you provide me with the Planning Commission requirements for comment period on the Comprehensive Plan?

Finally, can you please add these comments to the official record? My initial comments as well as these newer comments, above?

Warmest Regards,  
David Kanter, RS

**From:** Larkins, Karen [REDACTED]  
**Sent:** Wednesday, December 06, 2017 12:59 PM  
**To:** Planning and Zoning <pz@calvertcountymd.gov>  
**Cc:** Commissioners <COMMISS@calvertcountymd.gov>  
**Subject:** Calvert 2040

To Whom It May Concern:

I'm writing to express my disapproval of the plan to expand Huntingtown to the other of Route 4. I live in Huntingtown, off Lowry Road, and believe such expansion would create way too much traffic on Route 4, which can barely handle what it has now. I know because I commute to D.C. regularly on that route.

Thank you for considering this matter.

Sincerely,

Karen Larkins

**From:** CYNTHIA OVERSTROM [REDACTED]  
**Sent:** Wednesday, December 06, 2017 9:03 PM  
**To:** Planning and Zoning <pz@calvertcountymd.gov>  
**Subject:** Comprehensive plan

Lets slow this down and let people have more than 7 weeks to review and make recommendations. Cindy Overstrom

**From:** Greg Bowen [<mailto:landstewardshipsolutionsllc@gmail.com>]  
**Sent:** Thursday, December 07, 2017 1:19 PM  
**To:** Plummer-Welker, Jenny L. <[Jenny.Plummer-Welker@calvertcountymd.gov](mailto:Jenny.Plummer-Welker@calvertcountymd.gov)>  
**Subject:** Comments on the draft Comprehensive Plan

Dear Planning Commission,

Calvert County is dear to my heart. I am the fifth generation on our farm and our family lived in Calvert for generations before that. Over the last six years (since retirement), I have stayed away from county government to avoid the appearance that I am still trying to plan for Calvert County as a retiree.

However, comprehensive plan is different and if I don't weigh in, I am not being a good citizen. That is why I joined *Keep Calvert Country* and made my presentation on November 30th (**Attached**).

Actions from the current and previous Board of County Commissioners appear to put Calvert government in a good financial position. Based on Dominion revenues, now and anticipated, the Sage Report (Calvert County Economic Development Strategic Plan Update, 2017-2022) notes that "The implication is that Calvert County economic development policymakers need not grow the commercial tax base simply to help pay County bills. Rather, to the extent that commercial growth is promoted, there should be a significant quality of life component."

I couldn't agree more. Let's make sure that this plan is focused on quality of life. In the report, Basu recommends that the county focus on helping agriculture and agri-tourism. We agree.

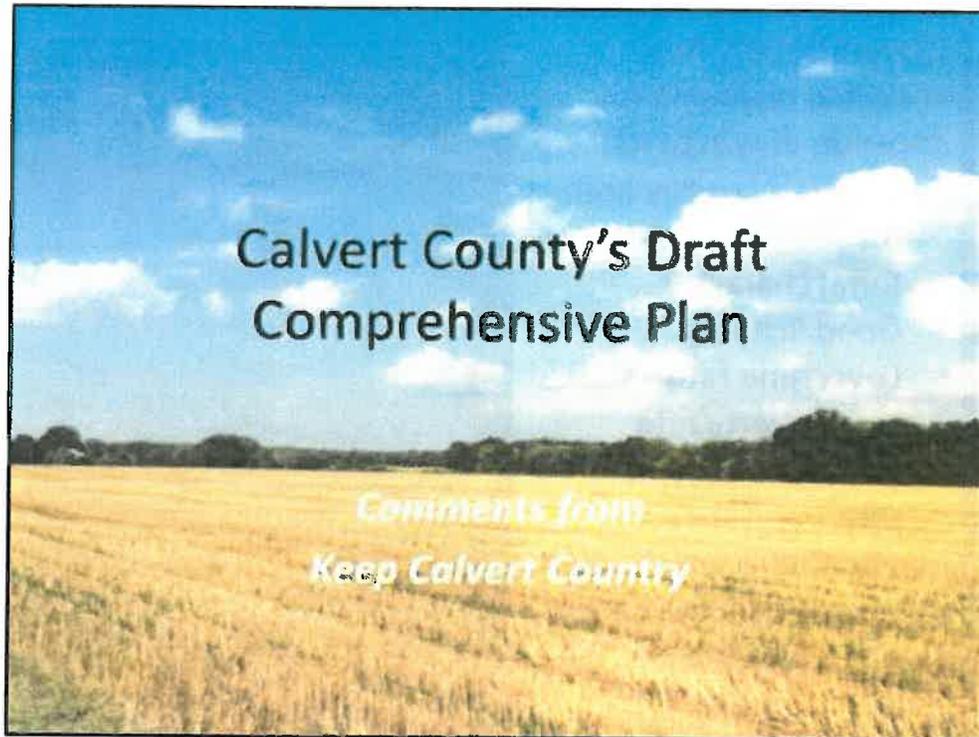
My bet is that Basu would not have recommended that the county "Radically Accelerate Development of Town Centers" if he had known that the Commissioners were already predicting that trips per day would increase from 48,600 to 83,600 by 2030 (see page 13, MDOT Consolidated Transportation Plan Tour 2017 — Tuesday, October 24, 2017). The consultant was not aware of that either.

Even before that prediction, a 2013 Prince Frederick Traffic Study projected that a total of 16 intersections would fail (7 in the morning and 9 in the evening) in Prince Frederick based on projects already in the pipeline, with the expansion of Rte. 4 to six lanes. When traffic gets that bad, business suffers because drivers don't want to stop, fearing that they won't be able to get back on the road without a major time delay. In other situations, clogged highways can stop customers from even turning into a business.

None of this is mentioned in the draft Comprehensive Plan which paints a relatively rosy picture of the traffic situation. Traffic needs to be addressed before we map out expansions of town centers in the Plan and before we propose to extend sewer lines into Rural Areas.

Thank you for your consideration. It may be a little frayed around the edges, but Calvert County is still "The Pleasant Peninsula". Let's keep it that way.

Greg Bowen  
1235 Mallard Point Road  
Prince Frederick, MD



Keep Calvert Country, is a bi-partisan group of Calvert County citizens who believe in an open government by the people and for the people. We love Calvert's Rural Character and want to protect Calvert's Quality of Life. We are not anti-growth, but we want Calvert to grow no faster than its infrastructure - in other words, to "Grow Responsibly".

Next, we have great admiration for our planners who are attending this meeting and I appreciate them being here. They are some of the hardest working people I know. And at this point, we are reviewing the consultant's plan, not their plan. **AND I WILL SAY THIS. THERE IS MUCH THAT IS WELL WRITTEN IN THE PLAN.**

However, we have about seven items pertaining to the consultants plan and about a former planning director's decision to leave traffic planning out of the contract for the of the plan preparation.

Calvert County has attracted residents for decades, drawn to its:

- Proximity to Bay and River
- Rural character
- Good Schools
- Low crime rate
- Low poverty rate
- Low unemployment rate

Maybe that is why home values and income rank among the highest in the state



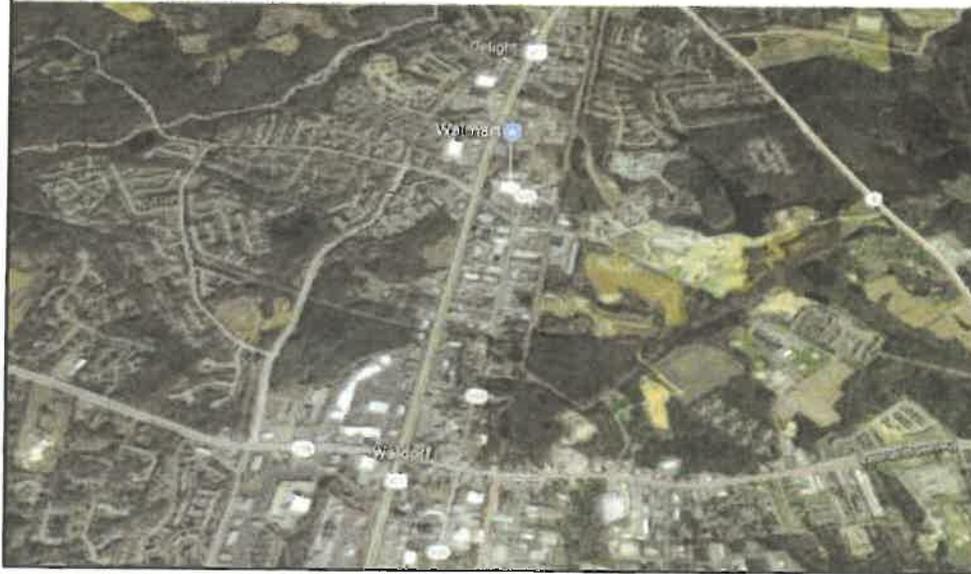
**There is another reason why residents have always loved Calvert County-a good highway network**



Traveling in any other direction from Washington, D.C., where is there a better level of road service than Calvert County's. Compare MD 270, heading to and from Frederick. Baltimore Washington Parkway heading to Howard County, Rte 95 headed south to Virginia or Route 5 headed to Charles County. Once you make it to the Calvert County line many people feel like they have made it home.

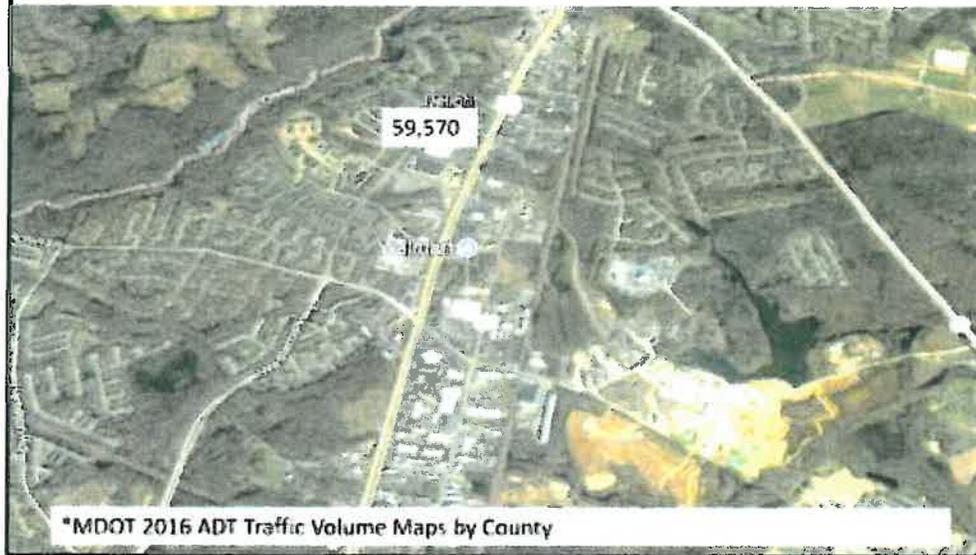
It has been in no small part due to numerous boards of County Commissioners and to great comprehensive plans that helped to control growth. And it was due to Frank Jaklitch, Planning Director for 28 years. He grew up on Long Island NY, when it was farmland. And he resolved that Calvert would not turn into one big sprawl area like that which happened on Long Island. He became very good friends with staff at the Maryland State Highway Admin and together the county and state made great progress in good transportation planning. But more on that in a bit.

For decades Charles County has taken  
A pro-growth approach in its Plans



Let's contrast Charles County with Calvert.

**Retail development lines the Major Traffic Corridor (MD 301 and MD 5), just north of Waldorf, the average trips per day is 59,570\***



Strip commercial development was allowed to stretch from the county line to White Plains, Over six miles of commercial entrances, exits, and stop lights. A strip of chain businesses with nothing to say as to where you even are. Then dotted all along MD 301 are old motels, empty business fronts. NOT our model for growth.

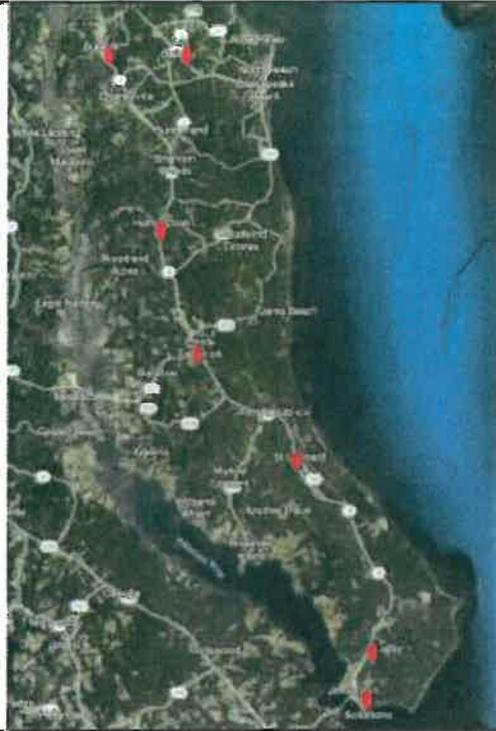
There are six traffic lanes, and that increases to eight lanes after Mattawoman Beantown Road. During rush-hour, this area is regularly backed up.



The commute from Charles County was recently deemed the worst in the nation by Autoinsurancerc.com. The property tax rate in 2017 is the highest for any county in the state. By the way, rapidly growing counties and urban counties tend to have higher property tax rates.

## Calvert's Strategy

- Put town centers in the right places
- Zone them the right size
- Don't allow them to stretch too far along MD 4
- Make them great places to live, work, and shop.



**This is the main retail corridor in Prince Frederick  
From the town center boundary to Dares Beach Rd.**



**First Issue: No traffic study was done  
as a part of the preparation of the  
draft Comprehensive Plan**

- **According to the draft Comprehensive Plan, “the highway system is presently operating well. While some delay at signalized intersections in Prince Frederick is experienced during the peak travel periods, all arterial and collector roads are operating at acceptable levels of service.”**

**LAST** I am NOT comforted by this statement. At best, this this understates the problem based on the situation as I am about to describe.

**Average Daily Traffic Volume was 48,600\* in 2011.  
Commuters face backups of 2 miles many days to get  
to this Intersection of Stoakley Road.**



Some have even started to take detours through Wilson Road to bypass the backups.

**This section of MD 4 along the Fox Run Shopping Center is scheduled to be widened to six lanes in the near future**



**A state traffic Study was conducted in 2013 to review the impact of adding 2 lanes to MD 4**

Will six lanes solve the problem?

"This traffic study evaluates potential traffic schemes to improve operations along the MD 2/4 corridor between Calvert Memorial Hospital North and MD 765A South (Main Street) . . . "

**"It is assumed that both Prince Frederick Boulevard and Chesapeake Boulevard will be extended to provide continuity and alternative route to MD 2/4."**

**2013**  
May  
Revision

Prince Frederick Traffic Study





**FINAL**

There are no current plans to complete Chesapeake Boulevard

## SHA Study Conclusions

- “The majority of the intersections operate at an acceptable [level of service] **LOS under existing conditions.**”
- “Future developments along the MD 2/4 corridor, especially at the former middle school site and a 36-acre site along MD 402 **will have significant impacts on operations throughout the study area.**”

This does not factor in the proposed expansion of the Prince Frederick town center.

## Conclusions (continued)

Based on the SimTraffic results, the following is a summary of the number of signalized intersections or roundabouts operating at [level of service] LOS E or worse in the year 2035 for the no-build and build

	<u>No Build</u>	<u>Alt 2</u>	<u>Alt 3</u>
AM Peak	6	5	7
PM Peak	11	21	9



Alternative 2 was to build an underpass south of Fox Run Shopping Center and Alternative 3 was and completely close the MD 2/4/Steeple Chase Drive intersection and build at-grade intersection along MD 2/4 north of MD 402

Today, we have one failed intersection – Stoakley Road and MD 4. After the upgrade, we will have 16 failed intersections (7 in the morning and 9 in the evening).

In summary, the proposed development will add a great deal to commuting times.

## Even Worse

### Board of County Commissioners:

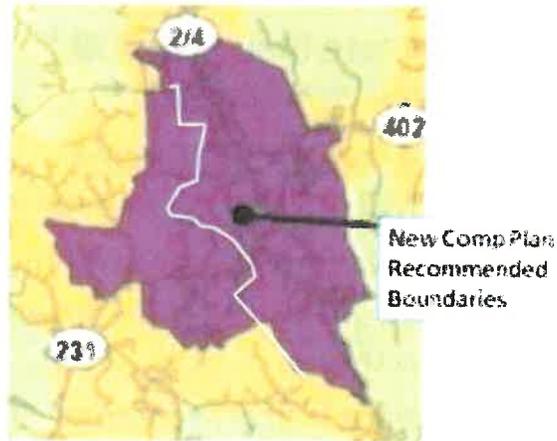
Trips per day to increase from **"48,600 to 83,600** by 2030" through Prince Frederick. P. 14 (Oct. 24)

- **That is 40% more traffic that is being experienced on MD 301/MD5 north of Waldorf.**
- That is a 72% increase in 12 years and the only road improvement proposed is the expansion from two lanes to three.
- That level of increase is likely to impact Dunkirk and Huntingtown too.

In its report to the MD Department of Transportation on October 24, 2017, the Board of County Commissioner's report noted that based on anticipated growth "daily traffic is estimated to grow from the 2011 volume of **48,600 to 83,600**" in just **12 years**.

In addition, traffic on **231** has increased **46%** since **2000** and traffic on **MD 4** just north of the **Solomons Bridge** has increased **38%** since **2000**. None of this is mentioned in the Plan.

## And a Town Center expansion is proposed in Prince Frederick



This was NOT factored into the traffic study. It only looked at developments that were already in concept stage. Why do we have to map out an expansion of the town centers now? Why not describe where we might expand, if there is road and sewer capacity to accommodate the growth?

## **Tentative Recommendation**

For these reasons, we suggest that:

- There be no expansion of town Centers included in the Draft Plan at this time until a full transportation study and improvement plan is presented to the public. **Citizens will have to pay the county share.**



Second infrastructure issue

# SEWER

## **Calvert County has the best Sewer Infrastructure Systems in the State**

- Solomons and Prince Frederick have large land application systems. They do not discharge any waste water into any tributary of the Chesapeake Bay.
- Private wastewater systems have been installed with far less successful. Mark is aware of the ones I am talking about.

## Concerns

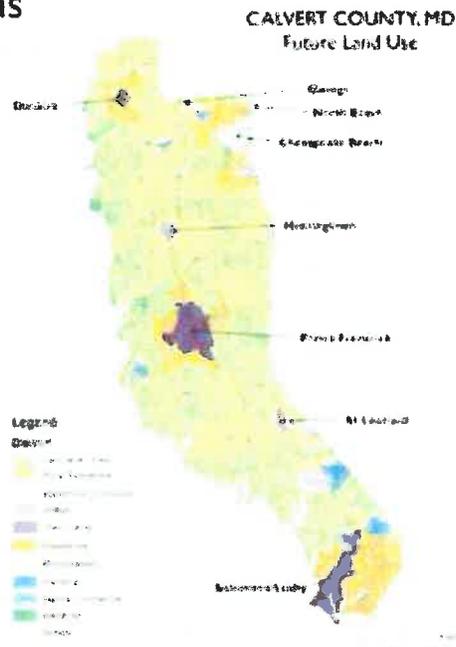
- “Allow privately-funded community sewage treatment facilities to serve commercial, industrial and employment uses located outside Town Centers and Residential Areas, consistent with economic development goals.”\* **What happens when the system fails? Who was at fault? Who pays? Will it be county residents?**

\*Page 4-23 of draft Plan

## Mapped Residential Areas

Every town center is surrounded by mapped residential areas

- Up to four dwelling units per acre
- *"Sewerage Systems for Residential Areas around Town Centers: Developer-funded extensions of public sewer systems are permitted in the designated Residential areas surrounding Town Centers, as identified on the Future Land Use Plan Map." (Pg. 9-15)*



**This means more residential buildout. More traffic. Who is asking for this? How will it improve your quality of life?**

## **Tentative Recommendation**

- Do not create new private or developer funded community sewer systems inside residential areas or outside residential areas. When they fail, the tax payer may bear the cost.



Next Action

## **BUILDOUT LIMIT**

### **Concern: The buildout limit was removed**

- Its purpose was to prevent Calvert citizens from living in a place where population exceeded infrastructure or environmental capacity to accommodate the growth.
- But it is needed more in Calvert than most other counties.

## **WHY REMOVE?**

\*U.S. Census Bureau estimate 2016



## Calvert County Transportation Plan

- Keep traffic flowing on MD 4
- Build overpasses at town centers to control turning movements.



A transportation plan was developed almost 20 years ago.

## Faulty Logic – Don't Worry About It

- The consultant argues that Calvert cannot grow to more than 100,451 persons, at least through 2040, based on current zoning.

Population Projections	Scenario #1	Scenario #2
Current Population	91,251*	91,251*
New Households	9,000	15,000
x 2.92*	26,360	43,800
persons/household		
<b>total</b>	<b>117,611</b>	<b>135,051</b>

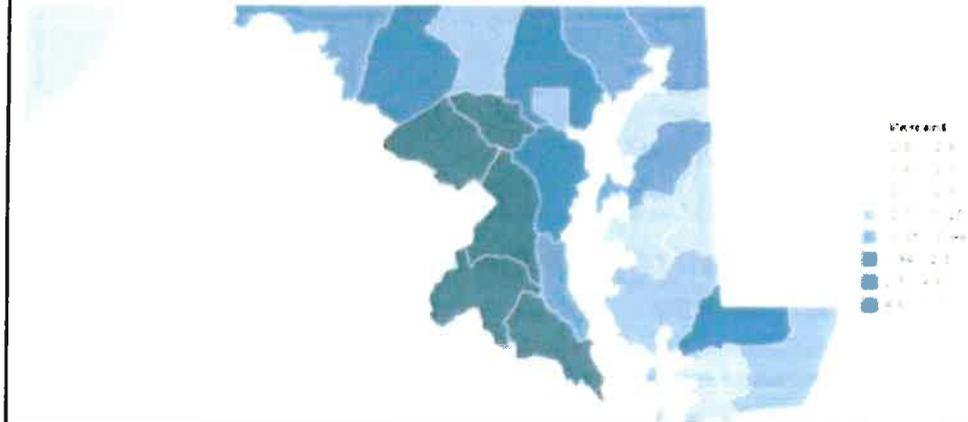
- Also, Prince Frederick Town Center is expanded, as is zoning density

\*U.S. Census Bureau estimate 2016

**AT THE END.** What if we exceed 100,451 and the four-lane highway cannot handle the traffic? Who has to live with the traffic?  
What if the aquifers cannot provide enough water?

## The Plan Understates The Risk

The draft plan concludes that our growth rate has dropped to one of the slowest in the state (p. 4.11). In fact, it is the 11<sup>th</sup> fastest.



**AT THE END:** In fact, Calvert's growth rate is in the middle – 11th out of 23 states (indexmundi).

The last decade that Calvert grew by less than 9,000 people was in the 1960s.

In addition, the slower growth rate between 2012 and 2017 was partially due to the moratorium on major subdivisions with septic systems, caused by the failure to adopt a Tier Map.

We will see about the growth rate once the Tier map is adopted.

## **Tentative Recommendation**

Keep in the current  
buildout limit of 37,000  
dwelling units or document  
how the county can exceed  
that figure without gridlock  
or increasing taxes.



We are not against growth and we love vibrant town and city life as much as anyone.  
But not at the expense of quality of life.



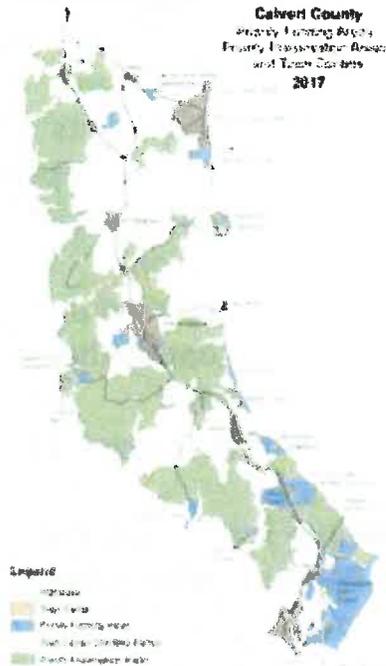
Next issue:

## **PROTECTING RURAL LANDSCAPE**

## Comprehensive Plan on Protecting Rural Landscape

- Vision: Our landscape is dominated by forests and fields.
- Maintains current map of Priority Preservation Areas and Priority Funding Areas

**First county land preservation program in the state, and one of the most successful in the country, mostly done with private dollars.**



At the workshop on *Preserving Rural Character and Directing Growth to Designated Areas*, support for preserving rural character was overwhelming

## Issues

- County Transferable Development Rights (TDR) program stopped working during the great recession
- At the same time the County stopped the Purchase and Retirement Program 3 years
- Since it returned, the PAR fund price is too low

In 1992, there was the Saving and Loan debacle and the market for TDRs died and left farmers who had sold a few development rights hanging. So the Commissioners set up a **program to buy and retire TDRs** during recessions to protect farmers who had made a commitment to protect their land.

Before the Great Recession, Calvert had the second best transferable development rights program in the country, protecting 21,000 acres of the 30,000 acres now preserved.

After the great recession, the moratorium from the failure to adopt Tier maps kicked in so Transferable Development Rights (TDR) sales have been almost non-existent.

## Issues

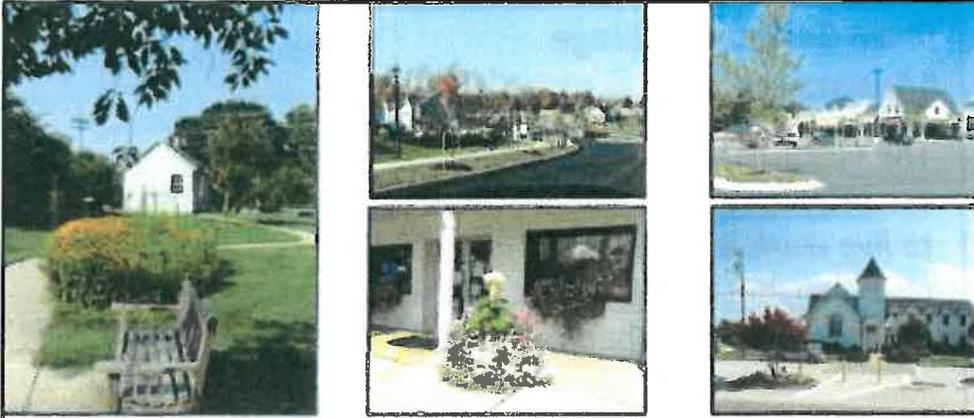
- The Plan recommends that TDRs no longer be allowed in the white area on the map
- The Plan reduces the amount of Transferable Development Rights needed in the Town Centers and the Residential Districts
- **Where are the TDRs to go?**



So the Plan TALKS about protecting rural character while it kills it

## **Tentative Recommendations**

- Do not restrict use of TDRs in the Rural Community District unless the county agrees to buy them all or most of them
- Do not put in the plan the policy that that the first three dwellings in town centers will not require TDRs or that the first dwelling unit per acre in a Residential District will not require the use of TDRs. Allow that to be addressed in the Zoning Ordinance.



Next Issue

# OUR TOWN CENTERS

## **Town Center & Village Appearance**

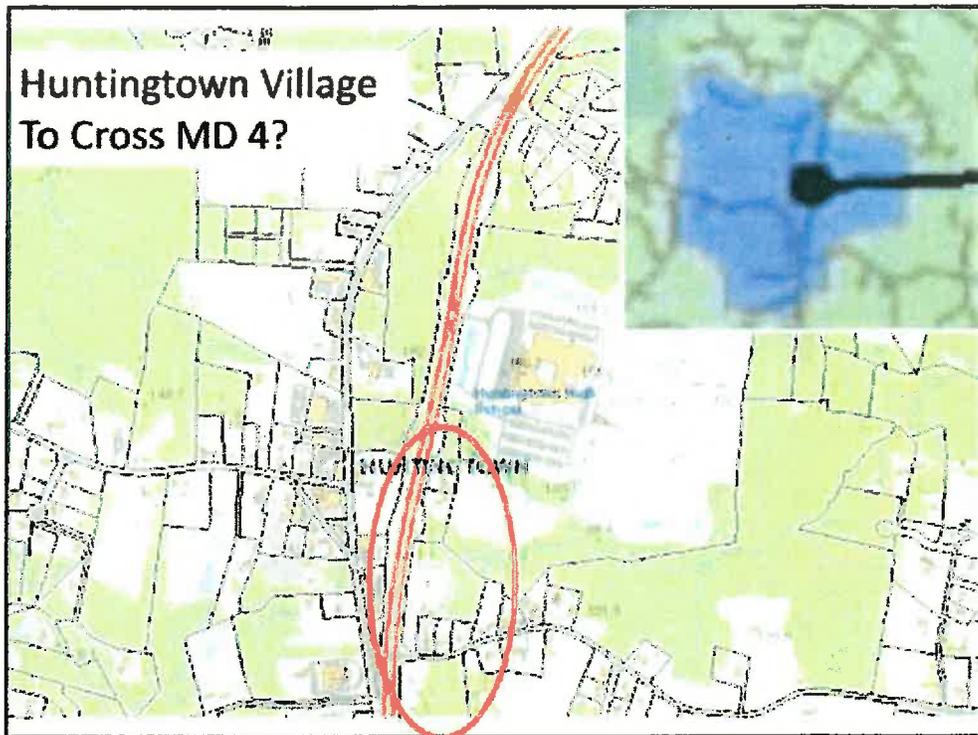
The Vision that *"Our Town Centers are attractive, convenient places to live work & shop"* is still in the new Plan, but all references to the "appearance" have been removed.



In addition, "chains" will be exempt from Architectural Review and can apply for an administrative variance (no public hearing required) to increase the height of their signs by up to 30%.



The sign regulations (pending) remove all appearance code requirements from all Town Center Master Plans, replacing it with a "generic" watered-down set of appearance "guidelines". In addition, new regulations are being prepared to strip the Architectural Review Committees from most of their authority.



How did this come out of the public meetings we held in the spring. I didn't hear anyone clamoring for this? And what are the implications.

Also, how many of you attending the meetings with the state highway administration to locate the Huntingtown overpass? It was ugly, but not as ugly as traffic will be when we add another 30,000+ trips per day through that intersection. The bottom line was that traffic movement is VERY difficult because of road alignments. Don't make it more difficult by adding strip commercial along this road segment



## **Strip Commercial Development**

The new Plan contains the following: *"Objective 3: Avoid the potential for strip commercial development along highways. Do not permit additional commercial and retail development along highways outside Town Centers. Do not allow commercial and retail uses to have direct access onto MD 2/4 in Huntingtown, St. Leonard, or Lusby."* (Pg. 4-24,25)



**Will this become a Wawa or a Quick Stop? Won't it be strip commercial development?**

***How will the above-referenced Vision be achieved without specific goals and objectives in the new Plan dictating what actions should be taken to achieve the Vision?***

***Will it look like part of the Village of Huntingtown? Or another Strip Commercial Development?***

***Will it make the Huntingtown Village "walkable"? What impact will it have on traffic?***

## **Tentative Recommendations**

Do not expand town centers as part of the process of updating the plan.

Do not allow villages to cross arterial roads.

Next Issue

# **MISSING IN ACTION**

## Heritage Section of the Current Plan

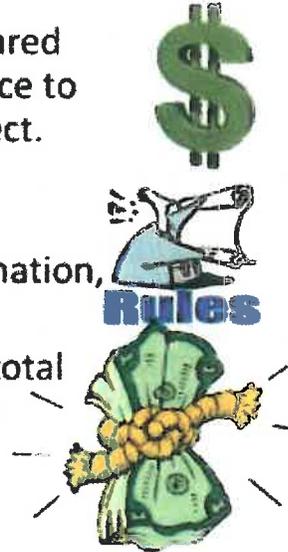
- Establish an inventory of historic and/or scenic roads and plan for their protection. [P&Z, BOCC]
- Explore methods to ensure identification of cultural resources on a site before development, and to ensure that new construction is compatible with neighboring historic areas. [P&Z]



An entire section of the current plan is missing. How important is our heritage? Why is this no longer important?

## Government Section of the Plan

- Require a fiscal analysis to be prepared prior to providing financial assistance to any commercial or residential project. [F&B, ED, P&Z]
- Periodically review County rules, regulations, and practices for elimination, combination, or clarification. [CA]
- Maintain a ratio of debt service to total revenues in accordance with sound business principles. [CA, F&B]



An entire section of the current plan is missing on the government's relationship with its people. Why is this no longer important?

## The PURPOSE statement!

### **Overview - Purpose of the Comprehensive Plan**

The Comprehensive Plan (Plan) is the official policy document for the County. The Board of County Commissioners, the Planning Commission and County Departments use the Plan as a guide when evaluating proposed projects or changes to the Zoning Ordinance. The State uses the Plan to determine whether or not to provide state funding for a local project (e.g. Rural Legacy, Community Legacy, public infrastructure, Community Development Projects, etc.). Bond rating agencies . . .

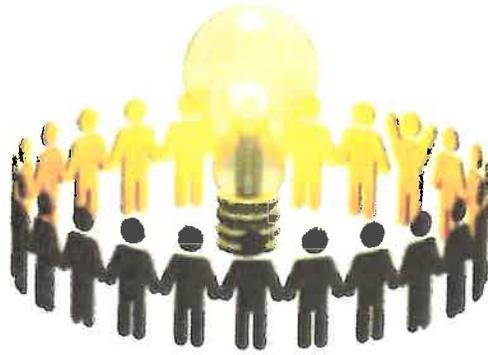
The Plan Goal

Plan Implementation

Why were they left out?

## **Recommendation**

Add these sections back in the Plan.



Next Issue

# **PUBLIC PROCESS**

## **Where to begin?**

Public participation has been the hallmark of our comprehensive plans for decades. During this process, the consultant has admitted on several occasions that the timeframe is aggressive.

Previous planning director Tom Barnett negotiated the contract and hired the consultant.

The contract calls for a comprehensive plan AND zoning ordinance in 2 years. That is way too fast.

## **Public Process - continued**

- The Planning Commission used to take months to prepare the plan before releasing it for review. Thus far, this Planning Commission has held one meeting since the plan was drafted and then it was forwarded to the public for review.

## **Public Process - continued**

- This plan is not even a complete plan. It doesn't even have an implementation section.
- Citizens have only been given a little over a month to review the plan, giving interest groups almost no time to comment.
- We have not heard from all the agencies who are required to comment on the Plan before we comment.

This is not a criticism to staff. And perhaps the Planning Commission and County Commissioners are not familiar with they level of citizen participation from the past.

Yet despite these deficiencies, the public is being asked to review the Plan and submit comments by December 8<sup>th</sup>, with no opportunity to review and comment on subsequent drafts until the Public Hearing sometime this spring. And as many citizens have learned, questions are no longer permitted at Public Hearings.

This presentation was created by Keep Calvert Country. If you have questions after reading this and fail to get your answers at the upcoming open houses, please feel free to email us at [keepcalvertcountry@gmail.com](mailto:keepcalvertcountry@gmail.com).

**Review the handouts for details**

## **Recommendation**

**Slow down.**

**Do it right.**

This thing can be fixed.

We can retain our quality of life

We don't want to be Waldorf. You don't want us to be waldorf

IF this plan is NOT of the people, and by the people, who is it for?

**From:** Darlene Bremer [REDACTED]  
**Sent:** Thursday, December 07, 2017 10:47 AM  
**To:** Planning and Zoning <pz@calvertcountymd.gov>  
**Subject:** comments on 2020-2030 comprehensive plan

Good morning:

The Calvert County Comprehensive Plan for 2020-2030 incorporates many changes from the last plan and is being rushed through the process with extremely limited time (a mere 7 weeks) for citizens and organizations to comment and work together with the County to achieve a meaningful plan.

The 2017 draft comprehensive plan for the next 10 years falls short in the following seven areas.

1. It lowers the traffic projections that the Board of County Commissioners (BOCC) predicted will actually increase with no new studies.
2. It calls for new sewers paid for by developers, but maintained by taxpayers.
3. The current "buildout limit" (total number of dwelling limit of 37,000) have been removed. It doesn't address the problems of growth exceeding infrastructure and drinking water.
4. It weakens the Transferable Development Rights (TDR) program by reducing the need for developers to buy TDRs and farmers to preserve farmland. Calvert County's landmark program encouraged other counties across the state to preserve their land similarly. If it is weakened, it sets a bad precedent for the state.
5. It expands the size of town centers and villages, promotes strip malls and commercial development and eliminates standards of appearances.
6. It eliminates mention of preserving the county's heritage.
7. It doesn't mention county government accountability, transparency and fiscal responsibility to the citizens.

The County needs to slow this process down, take the time to really study the issues and their future impact and to listen to County citizens. The plan, as is, promotes unbridled growth for the next 10 years without regard for the unique character of Calvert County. Growth is fine, and necessary, but it doesn't have to be ugly and short-sighted.

Thank you.

*Darlene Bremer*

Darlene Bremer  
Solomons, MD  
410-610-7164

**From:** Earl Hance [REDACTED]  
**Sent:** Thursday, December 07, 2017 2:00 PM  
**To:** Planning and Zoning <pz@calvertcountymd.gov>  
**Subject:** comp plan comments

December 6, 2017

To Whom It May Concern,

The following are my comments regarding the 2040 Comprehensive Plan draft.

**Traffic-** There has been no traffic study conducted in the drafting of this plan. How can any plan that looks forward until 2040 not have a professional study to see how traffic will flow with additional growth. Especially in light of several suggestions and directives that propose increased growth. The study very softly mentions traffic currently flows well except for one intersection that slows occasionally. Additional time should be allowed for a complete traffic impact study and results included otherwise this study is significantly flawed.

**Buildout-** The current draft has removed the housing cap that was in place previously. Previous plan reviews until this draft included much discussion about the county's topography, infrastructure limits, and citizen's perspectives on how they wanted the county to look in the future. Much of that discussion revolved around retaining the culture and rural character that the native county residents want to protect and what drew new residents. A housing cap must be a part of this plan to guide growth decisions.

**Land Preservation-** This plan has some suggestions that weaken and already struggling TDR market. Preserving Ag land has been a significant goal for Calvert and should remain a top priority moving forward. The plan should aim toward working on ways to strengthen preserving Ag land that protects our rural character and reduces government infrastructure needs in the future.

**Town centers & villages-** This draft does not suggest but directs certain town centers and villages to be expanded. Some of these expansions contradict other goals in the plan such as the Huntingtown Village expansion east of Rt.4 when the plan calls for limited access to Rt. 4. How are these new businesses to access Rt.4? These expansions are said to be proposed to allow additional business and retail development to occur even thou there still exist large amounts of undeveloped land in the current town centers. Especially without a traffic study what are the total impacts of these expansions? I would suggest that until current town centers and villages are reaching buildout this discussion should be delayed after all this is not the last comprehensive plan review.

**Plan completion-** Last but certainly not least is the scheduled time frame for adoption. The Comprehensive Plan is a vital document that determines how this county moves forward in the future and will drive changes that forever alter the appearance and character forever. There should always be opportunity for citizens to address issues that arise but recent history has shown that deadlines are more important then those concerns. Moving this process through the holiday season creates limited opportunity because of travel to bring groups together and have meaningful discussion. I would suggest that the comment period be extended until after the new year when adequate time can be devoted and a plan devised we all are confident in.

The previous comments are mine and mine alone based on my understanding of the current draft along with other citizen conversations. This document is to important to rush and not allow

adequate debate from all perspectives. Every voice is important and should be heard and considered. Thank you for allowing me this opportunity to comment.

Respectfully,  
Earl "Buddy" Hance  
Port Republic, Md

**From:** Ed Bender [REDACTED]  
**Sent:** Thursday, December 07, 2017 10:40 AM  
**To:** Planning and Zoning <pz@calvertcountymd.gov>  
**Cc:** keepcalvertcountry@gmail.com  
**Subject:** new Comprehensive Plan comments

My name is Edward Bender, I live in Owings, MD, Calvert County.

I have several concerns about the new comprehensive plan and how it will directly affect the quality of life for all Calvert County residents.

1. Traffic Studies and impact on tax base:

Professional traffic studies need to be done to understand the impact of the new comprehensive plan on increased traffic and delays in getting around the county. A significant number of Calvert County citizens commute to high-paying jobs outside of the county. If the traffic hassle increases for them, Calvert County will be a less attractive place for them to live. If we start losing higher income people due to their quality of life being impacted from increased commute times, then tax revenue and property values will decline across the county.

If increased vehicle traffic starts creating backups at key intersections all over the County, then quality of life decreases for all of us. Calvert County businesses will suffer if traffic delays increase because if the traffic is just as bad driving to Prince Frederick as driving to Waldorf or Annapolis, then why not go to Annapolis or Waldorf? Currently shopping in Prince Frederick is a pleasant alternative to Annapolis or Waldorf primarily due to the roads not being overloaded in Calvert County.

2. Land Preservation:

The Land Preservation program in Calvert County has been very successful in keeping Calvert County a beautiful place to live in and to visit. TDRs should be increasing for development, not decreasing. Once open spaces are gone, they are gone forever. Keeping Calvert County an attractive oasis from the DC and Baltimore metropolitan area is the key reason why people want to live here (and put up with a longer commute) as well as visit here for its many environmental treasures.

3. Citizen Participation:

I attended one of the citizen input meetings last winter. The summary report about that meeting was very different from what I remember the citizen feedback to be at that meeting. It seems that the consultants are being paid to come up with the pre-conceived answers that they are being paid to come up with, and not actually trying to understand what the citizens and voters want. Meanwhile, it seems a "shadow government" of a few small business owners has been working with County elected officials to define the outcome they want the County to come up with. All while citizen input is ignored and dismissed as "you can't please everyone".

4. Incomplete Plan:

I am concerned that the new Comprehensive Plan is being rushed through as an incomplete plan so that the "Details" of implementation can be made up later with no citizen input. The Implementation section needs to be completed and Citizens need time to review the complete plan for at least 90 days after it is completed.

Thank you for your attention to my concerns.

Edward Bender  
Owings, MD

# JEFF KLAPPER

486 MAIN STREET  
PRINCE FREDERICK, MD 20678  
410.535.3334  
December 3, 2017

RECEIVED

DEC 08 2017

Community Planning  
and Building

To: P & Z  
From: Jeff Klapper  
Re: Comprehensive Plan

Draft 1 of the comprehensive plan is a fail on many issues. Each is worthy of a dissertation but here are a few highlights:

1. What's the rush? A few weeks to evaluate and comment on a fragment of a plan? That sends a signal that an unseen guiding hand is at work and citizen participation is superfluous, rather like the disastrous sign ordinance. Present a plan complete with the actions and zoning required to implement the pretty words. Infrastructure must come before development.

2. No traffic studies have been completed, particularly regarding the expansion of town centers. You must well know that expanding Prince Frederick to the area indicated by the plan will make an already a failed Rt 231 impossible to navigate. Who pays for that? Don't say the State; it is we who are the taxpayers to the state that pay the cost. The Rt 2/4 and 231 intersection, 12 lanes wide on 2/4, still fails on 231. So much for road improvements.

3. At the preliminary series of comprehensive plan meetings, one point of universal agreement was to not expand town centers to straddle Rt 2/4. The plan does just that in Huntingtown at Cox Road, another already very troubled intersection. There is logic to incorporating the High School into the town center, but allowing more intense development down to Cox Road is going to be a self inflicted wound. Don't rush through expanding any town centers before you consider all the consequences.

4. Who pays for the growth the plan encourages and how much growth is it going to generate? There is no limit to population growth in the new plan. We are told that increasing density in town centers and surrounding residential areas will still result in a buildout population of 110,000 for the County. So you can increase maximum density from 14 to 22 per acre and expand the town centers and stay at a 110,000 buildout population? What a fantasy.

We taxpayers pay for the growth. A developer (actually, his buyers) may pay for a road improvement over a few hundred yards where his new road intersects a county or state road but the developer is off the hook for the future road improvements required on the road he intersects. The same with water and sewer. Expansion of the County infrastructure to provide water and treat sewerage is paid by the taxpayer. That thing you call a base fee for water and sewer paid by current users is nothing less than a tax which subsidizes developers. Current users gain nothing from that fee, developers everything.

5. Land preservation should be financially supported, not development. The Pleasant Peninsula is more valuable than shopping centers. Households do not pay in taxes what their services cost which is why commercial development is needed, however, retail commercial only produces a marginal surplus of income over expense, and can never make up the deficit. If the economic strategy of "more population to support more retail" worked, Calvert County would be very rich because that's the practice we have followed for about 50 years. Get some real commercial development and not just more service economy, or buy TDRs and retire them. You will save money as a result and keep Calvert country. The goal of the Comprehensive Plan should be quality of life, not development.

Jeff Klapper

**From:** Ken Mathews [REDACTED]  
**Sent:** Thursday, December 07, 2017 6:24 AM  
**To:** Planning and Zoning <pz@calvertcountymd.gov>  
**Subject:** Comprehensive plan

You have not given us or yourselves enough time to properly consider the changes that your draft plan will bring about. We need more time to consider the plan and comment on it. Thanks.  
Ken Mathews

Sent from Yahoo Mail on Android

**From:** Lila West [mailto:lilaevewest@yahoo.com]

**Sent:** Thursday, December 07, 2017 3:09 PM

**To:** Planning and Zoning <pz@calvertcountymd.gov>

**Cc:** Rosa Pinnola Hance <re.pinnola@gmail.com>; Bonnie Bick <bonniebick@gmail.com>; Karen Ogden <krota.ogden@gmail.com>

**Subject:** Comprehensive Plan Comments from SOMD Sierra Group

The 2017 draft comprehensive plan for the next 10 years falls short in the following seven areas.

1. It lowers the traffic projections that the Board of County Commissioners (BOCC) predicted will actually increase with no new studies.
2. It calls for new sewers paid for by developers, but maintained by taxpayers.
3. The current "buildout limit" (total number of dwelling limit of 37,000) have been removed. It doesn't address the problems of growth exceeding infrastructure and drinking water.
4. It weakens the Transferable Development Rights (TDR) program by reducing the need for developers to buy TDRs and farmers to preserve farmland. Calvert County's landmark program encouraged other counties across the state to preserve their land similarly. If it is weakened, it sets a bad precedent for the state.
5. It expands the size of town centers and villages, promotes strip malls and commercial development and eliminates standards of appearances.
6. It eliminates mention of preserving the county's heritage.
7. It doesn't mention county government accountability, transparency and fiscal responsibility to the citizens.

Respectfully, SOMD Sierra Group,  
180 members in Calvert County, Lila West and David Kanter, co-chairs.

Office of Planning and Zoning  
15 Main Street  
Prince Frederick MD. 20678

Calvert County NAACP  
P.O. Box 1885  
Prince Frederick MD. 20678

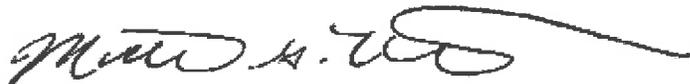
12 - 7 - 2017

Re : Comments to Comprehensive Plan

The Calvert NAACP concurs with the recommendations of "Keep Calvert Country". In addition, we suggest the use of traffic circles instead of overpasses. Traffic circles are less expensive and would have the desired effect of slowing traffic at intersections without stopping it. The circles could be used on Routes 4 and 231. We are aware that State Highway has to join in that decision , but if the County is willing to pay for the construction , the State should have few objections.

The suggestion for housing is to increase impact fees for those moving to the County (including renters) and waive impact fees for those who can prove they or their family have been living in Calvert for 20 years or more.

Respectfully,



Michael Kent  
President  
[naacpcalvert@gmail.com](mailto:naacpcalvert@gmail.com)  
410 - 474 - 9420

**From:** michael kent [mailto:[mgkent57@gmail.com](mailto:mgkent57@gmail.com)]  
**Sent:** Thursday, December 07, 2017 12:05 PM  
**To:** Planning and Zoning <[pz@calvertcountymd.gov](mailto:pz@calvertcountymd.gov)>  
**Subject:** Fwd: Scanned File from CALVERT LIBRARY

----- Forwarded message -----

**From:** CALV7435 <[calv7435@somd.lib.md.us](mailto:calv7435@somd.lib.md.us)>  
**Date:** Thu, Dec 7, 2017 at 12:04 PM  
**Subject:** Scanned File from CALVERT LIBRARY  
**To:** [mgkent57@gmail.com](mailto:mgkent57@gmail.com)

Please open the attached document. It was scanned and sent to you using a Xerox WorkCentre.

Number of Images: 2

Attachment File Type: PDF

Device Location: Calvert Library PF-Public Color

Thanks for using Calvert Library!

[calvertlibrary.info](http://calvertlibrary.info)



**From:** S Raviv [REDACTED]  
**Sent:** Thursday, December 07, 2017 7:34 AM  
**To:** Planning and Zoning <pz@calvertcountymd.gov>  
**Subject:** Calvert County Comprehensive Plan

I oppose the hasty process for passing the latest comprehensive plan on the following grounds:

There is more to life than "development:" We have a tendency to ignore our capacities for resources (like clean water) in deference to developers and contractors who convince us that bigger and more means better, but it ain't so. Quality of life that includes clean water, fresh air, natural beauty and, yes, *quiet*, contribute intangibles that nourish our souls in a way that traffic noise, asphalt, and machines do not.

I lived in Fairfax, VA some years ago where the powers that be never saw a green lot they didn't want to build on. Sometimes it took my husband 1.5 hours to go seven miles to work!

TDA's are essential for preserving green space and natural areas and to limit them will only result in more building but less of what we truly need. Try visiting Fairfax if you don't believe me.

Sandra Raviv  
North Beach

**From:** Sandra Leitner [REDACTED]  
**Sent:** Thursday, December 07, 2017 9:17 AM  
**To:** Planning and Zoning <pz@calvertcountymd.gov>  
**Subject:** calvert comprehensive plan

I believe that the draft for the Calvert County comprehensive plan for 2020- 2030 is being pushed through too quickly. Residents of the county need more time to evaluate the draft, ask questions and offer opinions. Please consider an extension for public comment.

Respectfully,  
Sandy Leitner

"Live Well, Laugh Often, Love Much"

**From:** Susan Dzurec [REDACTED]  
**Sent:** Thursday, December 07, 2017 10:36 AM  
**To:** Sunderland, Carolyn V. <Carolyn.Sunderland@calvertcountymd.gov>; Planning and Zoning <pz@calvertcountymd.gov>  
**Subject:** Comprehensive Plan Draft comment

Calvert County Planning Commission,

I am submitting this letter and opinions there of as a private citizen and not as a member of any group or organization. Attached you will find a slideshow presentation given by Keep Calvert Country- Citizens for Responsible Growth and Government, on Thursday November 30. The meeting attendees included the general public, the Planning Commission's Attorney, Members of Planning and Zoning, Commissioner Nutter and other distinguished members of the community totaling 70 participants. I am submitting this slideshow and updated handout from the meeting to be included in the public comments requested by the Planning Commission on the Comprehensive Plan Draft.

I am requesting that this presentation be reviewed by all the members of the Planning Commission. I think it is imperative that no further action be taken towards the adoption of the Comprehensive Plan until every issues brought to light at this presentation has been addressed in their entirety. **At such time the Plan draft needs to return to the Calvert County citizens disclosing a "Complete" plan that is based on facts and cost analysis.**

It is clear that we need additional public meetings on the "**Complete Comprehensive Plan**" to obtain public input. These meetings must be held in a theater type seating forum which will allow citizens to ask questions and receive answers about the plan in an open and transparent setting. In the future, open houses and break out group settings arranged by the plan consultant that have the appearance of a "divide and conquer the citizens" strategy are no longer acceptable formats for public participation. These formats do not allow for open and optimum collaborative citizen contributions to be given.

Thank you for your time and consideration of my requests.

Susan Dzurec

Huntingtown, Md.

410-610-3125

Please begin with the video of "Calvert County's Draft Comprehensive Plan" on the following website:

<https://www.youtube.com/channel/UCAbDyHc5K0ic0eifX-TH5Uw/videos?flow=grid&view=0&sort=dd>

# ATTENTION: CALVERT COUNTY CITIZENS

If you value your Quality of Life, please read on.

The County is in the process of adopting a new Comprehensive Plan that will determine future development of Calvert County. Keep Calvert Country is a bi-partisan citizens group who believes in an open government by the people and for the people. We love Calvert's rural character and want to protect Calvert's Quality of Life. We are not anti-growth, but we want Calvert to grow no faster than its infrastructure and environment can sustain. As our tagline states, we are "*Citizens for Responsible Growth & Government.*"

We have evaluated the new Comprehensive Plan and have several concerns, which are listed below. We have met with Planning & Zoning staff and several citizens groups, but feel the need to share our concerns with all Calvert Countians.

The County is currently seeking comments on the Plan from citizens.

## Deadline for Submitting Comments

Friday, December 8, 2017 by 4:30 p.m.

Email your comments to: [pz@calvertcountymd.gov](mailto:pz@calvertcountymd.gov)



### INCOMPLETE PLAN

The 1st Draft is incomplete in that it does not contain the "Implementation" section, which will state how the goals of the Plan will be achieved. We are requesting that the comment period be extended until the *complete Plan* is released and that we be given 90 days after the release to review and comment.



### TRAFFIC

No traffic studies were conducted in preparation of the new Comprehensive Plan. The Commissioners project traffic on MD 4 to increase from 48,600 trips per day to 83,600 in Prince Frederick by 2030 based on planned growth and expansion. But even this is not reflected in the Plan. If the Commissioners are correct, our traffic count would exceed current counts north of Waldorf on MD 5.



### SEWER

The Plan calls for "developer-funded" sewer expansion outside the Town Centers, into the proposed Residential Areas and Industrial Parks. What it doesn't explain is that the County will take over maintenance of these systems once they're installed. And what happens if/when these systems fail?



### BUILDOUT PROJECTIONS

The "buildout" provisions for the current Plan, which tie the amount of residential development to the availability of infrastructure (roads, schools, etc.). The new Plan does not base population growth upon infrastructure costs. The number of households in the County is currently 31,155\*. How much more growth can we sustain?



### LAND PRESERVATION

The new Plan weakens existing Land Preservation Programs by reducing the number of Transferable Development Rights (TDRS) required for development. These programs have preserved tens of thousands of acres of Calvert County farm and forestland. If the need for TDRs is reduced, farmers lose the incentive to preserve their land.



### TOWN CENTERS & VILLAGES

The new Plan proposes expansion of Town Centers and villages and eliminates the reference to appearance standards. The Prince Frederick Town Center will expand by approximately one-third of its current size, Owings will expand, and the Huntingtown Village will extend across Route 2/4 on all four corners of the intersection with Cox Road. No studies have been conducted to measure the impact of these expansions on infrastructure.



### MISSING IN ACTION

The new Plan does not include a Chapter from the current Plan — the "Heritage" section, which stressed the need to preserve the County's heritage, history, and cultural features. The "Government" section is also missing. It emphasizes the need for fiscal responsibility and transparency in our government.



### CITIZEN PARTICIPATION

The new Plan is being rushed through, and there is not enough opportunity for citizen participation, as evidenced by the fact that we are expected to comment on the 1st Draft despite the fact that it is incomplete. *We need to Slow It Down and Get It Right!*

Photo used with permission from [www.somdnews.com](http://www.somdnews.com)

For More Information, Visit [www.keepcalvertcountry.com](http://www.keepcalvertcountry.com)  
or follow us on Facebook at [www.facebook.com/KeepCalvertCountry](https://www.facebook.com/KeepCalvertCountry)  
email your questions to: [pz@calvertcountymd.org](mailto:pz@calvertcountymd.org) or [keepcalvertcountry@gmail.com](mailto:keepcalvertcountry@gmail.com)

The complete Comprehensive Plan and additional information can be found at  
[www.ncp.maryland.gov/2017/08/2017-comprehensive-plan/](http://www.ncp.maryland.gov/2017/08/2017-comprehensive-plan/)

**From:** Susan Martin [REDACTED]  
**Sent:** Thursday, December 07, 2017 2:20 PM  
**To:** Planning and Zoning <pz@calvertcountymd.gov>  
**Subject:** Citizen for responsible growth

I am submitting a comment with regards to keeping the county growth under control. I hope to see no more big developments in our county. I agree whole heartedly that the draft is incomplete and we as citizens who will pay dearly for whatever finally comes to our county deserve to be given a chance to review a complete plan that addresses traffic, sewer, buildout projects, land preservation, town centers and villages. I will not support an incomplete plan that is being rushed through. Remember once in motion we can not turn back.

**SLOW DOWN AND GET IT RIGHT!**

Thank you.

Susan Martin

Prince Frederick resident

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MARRICK  
PROPERTIES

REC-11  
DEC 07 2017

1101  
1101 50 4000

4 December 2017

Mr. Mark Willis  
Calvert County  
Building & Planning Office  
150 Main Street  
Prince Frederick, MD 20678

Re: Calvert County  
Comprehensive Plan

Dear Mark:

I understand that your office is to receive public comments concerning the proposed updated comprehensive plan for Calvert County by 8 December 2017. I am pleased to offer the following comments:

**Land Use:**

**Support:**

- Changing minor Town Centers to Villages. Less confusing and more descriptive of the smaller population centers.
- Defining Town Centers precisely. Permits planned uses to be accurately anticipated.
- Permitting water and sewer in residential areas adjacent to Town Centers. Encourages growth around Town Centers and away from rural areas.

**Oppose:**

- Eliminating small isolated rural commercial parcels. Small parcels offer little real competition to Villages and Town Centers and could provide opportunities for needed local commercial uses that could thereby reduce traffic.

995 N. Prince Frederick Blvd ■ Suite 201 ■ Prince Frederick, MD 20678 ■ 301.855.3828 ■ Fax 301.855.3829

*The Mark of Excellence in Southern Maryland Since 1984*

**Housing:**

**Support:**

- Providing full usage of housing types in Town Centers. County demographic trends are leading to an older population with fewer young families and less and less economic vitality.
- Providing programs to increase availability of all types of affordable units. But, must avoid too much concentration of any one type of housing units.
- Allowing mixed-use developments in Town Centers. Could lead to more population variations within Town Centers and encourage all types of economic activity.

**Economic Vitality:**

**Support:**

- All activities that will aggressively seek to recapture the 460 million of dollars in “Lost Spending” that Calvert County residents annually elect to spend elsewhere. This will require planning, political commitment, and long-term dedication.
- Providing access to broadband throughout the County which is needed by all types of businesses.
- Providing incentives for business development in Town Centers and Villages. Properly structured, this could speed-up economic growth and help the tax base enormously.

**Oppose:**

- Using TDR’s to increase commercial activity in Town Centers. This would destroy the very concept of transferring residential growth from rural areas to Town Centers. TDR program needs study and changes but this would be a “back door” solution for a program that has saved rural areas, is generally understood by the participants, and currently has a record of integrity.

**Water Resources:**

**Support:**

- Taking all appropriate steps to monitor the County’s water supplies and the safety of them.

Page Three  
Mr. Mark Willis  
4 December 2017

- Providing adequate public waste water treatment facilities for planned future development in our Town Centers and nearby residential areas.
- Minimizing pollution from waste water treatment plants and septic systems. This will require a vigilant monitoring system.

**Community Facilities:**

**Support:**

- Sufficient funding to support the educational needs of 21<sup>st</sup> century citizens and workers through high quality K-12, higher education, and vocational training.
- Ensuring quality recreational opportunities for all age groups. Currently we enjoy a wide range of recreation activities for children and youth and this should continue, but we must recognize the shift in demographics occurring in the County and anticipate the needs of seniors and others.
- Examining the potential problems that can arise if sufficient volunteers cannot be found for future VFD and EMS and develop a strategy for dealing with all eventualities.
- Planning for the County's long-term needs for solid waste and recyclables disposal.

We encourage to keep the comprehensive plan approval process focused and maintain the proposed schedule which will insure its approval in the first half of 2018.

Sincerely,



C. R. Bailey, Jr.  
Vice-President

CRB/bas  
Attachments  
cc: File  
Correspondence

**To: Calvert County Panning Commission**

**Re: Draft Comprehensive Plan**

**From: Walter and Mary Ellen Boynton**

DEC - 7 2017

**Comments on Draft Calvert County Comprehensive Plan**

**7 December, 2017**

At the outset, we should say we found the general theme of the draft plan to be one that we agree with and one that is largely consistent with previous comprehensive plans. Given the very short time period given for comments, this letter is largely devoted to items of concern. We do want to make it clear that there are lots of good things in this draft plan but that important changes and additions are needed.

**General Comments:**

1. We do not understand why there is such a rush to finish this comprehensive plan. Requiring comments by 8 December is just not reasonable. The time between Thanksgiving and the New Year are just too busy. The plan will suffer if this restricted comment period stays in place. We need more time!!!
2. The idea of extending water and some sort of sewerage treatment beyond the present town centers seems really risky. For example, who is responsible for these systems when they fail...we have already had examples of failure in the county. . Let's keep growth focused in the current town centers.
3. We strongly object to the idea of doing away with the build-out level adopted a number of years ago. This seemed like a prudent approach when adopted and it continues to seem consistent with the overarching goal of retaining the rural nature of the county.
4. We remain confused as to the status of the TDR program and the call, in the draft plan, to make what seem like major changes to this program. We think most of us are confused by this program other than it does seem like a powerful tool to preserve the rural landscape and direct growth to the town centers. This issue needs careful clarification.
5. There are data available concerning potable water sources (USGS test wells, etc) and some of this information is in the draft plan (e.g., current water withdrawal rates). What we did not see were estimates of what the water supply carrying capacity is. In other words, how much water can be withdrawn and not exceed the recharge rate. This sort of estimate needs to be front and center in any comprehensive plan.
6. We believe there is serious confusion concerning traffic issues along the Rt 4 and Rt 231 corridors. The traffic analyses done to date seem inadequate and misleading. They appear to be overly focused and miss the larger picture which is one of increasing congestion in the morning and night every weekday. Traffic congestion and safety are major concerns. The draft plan falls short in this area.

7. Land preservation goals need to be included and be more specific. A goal needs to be added...why not something on the order of 40,000 acres. The previous goals have been accomplished...we need to keep going on this issue.
8. This is a draft comprehensive plan (which needs improvements) but there is no implementation plan. At this point we know something of the goals but nothing about how we will get to those goals (i.e., zoning rules and regulations). Adopting a plan without the zoning roadmap seems very risky....and not necessary. The process needs more time and community involvement.
9. There is no Heritage section and we remember such a section from earlier plan meetings. Seems very shortsighted to leave our own history out of the revised comprehensive plan.
10. In the Environment and Natural Resources Section there is no mention of RESTORATION of some of our damaged natural resources. Almost 60% of the streams in the county are in poor condition and the Patuxent estuary remains highly polluted with excessive nutrients and sediments. The Patuxent gets one of the worst report card scores in the whole Bay region year after year. We need to make it clear that restoration is a clear goal with teeth.
11. In the Economic Vitality section it refers to "historical aquaculture in the Patuxent". Should be commercial fishing. Aquaculture is a new item in the Patuxent. This is a small suggested correction.
12. The new LNG facility gets three sentences in the comprehensive plan. From a public safety and economic perspective surely this major industrial facility located across the street from the largest residential area of the county needs some additional comment and planning. There needs to be a plan...and a good one...in case of an accident. In addition, we recently saw that Dominion wants relief for additional emissions...what are the public health issues associated with this and how should the comprehensive plan deal with such issues?
13. There is not a single word in the draft plan about the homeless situation in Calvert County. We are not sure of the current homeless count but in January, 2014 there were about 125 homeless in the county.
14. In section 5 there is a goal of retaining 90% of forested lands. Our view is that this is the wrong way to think about this important land cover. We should be planning for INCREASES in forest cover and such increases are totally possible. The plan should make this a clear goal.

**From:** Swartz, John D.

**Sent:** Thursday, December 07, 2017 10:15 AM

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

**Subject:** Draft: Comprehensive plan

Jenny,

I had marked on the draft copy you provided to me a number of edits mostly dealing with punctuation or definitions. There were just a few substantive changes. On page 1-6 under Environment and Natural resources there is no mention of floodplain as a resource. Floodplain regs are fully 25 pages of the CCZO and should be addressed in this section.

In the section under Economic Vitality on the same page aquaculture is mentioned; culture implies cultivation and I am not sure there are any permitted aquaculture locations in the county.

Also, on page 2-5 in the 3<sup>rd</sup> paragraph I had put a question mark next to "not much through traffic." It seems to me a lot of thru traffic has been added in the County since the naval air station has increased its capacity. If the traffic counts don't prove this fact there is still the general perception in our population that thru traffic has increased dramatically and we might want to address that perception for credibility's sake.

On page 5-15 paragraph 2 there is no mention of northeasters which often damage our cliffs and shoreline developments more than hurricanes, at least, by building permit counts.

That's it. Am I free to discard my draft comments? John



DEC 7 2017

December 7, 2017

Mr. Mark Willis  
Calvert County  
Building & Planning Office  
150 Main Street  
Prince Frederick, MD 20678

RE: Calvert County  
Comprehensive Plan

Dear Mark,

I understand that your office is to receive public comments concerning the proposed updated comprehensive plan for Calvert County by December 8, 2017. I am pleased to offer the following comments:

**Land Use:**

**Support:**

Defining Town Centers precisely. Permits planned uses to be accurately anticipated.

Permitting water and sewer in residential areas adjacent to Town Centers. Encourages growth around Town Centers and away from rural areas.

**Oppose:**

Eliminating small isolated rural commercial parcels. Small parcels offer little real competition to Villages and Town Centers and could provide opportunities for needed local commercial uses that could thereby reduce traffic.

Page Two  
Mr. Mark Willis  
December 7, 2017

Oppose:

Changing minor Town Centers to Villages. Leave as minor Town Center as it could negatively impact businesses in the minor Town Center.

**Housing:**

Support:

Providing full usage of housing types in Town Centers. County demographic trends are leading to an older population with fewer young families and less and less economic vitality.

Provide an opportunity for the younger population to remain in the county upon graduating High School/College.

Providing programs to increase availability of all types of affordable units. But, must avoid too much concentration of any one type of housing unit.

Allowing mixed-use developments in Town Centers. Could lead to more population variations within Town Centers and encourage all types of economic activity.

**Economic Vitality:**

Support:

All activities that will aggressively seek to recapture the 460 million of dollars in "Lost Spending" that Calvert County residents annually elect to spend elsewhere. This will require planning, political commitment, and long term dedication.

Providing access to broadband throughout the County which is needed by all types of businesses.

Page Three  
Mr. Mark Willis  
December 7, 2017

**Support:**

Providing incentives for business development in Town Centers and Villages. Properly structured, this could speed-up economic growth and help the tax base enormously.

**Oppose:**

Using TDR's to increase commercial activity in Town Centers. This would destroy the very concept of transferring residential growth from rural areas to Town Centers. TDR program needs study and changes but this would be a "back door" solution for a program that has saved rural areas, is generally understood by the participants, and currently has a record of integrity.

**Water Resources:**

**Support:**

Taking all appropriate steps to monitor the County's water supplies and the safety of them.

Providing adequate public waste water treatment facilities for planned future development in our Town Centers and nearby residential areas.

Minimizing pollution from waste water treatment plants and septic systems. This will require a vigilant monitoring system.

**Community Facilities:**

**Support:**

Sufficient funding to support the educational needs of 21<sup>st</sup> century citizens and workers through high quality K-12, higher education, and vocational training.

Page Four  
Mr. Mark Willis  
December 7, 2017

Support:

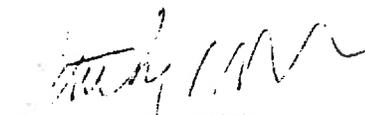
Ensuring quality recreational opportunities for all age groups. Currently we enjoy a wide range of recreation activities for children and youth and this should continue, but we must recognize the shift in demographics occurring in the County and anticipate the needs of seniors and others.

Examining the potential problems that can arise if sufficient volunteers cannot be found for future VFD and EMS and develop a strategy for dealing with all eventualities. Could possibly consider paid Fire Department.

Planning for the County's long-term needs for solid waste and recyclables disposal.

We encourage you to keep the comprehensive plan approval process focused and maintain the proposed schedule which will insure its approval in the first half of 2018.

Sincerely,

A handwritten signature in black ink, appearing to read "Anthony C. Williams", written in a cursive style.

Anthony C. Williams  
President

**From:** Mike Buchko [REDACTED]  
**Sent:** Thursday, December 07, 2017 10:05 AM  
**To:** Plummer-Welker, Jenny L. <Jenny.Plummer-Welker@calvertcountymd.gov>  
**Subject:** Re: Calvert 2040 comments

Good morning Jenny.

I had prepared a similar letter to your office but have deferred forwarding as I believe Robert Luckritz has more than adequately covered the specific subject in great detail.

As a neighbor and nearly 30 year resident of Solomons Island I have seen plenty of change regarding the planning direction for our small community. One example is we have now been willed to accept the Tiki Bar and their unbelievable array of tents, additional bars, and band enhancements for special events. (For the record though please note all Tiki Bar Owners during my tenure have been good people and kind to the neighborhood residents.) We accepted their presence when we bought property but we did not sign on to tents and bands vibrating our windows over the last few years. **Rentals bring similar events just on a smaller scale to our neighborhood.**

I sincerely believe our small residential neighborhood should be just that and not be turned into a rental area for absentee owners wishing to profit off their waterfront location. The immediate area has sufficient motels and hotels, along with bed and breakfast inns to handle tourism and transients. We do not wish to have **any** homes being converted into rentals particularly with no safe guards in place for our established neighborhood or their tenants.

It is not coincidental that no homes have sold now in almost two years in our neighborhood between the enhanced noise levels, rental parking, the rentals themselves, and Hurricane Isabel's setting new guidelines for flood control along with now yearly increasing homeowner insurance and flood rates, and in tandem with their being zero plans in place to mitigate flooding from any government entity, for a once in a lifetime weather event. Nothing but doom and gloom now percolates out of all these civic, federal and county meetings about Solomon's residents future and the real estate industry is obligated to pass this along to prospective homeowners. While the rental issue is but one part it is significant to our safety, well being and peace of mind as good people. Who would want to invest up to a million dollars to live a few doors away from an unregulated rental and listen to reverberating bass guitars after dark?

My personal wish might be for a **better** program to be put in place to buy the residential properties affected by the doom and gloom flood warnings as many may well be interested as the new planning documents do not promise even a hint of forbearance for our community in the short or long term.

Just my two cents but from the heart. I love where I live but if the quality of life is going to continue its decline while the noise, taxes and insurance rates rise, then what kind of future do we truly have?

Michael S. Buchko  
14870 Patuxent Ave  
Solomons, MD. 20688  
[mikebuchko@aol.com](mailto:mikebuchko@aol.com)

-----Original Message-----

From: Plummer-Welker, Jenny L. <[Jenny.Plummer-Welker@calvertcountymd.gov](mailto:Jenny.Plummer-Welker@calvertcountymd.gov)>

Dear Mr. Lucktritz,

Thank you for your email. Your comments have been received.

The Planning Commission will receive the comments in December and will meet in January 2018 to review the comments and discuss revising the draft plan. The revised second draft is anticipated to be published in the spring of 2018. There will be additional opportunities for public comment on the draft. Steps in adoption include the Planning Commission approving the plan and recommending that the Board of County Commissioners adopt the plan, and the Board of County Commissioners adopting the plan. A public hearing will be held prior to the Planning Commission recommending adoption of the plan.

Best regards,  
Jenny Plummer-Welker

*Jenny Plummer-Welker, AICP  
Long Range Planner  
Calvert County Department of Planning & Zoning  
150 Main Street, Suite 300  
Prince Frederick, MD 20678  
410-535-1600, ext. 2333  
301-855-1243, ext. 2333  
410-414-3092 fax  
[Jenny.Plummer-Welker@calvertcountymd.gov](mailto:Jenny.Plummer-Welker@calvertcountymd.gov)*

We welcome your feedback. [Please take our Customer Satisfaction Survey.](#)

*To learn more about our Comprehensive Plan Update and Zoning Ordinance Rewrite, click on the logo below.*



December 6, 2017

To: Calvert County Planning and Zoning

Subject: Calvert 2040 Comments

## Comprehensive Plan Update and Zoning Ordinance Rewrite

Thank you for the opportunity to comment on the Draft Comprehensive Plan. It is a very thorough document which reflects the quality and extensive work done to prepare it. However, we do not see an objective to protect residential neighborhoods from the commercial development that negatively impacts on the safety, security, and privacy of residential neighborhoods. The Solomons Town Center Master Plan includes Objective 4 to "Protect and enhance established residential areas." We believe that this should be enforced in Solomons and be considered for other residential areas.

Our concern is that the short-term rentals that have evolved from the use of the internet, such as VRBO, HomeAway, and Airbnb, have a negative impact on residential neighborhoods. There are problems with noise, security, unfamiliar faces, and parking. Short term transients are not part of the neighborhood, are not regulated, and the transients are not monitored or controlled. Our experience with a short term VRBO rental has been unsatisfactory with the transients being disrespectful of neighbors. They have driven on our lawn and parked in our driveway.

We consider it important to maintain the premise stated in the Solomons Town Center Master Plan of the Sandy Point residential area as "Residential use only". In April 2016, the residents of the Sandy Point area of Solomons submitted a petition to the County Commissioners requesting that the County prohibit owners from conducting a commercial business for short term transients using a hotel/motel model in a Solomons neighborhood that has been designated as residential. The house is operated as a Hotel/Motel, fully furnished with all the amenities of a commercial business such as a B&B. The owners are vacant, and use hired help including housekeeping and handyman, effectively a commercial operation. The property cannot meet many of the requirements for a commercial operation such as a Motel or B&B. The County took no action pending rewrite of the County Master Plan.

We understand that the county plan may need to address the operation of VRBO, Airbnb, and similar short-term rentals. As a minimum, short-term rentals should be required to meet the same requirements as other commercial short term transient rentals (Motels, Hotels, B&B, etc.). These requirements should include the standard requirements for short term rentals (e. g. Parking, Access, Set Backs, Fire, Safety, Health, etc.). This is needed to maintain our neighborhoods and respect the safety and privacy of the residents.

Respectfully,

*Robert Luckritz*

Robert Luckritz

\*\*\*\*\*

Robert Luckritz

301 904 7080

**From:** JOHN MATHERS [REDACTED]  
**Sent:** Thursday, December 07, 2017 8:49 PM  
**To:** Plummer-Welker, Jenny L. <[Jenny.Plummer-Welker@calvertcountymd.gov](mailto:Jenny.Plummer-Welker@calvertcountymd.gov)>  
**Subject:** Comprehensive Plan Update and Zoning Ordinance Rewrite

Ms. Plummer-Welker

Reference is made to Mr. Robert Luckritz Correspondence dated December 6, 2017 to the Planning and Zoning Board concerning comments on the proposed Comprehensive Plan Update and Zoning Ordinance Rewrite .

Our family has owned our property since the early 1950's on Patuxent Ave, Solomons which is located in the Sandy Point residential area. Over the years we have noted a complete degradation of the residential community concept that is noted in many County Planning Documents. This in many ways can be attributed to the advent of short term rentals in the Sandy Point Community.

Therefore, I am in complete agreement with the points raised in Mr Luckritz correspondence and strongly recommend that the Board give due consideration to issues.



**R.A. Barrett  
& Associates, Inc.**

**ENGINEERS • SURVEYORS • LAND PLANNERS**

100 Jibsail, Suite 103, Prince Frederick, MD 20678 ♦ 410-257-2255 ♦ 301-855-5554 ♦ Fax: 410-257-3782 ♦ E-Mail: [mbarrett@rabarrett.com](mailto:mbarrett@rabarrett.com)

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December 8, 2017

Attention: Mr. Mark Willis,, Director  
Calvert County Planning & Zoning  
150 Main Street  
Prince Frederick, Md. 20678

**RECEIVED**

**DEC 08 2017**

Community Planning  
and Building

**Re: Comprehensive Plan**

Dear Mr. Willis

I offer the following comments on the proposed Comprehensive Plan. My comments are based on my family's long term commitment to the County and 32 years of experience in the Land Use Business in Calvert County.

#### **Land Use**

We support the expansion of the Town Centers to provide a variety of housing types and to be consistent with the States desires to reduce the number or percentage of dwellings on individual well and septic systems.

We support the expansion of water and sewer facilities for the Town Centers for the same reasons.

We support increasing the base density in the Town Centers to encourage a variety of housing types and to provide a more affordable product to the consumer.

#### **Economic Vitality**

We support any and all activities that will increase the Commercial Tax Base and promote jobs in Calvert County.

We oppose the use of TDR's for Commercial Development as we are already lagging far behind on commercial development in this jurisdiction and the last thing we need is another artificial impediment to Commercial Growth.

### **Community Facilities**

We support increased funding for Recreational Facilities especially in the Town Centers where we want to foster residential growth, commercial growth and the advancement of community activities and participation. Town Center Parks and gathering spaces for a variety of purposes would greatly increase the quality of life for the citizens of Calvert County.

Thank you for the opportunity to comment of the proposed plan. We look forward to the adoption of the Comprehensive Plan and ultimately the County Ordinances to facilitate the goals, objectives and desires of the community.

Respectfully



Randy A. Barrett, President  
R.A. Barrett & Associates, Inc.

**From:** Carys Mitchelmore [<mailto:mitchelm@umces.edu>]

**Sent:** Thursday, December 07, 2017 11:33 PM

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

**Cc:** Willis, Julian M. <[Julian.Willis@calvertcountymd.gov](mailto:Julian.Willis@calvertcountymd.gov)>; Anderson, Pamela B. <[Pam.Anderson@calvertcountymd.gov](mailto:Pam.Anderson@calvertcountymd.gov)>; Anderson, Pamela B. <[Pam.Anderson@calvertcountymd.gov](mailto:Pam.Anderson@calvertcountymd.gov)>; Marney, Ronald A. <[Ronald.Marney@calvertcountymd.gov](mailto:Ronald.Marney@calvertcountymd.gov)>; [bradleybandp@gmail.com](mailto:bradleybandp@gmail.com); [clsjjs33@gmail.com](mailto:clsjjs33@gmail.com); [jluek88@gmail.com](mailto:jluek88@gmail.com); [william.a.heine@gmail.com](mailto:william.a.heine@gmail.com); [racebeat@aol.com](mailto:racebeat@aol.com); [ptr\\_vogt@yahoo.com](mailto:ptr_vogt@yahoo.com); [stevenssr@calvertnet.k12.md.us](mailto:stevenssr@calvertnet.k12.md.us); [jane.dodds@maryland.gov](mailto:jane.dodds@maryland.gov); [craig.simmons@navy.mil](mailto:craig.simmons@navy.mil); [hbudd@whmap.com](mailto:hbudd@whmap.com); Ron Klauda <[rjklauda@gmail.com](mailto:rjklauda@gmail.com)>; Carys Mitchelmore <[mitchelm@umces.edu](mailto:mitchelm@umces.edu)>

**Subject:** Comments from the Environmental Commission regarding the Calvert County Comprehensive Plan

**Importance:** High

To whom it may concern,

Please find enclosed comments from the Environmental Commission regarding the first draft of the Calvert County Comprehensive Plan. We hope that you find our suggested edits helpful and if you need any further clarification please let us know. We also have some questions that we would like responses to. We will also be happy to review the next versions, specifically the implementation plans when they become available.

We were also wondering how our comments (and other public comments) will be addressed. Will we see your responses to our comments and provide us responses to our questions?

Best wishes,

Carys Mitchelmore  
Vice Chair EC

On behalf of the members of the Calvert County Environmental Commission

---

Dr. Carys L. Mitchelmore,  
Professor,  
University of Maryland Center for  
Environmental Science,  
Chesapeake Biological Laboratory,  
146, Williams Street,  
Solomons,  
MD 20688

TEL: 410-326-7283  
FAX: 410-326-7210  
WEB: [www.umces.edu](http://www.umces.edu)

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7 December 2017

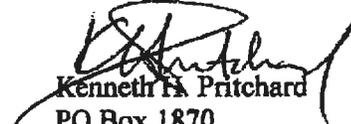
Regarding the Proposed Calvert County Comprehensive Plan (Calvert 2040, October 2017 DRAFT), I submit three main comments:

1. More time, more citizen input and closer review are needed. The County website states that the subject DRAFT (the 'first draft') will be revised and that further citizen review will be afforded. Please ensure a substantial, extended citizen review process, time-wise and outreach/participation-wise, for the 'revised second draft' if only because key aspects of the 'first draft' (see comment 3 below) are missing, not simply suboptimum within the document.
2. The DRAFT Plan wrongfully opens up the County to increased and unnecessary rates of growth and development after the County has already reached a mature and stable state through very rapid growth in the 70s, 80s and 90s. The call to 'Keep Calvert Country' was popular in the 70s and 80s, but largely ignored by government. The DRAFT Plan will adversely impact Calvert's current character and likely change it from the jewel of Southern Maryland to just another part rural – part suburban – part urban county in the Tri-County area. (One example: The DRAFT Plan proposes to expand Town Center boundaries and to increase density in Town Centers, and to quadruple the allowable per-acre residency from one unit to four units in certain areas of the County – wow!)
3. The DRAFT Plan falls far short of local government's responsibility to the people with respect to such issues as public safety, public health, natural resource conservation-preservation-stewardship, environmental protection, fiscal responsibility, governmental transparency and governmental accountability. One example: The DRAFT Plan speaks of 'outside forces' and offers platitudes. Yes, there are outside forces, but the County has very strong legal rights (and a duty in my view) to defend against, mitigate and even deny imprudent/hazard-producing industrial development; the problem has been unwillingness of the County Commissioners to deny, defend or even to mitigate. The FINAL Calvert 2040 Plan should express a new vision for vigilance and, as appropriate, vigorous action by County government in strong support of public safety (including elimination or strong mitigation of life-safety hazards), public health (including freedom from toxic airborne and waterborne pollutants), land/air/water conservation-stewardship-protection, fiscal control-responsibility, and transparency-accountability.

In closing, I wish to re-emphasize what I see as inconsistencies between (a) several platitudes in the DRAFT about noteworthy goals (i.e., good stewardship and pro-action) and (b) actuality (in actions or inaction by the County Commissioners the last several years and in the specifics in the DRAFT) vis-à-vis such matters as Land Use (Chapter 4) and Environment and Natural Resources (Chapter 5). One example: With respect to 'Mitigate ... man-made Hazards in Calvert County', the DRAFT dismisses the life-safety, public health and environmental dangers of the new Dominion Cove Point facilities and its new operations (massive new liquefaction facilities and massive import-export operations). It does this by referring to Maryland's study of 2006 that covers only risks to life-safety and accidents only for old LNG facilities and operations (and the proposed storage tanks at issue and approved in 2006). How disingenuous of Calvert

County government! Even with respect to old Dominion Cove Point LNG facilities and operations (including the new storage tanks at issue in 2006), while it is true that this study report states that such risks are 'tolerable' (page 46 and elsewhere), it also states (page 44): '... Cove Point' (even then in 2006) 'has a relatively high inherent risk level compared to other facilities' of the same type in the United States. Much of this statement in the study report had to do with the very close proximity and very large size of the surrounding population – Calvert County citizens at risk. Calvert County government has a duty to help protect its citizens and its land-air-water from the new and expanded dangers of Dominion Cove Point in 2018 and future years, but it hasn't and the DRAFT misleads readers about the full scope of new types and higher levels of risks coming on-line in just a few months by misusing the 2006 report. In fact, the 2006 study report by the State (which was re-validated and re-issued in 2010 by the State) is prescient (far beyond the then-instant issue of new storage tanks in 2006) in its caution about increased risks that would result from placing even more facilities sometime in the future into the existing space (which is exactly what has been done now). Please read the entire report; perhaps you will find this prescient passage. You in Planning and Zoning, and the County Commissioners, know that the State did not perform a QRA concerning the new facilities and the new operations, yet you feature one finding from the old QRA about old facilities/operations in your DRAFT text to allay current fears. You write: 'However, the total calculated risks to the facility and surrounding residential population are extremely low' (page 5-16 of the DRAFT). Misusing a 2006 report about 2006 facilities and operations when 2017 facilities and 2018 and beyond operations are wholly different is dishonest (or worse) and it is a gross disservice to the people of the County. Honesty demands that you at least delete this misleading (and widely out-of-context) text.

Sincerely,

  
Kenneth A. Pritchard  
PO Box 1870  
Lusby, MD 20657

**From:** Calvert Farm Bureau [mailto:calvertfarmbureau@gmail.com]  
**Sent:** Friday, December 08, 2017 1:16 PM  
**To:** Planning and Zoning <pz@calvertcountymd.gov>  
**Cc:** Jason Leavitt <jason\_leavitt@hotmail.com>; Jamie Tiralla <jtiralla@gmail.com>  
**Subject:** Comprehensive Plan Comments from the Calvert County Farm Bureau

Thank you for this opportunity to comment on the comprehensive plan draft. The attached comments are from the Calvert County Farm Bureau. We hope that you will consider these points as the process continues.

Best Wishes,

Jason Leavitt  
President, Calvert County Farm Bureau



December 8, 2017

To whom it may concern,

The CCFB Board of Directors on behalf of our members submits the following comments regarding the draft of the Calvert County Comprehensive Plan:

1. First and foremost, it is our position that the public should be granted another opportunity to comment on the plan after the staff has assimilated and incorporated the comments received during this first review period.
2. Next, we feel it is important that the plan include specific parties responsible for each tenet of the comprehensive plan. These aspects should be added to the current draft and made available for public comment.
3. The current draft lacks measurable and quantifiable objectives. These need to be included in the final plan to explain "How do we get from there to here." Individual action items that collectively combine to achieve the encompassing vision should be identified. Again, these aspects should be added to the current draft and made available for public comment.
4. The draft plan maintains the goal of preserving 40,000 acres of land in Calvert County. The Calvert County Farm Bureau wants reassurance that this goal is both realistic and achievable.
5. Following the last comment, the plan needs to specify and identify the preservation entities that are anticipated to be utilized to reach the 40,000 acre goal. Since a moratorium on APD's generated in the County program was instituted in 2013, which programs are anticipated to achieve this goal?
6. We are pleased to see and support the plan's renewed and continued commitment from the County to purchase and retire TDRs. This is the most efficient way of both facilitating preservation of rural character and ensuring that the County landscape is dominated by fields and forests. The current program must also be re-vitalized in order to provide fair and just value to the farmers and families who have willingly preserved their farms in good faith.

Sincerely,

Jason Leavitt, President, Calvert County Farm Bureau

---

Calvert County Farm Bureau  
1885 Horsmon Farm Lane, St. Leonard, Maryland 20685  
Cathy Cosgrove, Secretary (443) 532 - 5781  
calvertfarmbureau@gmail.com  
calvertfarmbureau.com

**From:** Harry Wedewer [mailto:[harry@wedewergroup.com](mailto:harry@wedewergroup.com)]  
**Sent:** Friday, December 08, 2017 2:14 PM  
**To:** Plummer-Welker, Jenny L. <[Jenny.Plummer-Welker@calvertcountymd.gov](mailto:Jenny.Plummer-Welker@calvertcountymd.gov)>; Planning and Zoning <[pz@calvertcountymd.gov](mailto:pz@calvertcountymd.gov)>  
**Cc:** Uunila, Kirsti <[Kirsti.Uunila@calvertcountymd.gov](mailto:Kirsti.Uunila@calvertcountymd.gov)>  
**Subject:** Heritage Committee Draft Comprehensive Plan Input

Hi All:

On behalf the Calvert County Heritage Committee, please find the attached input, which we hope you find to be useful.

At your convenience, please confirm that you have received this.

Please contact me at (410) 474-3868 or [harry@wedewergroup.com](mailto:harry@wedewergroup.com) should you have any questions.

On behalf of the committee, thank you very much for this opportunity to comment.

Harry

Harry E. Wedewer  
Committee Chairperson  
Calvert County Heritage Committee



President: Harry Wedewer

## CALVERT COUNTY HERITAGE COMMITTEE

150 Main Street  
Prince Frederick, Maryland 20678  
410-535-2348 • 301-855-1243  
Fax: 410-414-3092

December 8, 2017

Ms. Carolyn McHugh  
Chair, Calvert County Planning Commission  
150 Main Street, Suite 300  
Prince Frederick, MD 20678

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Dear Ms. McHugh:

As a committee appointed by the Calvert County Board of County Commissioners (BOCC) to provide advice regarding the preservation of the county's history and culture,<sup>1</sup> the Calvert County Heritage Committee (committee) respectfully provides our input regarding the county's October 2017 draft comprehensive plan (draft plan). One of the goals of the draft plan is "preserving the natural, cultural, and historic assets of Calvert County" while among the visions expressed as part of that goal is that "[w]e are stewards of our cultural heritage."<sup>2</sup>

The committee is fully supportive of this goal and vision. The committee's principal input is that the draft plan should incorporate both specific goals and means for implementing this vision consistent with the 2010 comprehensive plan (2010 plan), which in a separate subsection incorporates an extensive discussion of heritage-related objectives and implementing measures.<sup>3</sup> As articulated in the 2010 plan, the committee believes that the preservation of the county's culture and heritage should be an integral part of—and is indeed inseparable from—the draft plan's well-formulated goals.

Accordingly, the committee respectfully submits the below implementing framework for inclusion in the implementing and/or other relevant sections of the draft plan. Informing our perspective is that we believe there are seven elements of Calvert County's history that should be at the core of our cultural heritage stewardship and that should be specifically stated as heritage values in the goals and/or other relevant sections of the draft plan (in no particular order): (1) rural heritage, open spaces, and natural resources; (2) African-American history; (3) maritime heritage; (4) historic structures; (5) War of 1812; (6) folklife; and (7) archeology. The committee believes that the draft plan should *specifically state* these values and include goals and a distinct subsection in the forthcoming Chapter 11 of the draft plan for implementing measures as articulated below. Doing so will integrate these values with the draft plan's goals of preserving open space and promoting economic development for the tangible benefit of the county's citizens.

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<sup>1</sup> BOCC Resolution 15-98.

<sup>2</sup> Draft plan, p. 2-6.

<sup>3</sup> 2010 plan, pp. 85—90.

The committee's recommendations include:

### **1. Goals and visions**

- (1) The goal of "Preserving the natural, cultural, and historic assets of Calvert County" should be amended to, "Preserving the natural, cultural, and historic assets of Calvert County and advancing the county's rich heritage."<sup>4</sup>
- (2) Include in the draft plan's goals and visions the idea that all stakeholders have an economic interest in protecting and advancing our rich heritage in conjunction with land use and economic goals and objectives related to economic vitality.
- (3) Include in the draft plan's goals and visions the following heritage and cultural values (in no particular order):
  - (a) Rural heritage, open spaces, and natural resources;
  - (b) African-American history;
  - (c) Maritime heritage;
  - (d) Historic properties;
  - (e) War of 1812;
  - (f) Folklife; and
  - (g) Archeology.
- (4) State in the draft plan a goal or an implementing measure of identifying specific metrics by which success in preserving the county's heritage will be measured (e.g. acreage of farm and forest land protected, historic properties identified etc.). The committee is prepared to cooperate with other stakeholders in identifying these metrics.

### **2. Preservation of rural heritage and open spaces**

As stated in the 2010 plan, "[h]eritage cannot be abstracted from its physical setting" and "[t]he heritage of Calvert County is completely bound to its land and water."<sup>5</sup> The committee recommends that this statement be included in the draft plan. Further, consistent with this theme, the committee recommends the following for incorporation in Chapter 4 of the draft plan and/or a separate subsection of Chapter 11.

- (1) The committee supports the 1997 plan's preservation goal of 40,000 acres of farm and forest land and recommends that this goal be reaffirmed more clearly.<sup>6</sup> In this respect,

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<sup>4</sup> Draft plan, p. 2-6.

<sup>5</sup> 2010 plan, p. 85.

<sup>6</sup> Draft plan, p. 1-1.

the committee recommends that a table similar to Table 4-1<sup>7</sup> be added to the draft plan that depicts periodic milestones and specific land preservation programs/methods through which the 40,000-acre goal will be reached by 2040. The committee also recommends that as an implementing measure, a coordinating body of stakeholders be established (of which the committee is ready to play a role) to assist in attainment of this goal.

- (2) The committee supports the objectives of "[e]xplor[ing] opportunities for developing heritage sites and ecotourism" and "[l]ook[ing] at the potential for linking agricultural and heritage tourism with other economic development activities."<sup>8</sup> The committee recommends that specific steps be included in Chapter 11 of the draft plan to effectuate these objectives including:
  - (a) Investigate development of a comprehensive heritage trail in the county that would link historic (including archaeologically significant), agritourism, and ecotourism sites and that would build on existing such networks such as those contemplated in the Southern Maryland Heritage Area and other sources.
  - (b) Investigate as a potential component of a heritage trail, auto and bike-accessible scenic vistas and overlooks that would build-on and complement other efforts.
  - (c) Investigate inclusion of the county's designated historic roads in this trail.
  - (d) Convene a coordinating body of stakeholders from existing county bodies to study establishment of a heritage trail.
- (3) The committee supports the draft plan's objective to "[l]ook for opportunities to connect designated wetlands with other protected natural areas and preserved agricultural lands to create a network of green spaces (green infrastructure). Where appropriate, this network could include hiking trails to create recreation opportunities for residents and visitors."<sup>9</sup> The committee believes that this is an integral part of the county's heritage and can provide a positive economic impact through tourism. The committee further believes that to implement this goal, the coordinating body of stakeholders recommended above should include as part of its responsibilities investigation of tangible measures to connect these areas.
- (4) The committee supports the draft plan's focus on vibrant town centers and villages that are engines of continued economic growth.<sup>10</sup> As noted by the draft plan, "many of the Calvert County's Town Centers and Villages lack a sense of place and are dominated by commercial strip development."<sup>11</sup> The committee concurs with this sentiment.

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<sup>7</sup> Draft plan, p. 2-3.

<sup>8</sup> Draft plan, pp. 4-22—4-23.

<sup>9</sup> Draft plan, p. 4-23.

<sup>10</sup> Draft plan, p. 8-7.

<sup>11</sup> Draft plan, p. 1-1.

As steps towards remediation, the committee recommends that the draft plan include as specific goals or implementing measures, policy actions to improve the vibrancy of town centers and villages to include:<sup>12</sup>

- (a) Formal designation of historic themes or branding for each town center and village for inclusion in relevant master plans going forward (e.g. maritime history for Solomons).<sup>13</sup>
- (b) Consideration of architectural and signage standards in appropriate locations that are consistent with these themes.
- (c) Establishment of a town center working group with representatives from existing county agencies and bodies to formulate proposals for making the town centers more livable and attractive locations.

### **3. Preservation of historic properties**

The draft plan appears to be silent with respect to preservation of historic properties. At present, the county has approximately 1,300 properties that have been added to the Maryland Inventory of Historic Properties. Further, 93 properties have been designated Calvert County Historic Districts by the BOCC. The committee recommends:

- (1) That the draft plan incorporates as a goal identification of every historic property eligible for inclusion in the above inventory.
- (2) Continued support of financial measures to encourage the preservation of properties included in the inventory.

### **4. Education**

The committee recommends that Chapter 11 and/or other relevant sections of the draft plan include a goal of continuing to identify measures by which county heritage can continue to be integrated into Calvert County Public Schools (CCPS) K-12 curriculum.

An ideal example of the type of program envisioned is the CCPS "Strive Not to Equal, But To Excel" program that allows fourth graders to experience African-American rural and educational life in the days of segregation through inter-active visits to Jefferson Patterson Park and Museum and the historic Old Wallville School in Prince Frederick.

### **5. Maritime heritage**

As noted above, the committee believes that this is one of seven core historical values that should be articulated in the draft plan along with the others. In support of this value, the committee recommends:

- (1) Designation of relevant town centers and villages as county maritime heritage areas.

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<sup>12</sup> Draft plan, p. 1-1.

<sup>13</sup> The committee notes that recognition of these themes would be supportive of the state vision for community design that includes as features, "historical, cultural, and archeological resources." Draft plan, p. 4-1.

(2) Establishment of a work group of representatives from existing county agencies and bodies to develop proposals for preservation of relevant historic structures and vessels.

(3) Investigation of means to connect waterfront park and open space through waterfront trails.

## 6. Cultural Arts Center

As stated in the 2010 plan, the committee recommends investigation of the establishment of a cultural arts center in a centrally located public facility.<sup>14</sup> Such a facility could bring together many of the themes discussed above.

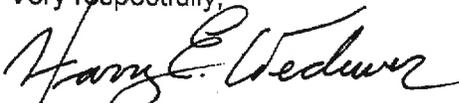
As with all implementing measures and consistent with the 2010 plan, the committee recommends that specific county agencies or bodies be designated as being specifically responsible for implementing measures. As noted above, the committee stands ready to support implementation of the comprehensive plan.

In sum, we believe that Calvert County can maintain the delicate balance between robust economic growth and the preservation of its culture and heritage in all of its facets. In short, economic growth and cultural and historic preservation can coexist.

We hope the above comments are of assistance to you as you continue the great work of keeping Calvert County at the forefront of places to live in Maryland and indeed the nation. We also thank you for this opportunity to contribute to this most important endeavor.

Please feel free to contact me at [harry@wedewergroup.com](mailto:harry@wedewergroup.com) or (410) 474-3868 should you have any questions or want to discuss with the committee.

Very respectfully,



Harry E. Wedewer  
Committee Chairperson

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<sup>14</sup> 2010 plan, p. 89.

LAW OFFICE OF  
G. MACY NELSON, LLC

G. MACY NELSON\*  
(410) 296-8166 Ext. 290  
gmacynelson@gmacynelson.com

401 WASHINGTON AVENUE, SUITE 803  
TOWSON, MARYLAND 21204  
(410) 296-8166  
www.gmacynelson.com

DAVID S. LYNCH  
(410) 296-8166 Ext. 113  
davidlynch@gmacynelson.com

\*Also admitted in D.C.

December 8, 2017

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VIA EMAIL: pz@calvertcountymd.gov AND REGULAR MAIL

Calvert County Planning Commission  
175 Main Street  
Prince Frederick, Maryland 20678

DEC 08 2017

Community Planning  
and Building

**RE: Comments on Calvert County Comprehensive Plan –  
October 2017 Draft  
Big-Box Retail**

Dear Chairwoman McHugh, Vice Chairman Kernan, and Planning Commission  
Members Reed, Holler, Jones, Buehler, and Toohey:

We submit the following comments to the Calvert County Planning Commission on behalf of our client, Calvert Coalition for Smart Growth, Inc. ("CCSG"), in response to the October 2017 Draft of the Calvert County Comprehensive Plan ("Draft Plan"). CCSG is a group of Calvert County citizens and business owners who are committed to advocating that the Calvert County continues to develop as planned, using Smart Growth principles.

We are keenly interested in the Planning Commission's review of the Draft Plan because the Draft Plan sets forth a broad vision for the direction of development in Calvert County and more particularly provides the policies and framework which must be reflected in the County's upcoming revision of its Zoning Ordinance. The purpose of this letter is to offer comments on specific areas of the Draft Plan that we believe could be improved to better reflect a modern and sustainable pattern of development in Calvert County. We are also available as a resource should you have any questions regarding our comments or other topics related to your review of the Draft Plan.

As a preliminary matter, we urge this Commission to allow for another reasonable comment period in which the public would have an opportunity to fully address Chapters 1 through 10 of the Draft Plan after the implementation chapter, Chapter 11, is released for review. Without the benefit of being able to understand how the stated goals and objectives in the Draft Plan will be implemented, it is impossible to provide thorough comments on the goals and objectives that have been presented in the October 2017 Draft Plan. The Draft Plan is incomplete in its current version.

Although we are unable to comprehensively evaluate how the Goals, Visions, and Objectives of the Draft Plan will be implemented at this time, we offer comments on the following issue: the land use chapter should be amended to make clear that development of single-story big box retail in the County is not compatible with the Goals and Visions of the Draft Plan.

**I. Single-Story Big-Box Retail is Not Compatible with the Goals and Visions of the Draft Plan.**

Chapter 4 of the Draft Plan identifies four Goals regarding Land Use: “1) Preserve the rural character of the county, its prime farmland, contiguous forests, historic resources, and environmentally sensitive areas; 2) Use water and sewer policies to direct growth consistent with land use policies; 3) Develop Town Centers and Villages as attractive, convenient, and interesting places to live, work, and shop; and 4) Direct commercial and industrial uses to appropriate location; provide necessary infrastructure.” These goals all touch on elements of smart growth principles. Indeed, one element of an Objective associated with Goal 3 states, “Review Town Center and Master Plans to look for additional ways to reduce dependence upon automobiles by promoting ‘pedestrian-friendly’ site design and bicycle circulation within and between residential, commercial, and office uses.” Draft Plan, p. 4-24. We support this objective. Appropriate implementation of this Objective would encourage a human scale design and an integrated development scheme where various buildings and other components of the built environment complement one another and create a cohesive community. Large scale, big-box retail is antithetical to these concepts. Nothing in the Draft Plan restricts, or explicitly discourages, the development of big-box stores in the County. The Draft Plan is the appropriate starting point to plan for growth of big box retail in the County.

Below, we briefly outline the unique impacts of Big-Box Retail, and offer narrow amendments to the Comp. Plan, which we believe address the significant planning issues presented by big-box retail.

**A. Unique Impacts of Big-Box Retail.**

The larger size of big-box stores, and particularly large general merchandise stores, create planning problems that fall into two general categories. JENNIFER EVANS-COWLEY, MEETING THE BIG BOX CHALLENGE: PLANNING, DESIGN, AND REGULATORY STRATEGIES 14 (Planning Advisory Service Report No. 537, American Planning Association) (March, 2006). The first category is related to traditional planning problems, which include issues such as traffic congestion and circulation and aesthetics. MARLON G. BOARNET, ET AL., EMERGING PLANNING CHALLENGES IN RETAIL: THE CASE OF WAL-MART 435 (Journal of the American Planning Association, Vol. 71, No. 4) (Autumn,

2005). The second category concerns problems involving economic development. EVANS-COWLEY, at 14. For the purpose of these comments, we only address the planning issues presented by big-box retail. Professor Evans-Cowley writes, “[f]or planners or elected officials to not plan for large-scale retail is to negate the relevance of these stores and to underestimate the retailers’ ardent interests in pursuing new markets.” EVANS-COWLEY, REGULATORY STRATEGIES FOR BIG BOXES 6 (Zoning Practice, American Planning Association) (2005) (emphasis supplied).

A “big-box” retail store is typically a one-story warehouse building with a height of 30 feet or more, simple and rectangular in construction, and ranging in size from 20,000 to 260,000 square feet. It is generally a stand-alone building with a large parking lot or part of a larger shopping center. The function of a big-box store is to deliver inexpensive goods. JENNIFER EVANS-COWLEY, MEETING THE BIG BOX CHALLENGE: PLANNING, DESIGN, AND REGULATORY STRATEGIES 6 (Planning Advisory Service Report No. 537, American Planning Association) (March, 2006).

The size of a big-box store has an overwhelming aesthetic impact on a community. Indeed, Fort Collins, Colorado’s “Design Standards and Guidelines for Large Retail Developments” states,

Large retail developments depend on high visibility from major public streets. In turn, their design determines much of the character and attractiveness of major streetscapes in the city. The marketing interests of many corporations, even with strong image-making design by professional designers, can be potentially detrimental to community aspirations and sense of place when they result in massive individual developments that do not contribute to or integrate with the city in a positive way.

Fort Collins (Colorado), City of. 1995. *Design Standards and Guidelines for Large Retail Establishments*. In Calvert County, it is extremely important to plan for big-box stores to ensure that such a building would be consistent with the underlying Goals and Visions of the Draft Plan. The Draft Plan is the County’s opportunity to set policy regarding big-box uses.

## B. Proposed Amendments

We propose the following amendments to the Land Use Chapter to address the planning issues presented by big-box stores:

1. Add the following Objective to Goal 4, which begins on page 4-24 of the Land Use Chapter:

“Commercial Retail sales over 75,000 square feet on one story is not a use compatible with the Goals or Visions of the Calvert County Comprehensive Plan.”

2. Add the following item under the proposed Amendment identified *supra*:

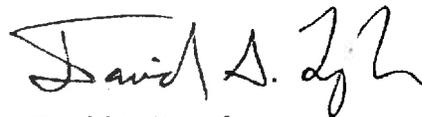
“Update the County’s land development regulations to limit the footprint of a single-user retail use to 75,000 square feet.”

**Rationale:** Generally, single story big-box retail stores are inconsistent with smart growth principles. These principles are most relevant in the Town Centers and Villages, which encourage mixed-use development and a pedestrian-friendly environment. However, these principles remain vitally important to the County’s less developed rural areas as well, where big-box retail should remain prohibited. The business model of a big-box store encourages its customers to travel by car and demands that the store use surface parking pads, not structured parking. The traditional design of a big-box store is a one-story structure that dominates the landscape. A two-story design, like the new Wal-Mart stores in Washington, D.C., is more capable of integrating with the surrounding community, encourages a pedestrian-friendly landscape, and is more compatible with neighboring uses, which are the hallmark of mixed-use developments.

## II. Conclusion

Thank you for the opportunity to provide these comments on the Draft Plan. We believe that the adoption of our amendments would foster smart growth principles and would improve the quality of life for the County’s citizens. We would welcome the opportunity to respond to any questions that you may have regarding our comments or any other aspect of the Draft Plan.

Very truly yours,



David S. Lynch

**Audubon Maryland-DC \* Clean Water Action \* Maryland Conservation Council  
Maryland League of Conservation Voters \* Maryland Native Plant Society  
Maryland Ornithological Society \* Preservation Maryland  
Sierra Club, Southern Maryland Group \* Southern Maryland Audubon Society  
1000 Friends of Maryland**

December 8, 2017

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**DEC 08 2017**

**Community Planning  
and Building**

**RE: Calvert County Draft Comprehensive Plan**

Dear Calvert County Planning Commission:

Calvert County has long been a smart growth leader in Maryland. Previous administrations worked hard to protect rural Calvert and direct development to attractive, well-planned communities designated for growth. The County's Transfer of Development Rights (TDR) program has served as a model for other counties. The County's buildout provisions, which wisely tie residential development to infrastructure capacity, are widely recognized as a hallmark of responsible planning. And appearance standards in the Town Centers and Villages have fostered quality development that enhances property values.

We are alarmed that the draft comprehensive plan moves the County in a much different direction, one likely to diminish the quality of life enjoyed by residents. Unfortunately, you do not need to look far to see what planning like this yields. After decades of poor planning, neighboring Charles County earned the distinction of having the longest commute times in the state, the most portable classrooms per capita in the state, and the highest property tax rate of all Maryland counties. We doubt that this is the future desired by Calvert County residents, or the legacy desired by today's decision makers.

We ask that the requirements to purchase TDRs for development projects remain as they exist today. The TDR program and other land preservation programs provide property owners with an alternative to developing their land, with compensation received often invested in the property. Tens of thousands of acres of Calvert County farmland and forest have been voluntarily preserved.

We also ask that the buildout provisions be restored to ensure that growth does not exceed infrastructure capacity. It is essential that the plan answer the question of how much growth the county can sustain and that all other planning decisions are made considering this. Traffic studies are critical to this effort; we were surprised to learn that no traffic studies were conducted prior to or during the preparation of the draft plan.

Likewise, we have noted that the draft plan proposes expansion of Town Centers and Villages. The Prince Frederick Town Center will expand by approximately one-third of its current size and the Huntington Village will extend across Route 2/4 on all four corners of the intersection with Cox Road. Again, studies should be conducted to identify the impact of these expansions on infrastructure. Appearance standards should remain to ensure continued quality development in the areas where many residents live, work and shop.

Finally, we are troubled that an incomplete plan has been released for public comment and that sections of the previous plan emphasizing accountability, fiscal responsibility and transparency have not been included in this draft plan. We ask that the language addressing good government and responsibility to citizens be restored, and that a complete draft plan be made available to the public for a 90 day comment period.

Thank you for your thoughtful consideration of these comments and your service to Calvert County.

Sincerely,

David Curson  
Director of Bird Conservation  
Audubon Maryland-DC

Kurt R. Schwarz  
Conservation Chair  
Maryland Ornithological Society

Jennifer Kunze  
Maryland Program Organizer  
Clean Water Action

Nicholas Redding  
Executive Director  
Preservation Maryland

Paulette Hammond  
President  
Maryland Conservation Council

Lila West  
Co-Chair  
Sierra Club, Southern Maryland Group

Karla Raettig  
Executive Director  
Maryland League of Conservation Voters

Bob Lukinic  
Vice-President & Conservation Chair  
Southern Maryland Audubon Society

Kirsten Johnson  
President  
Maryland Native Plant Society

John Campagna  
Executive Director  
1000 Friends of Maryland

Patrick M. Buehler  
2040 Woods Road  
P.O. Box 27  
St. Leonard, MD 20685  
410.586.0326

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DEC 08 2017  
Community Planning  
and Building

December 6, 2017

Calvert County Planning & Zoning Department  
150 Main Street, 3rd floor  
Prince Frederick, MD 20678

To Whom It May Concern:

I would like to express my **strong opposition** to renaming minor town centers to "villages". First of all, St. Leonard is not visible to Route 4. It took years to get the State of Maryland transportation department to install Route 4 directional signs. Those signs are the only life-line to outside traffic. We depend on those signs to let people know there is commerce in our town. Your "village" decision could be the end to any fragile business in St. Leonard. I feel this is an "anti-business" idea.

Secondly, I am opposed to any down zoning of rural commercial property. Anyone who owns it bought with the idea of opening a business at the right time. We paid \$400,000 for 1.5 acres and to reduce it to a building site is a land taking, depending on where the property is located. In my case a building site is only worth \$15,000 causing a loss of \$385,000.

Sincerely,

A handwritten signature in black ink, appearing to read 'Patrick M. Buehler', written in a cursive style.

Patrick M. Buehler

**From:** Beverly Lusby [REDACTED]  
**Sent:** Friday, December 08, 2017 11:18 AM  
**To:** Planning and Zoning <pz@calvertcountymd.gov>  
**Subject:** Draft plan for Calvert County

Planning and Zoning:

Please do not rush to put this plan through. It is extremely important for the infra structure to be in place before any plans are approved. We need a plan that will address all issues as our county grows, not just the demands of developers.

Beverly Lusby  
3185 Lloyd Bowen Road  
St. Leonard, MD 20685

**From:** vogt [REDACTED]  
**Sent:** Friday, December 08, 2017 10:37 AM  
**To:** Planning and Zoning <pz@calvertcountymd.gov>  
**Subject:** Draft Comprehensive Plan comments

Please see attached submitted 10:35 a.m. December 8, 2017  
Randi Vogt  
Port Republic

The draft Comprehensive Plan is far from being ready to move on to the next draft. There are many inconsistencies and contradictions which need to be resolved. For example, the draft retains the Land Use Visions that are in the current Comprehensive Plan but often contradicts them in the text or just gives them lip service. Examples:

Vision: Our landscape is dominated by forests and fields

The discussion on page 4-14 is very supportive of protecting our rural landscape, which is to be commended. Also, on page 4-24, Objective 3 says: "Avoid the potential for strip commercial development along highways" which supports the vision of maintaining a landscape dominated by forests and fields. That is also very good.

But then, in direct conflict with these statements, the proposed Future Land Use Map (page 4-15) shows new opportunities for strip commercial development along Rt 2/4 in Huntingtown, along Rt 260 in Owings, along Rt 231 in Prince Frederick and along Rt 2/4 and Rt 765 between Lusby and Solomons. No explanation or justification is given. If those areas develop into commercial strips, our rural landscape will be severely diminished.

In addition, the draft proposes changes to the use of TDRs which are troubling. TDRs play a major role in protecting our farms and forests. Any changes in policy should be carefully discussed and analyzed to make sure the TDR program as well as all our current land preservation programs are fully supported and funded.

Finally, our landscape is becoming more and more dominated by cars sitting in long traffic lines. We need a traffic analysis to determine an appropriate build-out.

Vision: Our Town Centers are attractive, convenient, and interesting places to live, work and shop.

In several places in the text, there seems to be a conscious effort to minimize efforts to make our Town Centers and Villages meet that vision. For example:

The current Plan says "Continue to improve the appearance of town centers by emphasizing Town Center Master Plan Capital Improvements Projects and Architectural Review."

The draft Plan says: "Continue to improve the appearance of Town Centers and Village (sic) by emphasizing Town Center and Village Master Plan Capital Improvement Projects." The words "and Architectural Review" have been purposely deleted.

This, combined with the Planning Commission's recent recommendations governing signs suggests the real plan is to abandon the current vision and replace it with a vision of Lexington Park and Waldorf.

The draft proposes a huge increase in the size of Prince Frederick but, except for vague wording about making communities walkable, we don't have any idea what it's supposed to look like or how it's supposed to function. The Planning Commission and citizens need much more information before such a major increase in size is permitted.

Vision: We are stewards of our cultural heritage

This vision has been virtually ignored in the draft.

**From:** Tom & Joan Mero [REDACTED]  
**Sent:** Friday, December 08, 2017 10:30 AM  
**To:** Planning and Zoning <pz@calvertcountymd.gov>  
**Subject:** re. Comments on the Draft Comprehensive Plan 2040

Attached are the comments and recommendations my wife and I are submitting regarding the current Draft Comprehensive Plan 2040. I have also embedded our comments below in this email. We ask that these and the many other comments which will be submitted are distributed and all involved in this process will seriously consider the citizens comments and suggestions.

Thank you,

Tom and Joan Mero  
11224 Lakeview Dr  
Dunkirk, MD 20754

Comments on the Draft Comprehensive Plan 2040  
Submitted by Tom and Joan Mero  
11224 Lakeview Dr, Dunkirk, MD  
December 8, 2017

Thank you for the opportunity to provide comments on the current draft Comprehensive Plan 2040. I have reviewed the Plan and, of course, there is a lot of information and topics included. I will limit my comments to what I believe is the most significant problem with the Plan. That is the basic premise that the slower residential growth in the County represents a problem that we should address primarily by pushing high density residential housing. I believe just the opposite, slower growth is by far better for the citizens of the county and the focus on high density residential housing will have a long term adverse effect on Calvert. Below I have listed some of the negative impacts of faster growth and high density residential housing.

**Traffic** - First and foremost, traffic congestion along Rt. 4 during morning and afternoon rush hours is a major problem for our citizens. The evening trip between Dunkirk and Prince Frederick on a good day, with no adverse weather or accidents, is 35-40 minutes. This situation will only worsen as our population grows. If the Plan Goal of increased high density residential development were to happen the Dunkirk to Prince Frederick trip will soon exceed an hour. Calvert County, as stated in the Plan, has but one main highway through the county, Rt. 4 and that highway has eleven traffic lights between Dunkirk and Prince Frederick. Each has substantial traffic backups during rush hour and there will not be any significant funding from the Federal or State governments for major Rt. 4 improvements, overpasses, between now and 2040. Only one minor Band-Aid highway upgrade is in the future, adding an extra lane on Prince Frederick. However, there may be funding to replace the Thomas Johnson Bridge which will only add even more traffic on Rt. 4 through the county.

**Schools** - The high density housing promoted by the Plan will place a significant burden on our schools. High density residential housing is typically younger families, many of which have young children, and the tax payers of Calvert must fund their education. We have a quality school system but that quality comes at a high cost. Half of our tax dollars go to supporting the school system. If high density housing were owned by seniors and retirees that would not impact our schools but don't count on that since Maryland's high taxes are driving retirees from the state. I found it frightening to watch our County

Commissioners meeting on November 14<sup>th</sup>, 2017 and hear them discuss the possibility of granting exemptions from our Adequate Public Facilities ordinance for high density residential subdivisions/developments in Town Centers with public water and sewer service. This was Planning and Zoning's recommendation! Not only does the Plan recommend substantial high density residential, our Commissioners are considering letting that development proceed even if the effected schools are at or over capacity. This is irresponsible.

Erosion of our tax base – High density housing generally represents a net loss to our tax base. Family incomes of high density home purchasers when compared to single family property owners are typically less and the property taxes collected per high density housing unit on average are substantially less than single family housing units. Therefore, the taxes collected from high density residential property owners are not adequate to cover costs of county services, primarily schools and roads.

False Argument for Affordable House – There is a shortage of “affordable housing” mainly for children of county residents and many have to move out of the county. Building high density affordable housing, if it could be targeted for Calvert citizens, would be a great but there is no legal mechanism to give Calvert citizens favorable advantages or mandate a percentage of the housing must go to County citizens. Under today's laws there is absolutely no way to give Calvert county residence any preferential advantage toward purchasing or renting affordable housing in the county. What this means in the real world is the vast majority of any new high density, “affordable” housing built in the county will be purchased or rented by out-of-county people which increases our population, adds to our traffic, and hurts our tax base.

Calvert is a bedroom county – Our County is now and will continue to be a bedroom community with a large portion of our working citizens traveling out of the county for their employment. Therefore, the majority of our town centers should continue to provide supplies and services for our residents. Dunkirk is a good example of a vibrant town center with almost all available commercial space occupied and we are about to get a third major shopping center anchored by a major grocery store. The State may want to dictate high density development in and near town centers but we need to do what is best for our unique situation in Calvert County.

In summary, first I urge all involved to slow down this process so Planning and Zoning, the Planning Commission, and our BOCCs have an opportunity to review and consider all the citizen's comments and recommendations that I am sure they will receive. This draft Plan represents a vision that is not where we are or the direction Calvert should go in the future. The Plan has winners and losers. I see the developers, builders, and business as the winners and the citizens of Calvert the big losers. This is so important for the citizens of our county that I would love to see a ballot question during the next election or a county wide survey asking voters if they want an expansion of high density residential housing in the county. There is no doubt what the overwhelming response would be – keep Calvert Country.

Thank you for reading and considering my comments on the draft Plan.

Thomas Mero  
[tjmero@comcast.net](mailto:tjmero@comcast.net)

**From:** Susan Mills [REDACTED]  
**Sent:** Friday, December 08, 2017 9:05 AM  
**To:** Planning and Zoning <pz@calvertcountymd.gov>  
**Subject:** Comprehensive Plan

I moved to Calvert County in March, 2009. I fell in love with this county's rich agricultural history, and the acres of preserved land and shorelines that it offers. I left the insane congestion of Montgomery County, MD behind me and I am deeply concerned that the consultants retained for Calvert's Plan are the same as those who created the disaster that is now Charles County. This county is a treasure. No Comprehensive Plan should be put forward that does not include a Heritage section, nor a traffic study.

Please do not turn this lovely County into a congested, traffic nightmare of a place, and destroy the unique agricultural character of the area in the process. In this case, please see the forest for the trees.

Susan Mills  
Chesapeake Beach, MD

*There is nothing - absolutely nothing - half so much worth doing, as messing about in boats.  
--Kenneth Grahame*

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DEC 8 2017

Community Planning  
and Building

Comments to Planning and Zoning concerning the update to the Comprehensive Plan from William L. Peil

The Calvert County Long Range Plan hasn't examined the long range costs to county residents. Many of the plans recommendations would increase the need for expanded services and infrastructure to support the additional population growth.

**Allow comments to be submitted for an additional 90 days. Residents need more time to study the plan.**

The following areas would require expansion. Reasonable financial estimates need to be included.

- 1) State and county roads would need to be improved and expanded to support the increased traffic additional population will bring. Overpasses in all of the town centers with additional improvements to county feeder roads would cost hundreds of millions of dollars. One estimate for an overpass in Dunkirk ranged between \$100 million and \$150 million. The fact that Calvert County is a peninsula would constrain the ability to create alternate routes into and out of the county during road construction. This would become a major problem for commuters working outside of the county requiring daily trips in what is already a congested area.
- 2) Calvert County schools are limited in capacity and would experience overcrowding as more people moved into the county. There has been no attempt at measuring the impacts to schools in the county and what that would mean to Calvert residents paying taxes to support the schools.
- 3) Volunteer fire departments are already experiencing funding shortfalls. Equipment needed to fight and respond to accidents is either long past replacement OR not available to meet current demand. Increased population will only increase this need. **A Quantitative Risk Assessment needs to be done every 5 years on the LNG terminal so that the county can plan for newly identified risks. This should be included in the plan so it is followed. Add words to make sure zoning forbids any new gas infrastructure in the county. Citizens are at risk NOW and a Risk Assessment on the terminal should be done as a requirement of the start of the new Comprehensive Plan to ensure safety of first responders as well as citizens living and working in the area of the terminal.**
- 4) The staffing of police currently is stretched to respond in timely fashions when emergencies occur. In order to meet their needs the county just spent \$25 million dollars for new cell phone towers throughout the county. Similar expansion in all areas of police support will be needed to address the increase in population.
- 5) The local Aquia aquifer is dropping 2 to 4 feet per year. More wells in the county are showing high levels of arsenic which requires remediation at resident's expense. An increase in county population will only increase water usage and add to the speed with which this problem grows. The costs of remediation are substantial and have not been factored into the counties long range plan.
- 6) Public sewer is discussed in the long range plan. It has been said by the planning commission that the cost would be high. There needs to be more clarity on this issue in the plan. A timetable for expansion and cost estimates should be included in order for the county and residents to plan their budgets to be ready to absorb these expenses.
- 7) The availability of expanded medical care has not been included in the long range plan to meet the increased needs of an expanding population. This new population may include older people which may require additional health services. How will ambulance service be able to get to emergencies if roads are backed up with growing highway traffic associated with more people moving to the county?

**From:** Joe Mazur [REDACTED]  
**Sent:** Friday, December 08, 2017 8:43 AM  
**To:** Planning and Zoning <pz@calvertcountymd.gov>; keepcalvertcountry@gmail.com  
**Subject:** Comprehensive Plan

**To:** Planning Commission

**From:** Joseph M. Mazur  
4041 Buck Board  
Dunkirk, MD

**Subject:** New Comprehensive Plan (NCP)

1. NCP should maintain continuity with previous plan and not expand town centers.
2. NO NEW ZONING DISTRICTS which will allow for the expansion of sewers under any conditions.
3. NCP needs to include an understanding of limits on schools & roads plus the cost of expansion.
4. NCP has to recognize the limitations of our ground water resource. Adding the additional burden of higher density housing (sewers) will only risk depleting ground water for existing homes & business in the future.
5. NCP should not have been done by an outside consultant. They are not a stake holder and the design of the plan will be such that it will provide the consultant additional work. However, I know that ship has sailed.

I respectfully request that you seriously consider implementing items 1 thru 4 to maintain the quality of life which attracted people like myself to settle in Calvert County.

**From:** Bob Boxwell [REDACTED]  
**Sent:** Friday, December 08, 2017 8:34 AM  
**To:** Planning and Zoning <pz@calvertcountymd.gov>  
**Subject:** Comprehensive Plan comments

Good morning,

After slogging through the 142 pages of happy noise, I am going to concentrate my comments on the area of traffic. I do not at all agree that our current infrastructure is adequate to deal with current traffic, much less future growth. I don't have to deal with the Stoakely Road light very often, but every time I do if it is past 3 p.m. I have to wait at least one light to get through. That is called FAILURE. I usually only deal with the traffic going south in the afternoon. I have never been on a racetrack. but this certainly feels like one. Enforcement is just about nonexistent. This time of year with the deer season and rut it is beyond dangerous to speed on this road. The large majority of vehicles are also single passenger.

Over the past several years the lower end of the county has had to deal with a large number of big body truck (mostly dump trucks). Here again enforcement was just about nonexistent.

I do not see where increasing the lanes will be an improvement, St. Mary's County did that with 235 and it is a god awful mess during rush hour. Perhaps adequate public transportation would alleviate some of this.

Another huge problem is the Thomas Johnson Bridge. I attended hearings about an upgrade/replacement back in 2010. They were supposed to have picked a plan by 2015. Where are we on that? I have seen no evidence that anything is being done or will be done. In answering a Department of Transportation survey yesterday, the question of bridges in particular was never brought up.

Finally this plan lacks in specifics and has too short a window to comment. You should not have hired a consultant especially not one who worked on the Charles County plan. WE ARE NOT CHARLES COUNTY.

Thank you,  
Bob Boxwell

**From:** Sharron Bickel [mailto:granbickel2@gmail.com]  
**Sent:** Friday, December 08, 2017 12:04 PM  
**To:** Planning and Zoning <pz@calvertcountymd.gov>  
**Cc:** Calvert County League of Women Voters of <board@calvert.lwvmd.org>  
**Subject:** Comments on Current Draft of Comprehensive Plan

December 8, 2017

To the Board of County Commissioners, Calvert County  
Comm. Hejl  
Comm. Weems  
Comm. Slaughenhaupt  
Comm. Nutter  
Comm. Hart

Dear Commissioners:

The long-range plan for Calvert County is such an important document. It will guide the future of our county for ten years.

The League of Women Voters of Calvert County would like all interested citizens to have the opportunity to read the draft plan and suggest comments. This does take time, as the draft is close to 150 pages. People are busy and especially busy during holiday time. Many people have not had a chance to read the draft.

We recommend that you extend the time for public comment to allow a greater number of people to participate.

Thank you.

Sincerely,

Officers and Board  
League of Women Voters of Calvert County  
Krista Boughey - Co-President  
Sharron Bickel - Co-President  
Inez Claggett  
Sandra Raviv  
Roberta Safer  
Margaret Dunkle  
Pat Hofmann  
Gladys White  
J.C. Hooker  
Pat Pease  
John Perryman  
Dixie Miller

**From:** Cove Point Natural Heritage Trust [mailto:cpnht@comcast.net]  
**Sent:** Friday, December 08, 2017 8:12 AM  
**To:** Planning and Zoning <pz@calvertcountymd.gov>  
**Subject:** Comprehensive Paln Comments

Good morning,

I have attached a file with the same letter as below. This was approved by the Cove Point Natural Heritage Trust Board of Trustees.

Cove Point Natural Heritage Trust is a non-profit foundation operating in Calvert County since 1994. The mission of Cove Point Natural Heritage Trust is to preserve and protect ecologically sensitive sites in Southern Maryland through land conservation, acquisition, scientific research, and environmental education. We wish to make some comments concerning the draft of the upcoming Comprehensive Plan.

For the previous comprehensive plans our board was briefed by members of Planning and Zoning staff and kept informed on progress by them. This was a long and deliberative process and does not in any way mirror the experience for the current Plan. The current Plan as presented continues the call for "preservation of the rural character and landscape" of Calvert County. What is lacking is any mention of how we are to implement these visions and goals. While we appreciate and approve the concepts in general, it is hard to comment on specifics when there are none. The timeframe given for our participations begs the question of how much input the county really wants from us and whether we will have any impact.

With those limitations in mind we do have the following comments.

Two key components of previous plans were the concept of limited expansion (build out) and Transferable Development Rights (TDRs). Several references to TDRs usage in the land use section seem to devalue them and lessen their impact on guiding growth. With the concept of a "build out" not specifically addressed within the Plan, it is important to continue to support and strengthen the Purchase and Retirement and Leveraging and Retirement Programs, through additional funding.

Town Centers as stated in the Plan should be where growth is concentrated but we should not expand them to include commercial expansion on both sides of route 2/4 (as is the case with Huntingtown).

We agree with the goals stated in the Environmental and Natural Resources chapter. The watershed management approach is a good concept but the county is sorely lacking in its planning with only two creeks currently having implementation plans for improvement. We encourage the establishment of greenways as mentioned in the Plan as a way to protect natural resources especially dealing with the lack of contiguous preserved property connecting the Chesapeake Bay and Patuxent River. Calvert County has excellent habitat for various avian species including Forest Interior Dwelling Species (FIDS). Parker's Creek has been declared an

Important Bird Area with significant breeding habitat for Wood Thrush and Kentucky Warbler (two species in severe decline). They also have good habitat for fourteen other FIDS. The Hellen Creek Forest and Wildlife Preserve and the adjacent Hemlock Preserve has breeding habitat for eleven of these species.

In the Water Resources section again we agree with the goals but have difficulty seeing exactly how they will be implemented. On page 9-20 the word "incentivize" is used three times concerning treatment of unmanaged impervious surfaces. What exactly do you have in mind? The practices mentioned are all potentially useful to deal with this issue and innovative. We just don't know how you would go about making them happen. On another issue, the drawdown of the aquifers has impact on all of us whether on municipal water system or private wells. The concentration of arsenic because of this is an issue that is not even addressed.

These are just some of the concerns that we have and can address in the limited time allowed by the county to make comments. We sincerely hope that you will heed the request to extend the comment period and to be more generous with the timeframe allowed to comment before the final plan is presented.

Respectfully,

Mike Rudy, President Cove Point Natural Heritage Trust

Thanks,

Bob Boxwell, Business Manager  
Cove Point Natural Heritage Trust  
410-394-1300

**From:** Carolyn Anderson [REDACTED]  
**Sent:** Thursday, December 07, 2017 9:07 PM  
**To:** Planning and Zoning <pz@calvertcountymd.gov>; keeocalvertcountry@gmail.com  
**Subject:** Calvert 2040 / Carolyn Sunderland

The Calvert 2040

Calvert 2040 is not ready for approval, even though much effort and time has gone into making it right, to meet rural expectations.

First, **VISION 5:** Let's portray the County as a place where residents care and have a positive view of good stewardship, restoring, managing wisely to conserve, and to promote productive growth of resources, including recycling and wise re-use, imitating nature where nothing is wasted. Remove the negative wording of waste and few.

The **Plan Review:** Planners have years of experience, but cannot expect citizen review to be comprehensive and meeting swift deadlines with thoughtful review and appropriate responses. Even top down small group meetings allowed brief comments, but lacked discussion time.

Partial information is given in a piecemeal manner, leading to inaccurate conclusions where questions and concerns are unaddressed. Why the rush of this hurried timetable which only leads to confusion?

**Traffic:** Traffic is beyond reasonable. While my car recall was attended to at PF Ford, I attempted to cross the intersection, but after quite a wait, realized that was a death wish. When the car was ready, I was able to drive to the business across the intersection. I have yet to see reasonable Route 2/4 traffic. Traffic is totally unsatisfactory in more than one part of the county.

**Build Out:** Repeatedly increasing build out numbers, results in loss of forest and farm areas, the very land uses we repeatedly say we need and are told we promote and maintain. Adding the numbers, we know more growth, more stress on environment, aquifers, bay and other waters, when forests and farms are converted.

**Land Preservation in Tier IV:** Preserved acreage in TIER IV is not intended for development. Benefits and protections of the Farm and Forest designation, are denied where these properties are described as rural residential. No matter the proximity of a town, preserved property needs the same support available to other farm and forested areas. Development neighbors' deeds and plats without the Right to Farm regulation, required in FFD areas, led to negative comment about farm activity. Owners of forest and farm property, now called residential, may have complaining neighbors, simply because those neighbors were not informed.

**Economic Value:** Over 60,000 forested acres, the majority being private forest, is poorly understood and its economic value not readily available. Timber is cut, including on the County's Hughes Tree Farm; bees are essential in growing many food crops; game is harvested and even donated to food banks. Does the economic value of thousands of dollars spent on forestry, hunting, trapping, bee keeping, and other natural resources appear on the Calvert County Planning and Zoning or Economic Development radar? Who can inform citizens of the economic value of natural resources, forever diminished where we continue expanding build out? How can citizens understand the gift of private preserved land to our County, where there is no quantifying the continued loss of forest natural resources which once covered more than ninety percent of Calvert County? Show us numbers before making future choices.

Without time to get Calvert 2040 right, there is no opportunity to remove environmental disincentives currently in ordinances. Let's take time and make the effort to listen more to citizens and do this right.

Thank you,

Carolyn Anderson

From: Judy [REDACTED]  
Sent: Thursday, December 07, 2017 7:09 PM  
To: Planning and Zoning <pz@calvertcountymd.gov>  
Subject: Comp Plan

All studies should be done and presented to all residents of Calvert County before any plans are passed.  
The tax payers have rights to not just the few business people.  
Sent from my iPhone

**From:** John Little [REDACTED]  
**Sent:** Thursday, December 07, 2017 6:58 PM  
**To:** Planning and Zoning <pz@calvertcountymd.gov>; Mimi <mimilittle3@yahoo.com>  
**Subject:** Fwd: Comprehensive Plan

----- Forwarded message -----

**From:** "John Little" <flagboatyard@gmail.com>  
**Date:** Dec 7, 2017 6:52 PM  
**Subject:** Comprehensive Plan  
**To:** <pz@calvetcountymd.com>  
**Cc:**

I have lived and owned a business in Calvert County since 1984. What attracted me about the county was the rural character, the bay and River and the great people who live here.

We have gone through the inevitable growth spurt but have still remained a beautiful place. All that could very easily change.

I would just like the planning board to take a long hard look at what a disaster Prince Frederick will be and at an incredible cost to all of us. Just slow down the process and let the citizens have time to study and reply. You are there to serve the people not just the Commissioners and the developers. Listen to the comments. There are a lot of wise people here and many who have seen this before!

Thanks, John Little

From: Barbara J. Ferrenz [REDACTED]  
Sent: Thursday, December 07, 2017 6:50 PM  
To: Planning and Zoning <pz@calvertcountymd.gov>  
Subject: Comprehensive Plan

I am writing to comment on the Comprehensive Plan. I'm trying to keep up with updates. I request more time to review and consider the plan and the next version. Thank you.

Barbara J. Ferrenz  
Owings, MD

**From:** Ken Spring [REDACTED]  
**Sent:** Thursday, December 07, 2017 6:04 PM  
**To:** Planning and Zoning <pz@calvertcountymd.gov>  
**Subject:** Draft Plan

Dear Sirs:

I am astonished by the proposed changes in the comprehensive plan. We moved here and live happily in the county for all of the factors that you propose to eliminate. We want buildout limited, TDRs to remain valuable, town centers to be severely limited and traffic to not get worse. What are you thinking? You trust the judgment of a consultant who does not live here or has any understanding of the heritage and values that make Calvert County a great place to live.

You should be ashamed of the document that has been produced and of the manner that it has been handled.

Kenneth R. Spring  
Lusby, MD

**From:** Robin Whitman [REDACTED]  
**Sent:** Thursday, December 07, 2017 5:48 PM  
**To:** Planning and Zoning <pz@calvertcountymd.gov>  
**Subject:** Comments re Comprehensive Plan

I have listened to Greg Bowen's comments and I thoroughly agree. There are important points left out of the current proposal that should be addressed to adequately protect the future of the citizens of Calvert County. He is some one with a wealth of knowledge and experience and we stand by his concerns and add our names to the petition to readdress those issues and decide wisely for the people who elected you. Robin and Stephen Whitman, Owings, md.

**From:** Arthur Fournier [REDACTED]  
**Sent:** Thursday, December 07, 2017 5:34 PM  
**To:** Planning and Zoning <pz@calvertcountymd.gov>  
**Subject:** Calvert County Comprehensive Plan

Please allow proper time to develop a comprehensive plan that meets the needs and desires of Calvert County residents. When my family and I moved to Calvert County in 1984, part of what drew us here was the relaxed and unspoiled nature of the county. We did not want to live in Charles County which was already blighted by aggressive development; we wanted the quiet charm of Calvert County.

Help keep Calvert country!

Thank you for listening,

Art

Arthur Fournier  
4729 Willows Road  
Chesapeake Beach, MD 20732  
[artfournier@comcast.net](mailto:artfournier@comcast.net)  
410-535-0690

**From:** paulblayney [REDACTED]  
**Sent:** Friday, December 08, 2017 1:00 PM  
**To:** Planning and Zoning <pz@calvertcountymd.gov>  
**Subject:** COMPREHENSIVE PLAN COMMENT

The positions set forth by Keep Calvert Country has my support. Slow down this rushed process and address the many incomplete aspects, especially traffic.

Paul Blayney  
3008 Ash Road  
Port Republic, MD 02676

**From:** MATT LEROUX [REDACTED]  
**Sent:** Friday, December 08, 2017 12:49 PM  
**To:** Planning and Zoning <pz@calvertcountymd.gov>  
**Subject:** New Comprehensive Plan

I OBJECT TO THE ADOPTING OF" THE NEW COMPREHENSIVE PLAN FOR CALVERT COUNTY."

Expansion along Rt. 4 and Rt.2 is only going to make traffic worse on our only way north and It would be a tragedy to have our county become the eyesore that Waldorf is.

What's more, there is no ." Heritage" section to preserve our County heritage , history and historical buildings .

There has not been time for citizens comments to be considered so please forestall adoption of the new plan till we can vote on it.

Alice LeRoux

2421 Boxwood Place

Huntingtown, Md. 20639

**From:** Mimi Little [REDACTED]  
**Sent:** Friday, December 08, 2017 2:35 PM  
**To:** Planning and Zoning <pz@calvertcountymd.gov>  
**Subject:** Comprehensive plan

I have lived in Calvert County since 1984. What attracted me to the county was its rural character - the Chesapeake Bay and Patuxent River and the great people who live here. We have gone through the inevitable growth spurt but have still remained a beautiful place. All that could very easily change.

I would like the planning commission to take a long hard look at what problems Prince Frederick and other town centers would incur if we try to encourage further development without looking at the traffic repercussions. Businesses in the south part of the county, including mine (Flag Harbor Marine Services), are being affected by the bottlenecks that occur during rush hour. My customers don't want to drive the extra 45 minutes it takes to get to the marina and are taking their boats farther north.

Please slow down the process. Let the citizens have time to study and reply and give yourselves more time to assess all the ramifications of changing our present zoning laws. You are there to serve the people not just the Commissioners and the developers. Listen to the comments. There are a lot of wise people here and many who have seen this before!

Thank you.

Mary Ann Lacouture  
3836 Balsam Rd.  
Port Republic, Md 20676

**From:** Laura Norfolk [REDACTED]  
**Sent:** Friday, December 08, 2017 3:02 PM  
**To:** Willis, Julian M. <Julian.Willis@calvertcountymd.gov>; Planning and Zoning <pz@calvertcountymd.gov>; Sunderland, Carolyn V. <Carolyn.Sunderland@calvertcountymd.gov>  
**Subject:** Parcel Tax ID #01-027131 - Regarding Proposed 2040 Comprehensive Plan Update

Dear Mr. Willis,

My name is Elaine Williams and I am the owner of 70.79 acres along MD 765, St. Leonard Rd. I am concerned regarding inconsistencies among the adopted plans regarding my property and the proposed uses for my property in the Comprehensive Plan Update.

Currently, the parcel identified above is zoned RCD and is designated as Growth Tier 3 in the plan adopted November 28, 2017. However, the proposed 2040 Comprehensive Plan Update land use map shows this parcel to be within the Farm and Forest District.

This parcel is within one mile of St. Leonard Town Center; its boundary adjoins the current St. Leonard Town Center boundary. This parcel is directly across from St. Leonard Elementary School. It is within walking distance of County Park Facilities (Dowell House, Polling House/Remembrance Park, and athletic facilities), and commercial services, a post office, and a convenience center are nearby.

I oppose this change to the Farm and Forest District for my parcel and respectfully ask that you and your staff reconsider the proposed land use designating it instead as Rural Residential. Thank you for your attention to this matter. I can be reached at 571-282-5075 if additional information is needed.

Sincerely-

Elaine Williams  
571-282-5075

American Chestnut Land Trust

Connecting people with the land

P.O. Box 2363  
Prince Frederick, MD 20678  
410-414-3400 fax: 410-414-3402  
www.actweb.org

December 8, 2017



RECEIVED  
DEC 08 2017  
Community Planning  
and Building

Calvert County Planning Commission  
c/o Calvert County Department of Planning and Zoning  
150 Main Street, Prince Frederick, MD 20678

Re: Calvert County Comprehensive Plan Draft

Dear Planning Commission,

I am writing of behalf of the Board of Directors to relay its thoughts about the current Plan draft. The following comments relate directly with our mission "To promote land conservation throughout Calvert County".

First of all, the members are pleased that the visions have been retained from previous plans and that a focus of the plan is to preserve the rural landscape of Calvert County, which of course is part of our mission. We are also pleased to see that the Priority Preservation Areas (PPAs) have not changed. This designation will be essential for protecting rural lands through state land preservation programs. All of the PPAs will be needed to preserve sufficient land for protection of our Patuxent River, the Chesapeake Bay, tributary streams, wetlands, and the rural character of Calvert County. Finally, we are pleased that the draft says to "Continue to fund the Purchase and Retirement (PAR) and Leveraging and Retirement (LAR) Programs" (4-22).

We are concerned that several sections of the plan may wind up hurting the County land preservation program (see attachment A). The way these paragraphs are written, it appears that the market for transferable development rights will be diminished and the market for development rights will die.

In addition, we are concerned that the goal of preserving 40,000 acres has been removed. The draft says "Continue to support the goal of permanently preserving a minimum of<sup>1</sup> prime farm and forestland through county, state, and federal land preservation programs and land trusts" (p. 4-22). The sentence does not make sense without a number and the preservation of 40,000 acres is still feasible and desirable.

<sup>1</sup> Is "40,000 acres of" left out by mistake?



American Chestnut Land Trust, Inc. is a 501(c)(3) charitable organization. No goods or services, in whole or part, have been given in consideration of this contribution. A copy of the current ACLT financial statement is available on request. Requests should be directed to the American Chestnut Land Trust, Inc., P.O. Box 2363, Prince Frederick, MD 20678 or call (410) 414-3400. For the cost of copies and postage, documents and information submitted under the Business Regulation Article of the Annotated Code of Maryland are available from the Secretary of State.

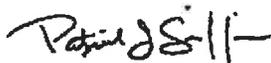
We do have our concerns about the process. The first is that the process is moving too fast and that is not allowing either the Planning Commission or county citizens and organizations enough time to review and comment. Second, we are concerned that a plan draft has been distributed without its implementation section. Lacking that now, we expect another round of meetings and a 90-day comment period for county groups to review the plan before the Planning Commission submits its draft to the Board of County Commissioners.

Finally, as citizens, we are concerned about the impact of the draft Plan on the county as a whole. We ask that the Planning Commission consider the following:

- Include a household buildout projection in the Plan along with the additional infrastructure required to support the projected number of households. The previous two plans included a buildout limit. We need to make sure that the county grows no faster than its infrastructure (roads, schools, water and sewer, etc.). Without adequate facilities, quality of life suffers.
- Include a requirement that traffic studies be conducted before town centers are expanded. From the draft plan, it appears that traffic is not a problem. However, a 2013 traffic report prepared by Maryland Department of Transportation identified numerous failed intersections in Prince Frederick, based on projects already in the pipeline for development. ~~And~~ The county's estimate of 83,600 trips per day through Prince Frederick by 2030 does not appear sustainable (page 13 of the County report to the Maryland Department of Transportation presented in October, 2017).
- We believe that appearance of town centers is a key to make them vibrant, successful towns. We ask you to consider adding wording that calls for good appearance and design standards so that the towns will be attractive, interesting places to live, work and shop.
- Protecting our heritage gives us a sense of our own identity, a sense of place. A Heritage Section should be added back in this draft plan. Likewise, a good Government Section defines our relationship with our government. It should be added back into the Plan. Finally, the Purpose statement should be added to the draft plan.

Thank you for the opportunity to review the draft Plan. We ask for adequate time to review and comment on the draft plan again after the implementation section and other sections are added and before the Planning Commission takes action.

Sincerely,



Patrick J. Griffin  
President

## **Attachment A**

**Rural Residential** – These are rural areas dominated by existing large-lot residential development, typically 3-10 acres in size, with an average lot size of approximately five acres. The category allows recognition of existing small-scale neighborhood convenience retail and service uses as well as essential public services (p.I-3). The use of TDRs is counter to the idea of directing growth to Town Centers and Villages. **(ACLT Comment: In the past, most TDRs have been used in the Rural Residential District. If not here Question: If not here, where?)**

**Residential** – This designation applies to the mapped areas within approximately one mile of a Town Center. The base permitted density in these areas is one dwelling unit per acre with densities permitted to increase to four dwelling units per acre using TDRs and developed-funded provision of public water and sewer facilities (p.I-4). **(ACLT Comment: The base density is currently one house per 4 acres, which can be increased with purchase of TDRs. Why the change?)**

**Town Centers** –Town Centers have a base density of three dwelling units per acres, which can be increased using TDRs to a density consistent with the approved Town Center Master Plan. These communities allow a wide variety of commercial and residential development. Future development is guided by a Town Center master plan. Each has nearby residential development, typically within a one-mile radius of the Town Center (p.I-4). **(ACLT Comment: The base density is currently one house per 1 acre, which can be increased with purchase of TDRs. Why the change?)**

**From:** Eddie Logan <[elogan@primelending.com](mailto:elogan@primelending.com)>  
**Date:** December 8, 2017 at 1:03:08 PM EST  
**To:** "Willis, Julian M." <[Julian.Willis@calvertcountymd.gov](mailto:Julian.Willis@calvertcountymd.gov)>  
**Subject:** Comprehensive plan comments

Mark, As a business owner in Calvert County, I want to offer my support of any changes to the comprehensive plan that will increase our commercial base, and also allow for more affordable housing. I truly believe that no matter how aggressive our overall plan is, the current state mandates will only allow our growth to be 20% of the most aggressively commercial counties in the state. I support Villages, defining town centers, and permitting water and sewer in residential areas. I also support allowing greater density in the town centers to allow more commercial base and affordable housing.

My business has been in the county for 30 years, and I currently have 10 employees, of which 8, live and work in Calvert County.

## Home Loans Made Simple<sup>SM</sup>



**Eddie Logan**  
**Branch Manager**  
NMLS: 191822  
Office Direct: 443.550.8643  
Mobile: 443.532.5727  
Fax: 866.997.7798  
8191 Jennifer Lane  
Suite 300  
Owings, MD 20736

 [elogan@primelending.com](mailto:elogan@primelending.com)  
 [www.eddielogan.com](http://www.eddielogan.com)

RECEIVED

DEC 08 2017

To: Planning Commission Members  
From: Miriam Gholi, Port Republic, MD  
Date: December 8, 2017

Community Planning  
and Building

I am very unhappy with the process this Comprehensive Plan is being taken through, and I think the effects of being pushed through before the next election are already showing, as evidenced by several missing sections, contradictions, and the fact that many of the visions, goals, and objectives are not supported by narrative explaining their importance and how they will be achieved.

As most of you know, I worked for the Calvert County Dept. of Planning and Zoning for 31 years before retiring in 2011. Before retiring, I was responsible for drafting zoning regulations which, as you know, must be consistent with the Comprehensive Plan (per State law). So it was in this light that I evaluated the Plan, asking the questions: Would this hold up in Court if challenged? Could an undesirable zoning change be inserted in the Zoning Ordinance because of loopholes in the Plan?

Keeping the consistency rule and those questions in mind, I have the following comments:

1. The first thing I noticed was that the Purpose Statement is missing. Please see the current Purpose Statement, attached. Once you read it you'll understand how critical it is to establishing the Plan as THE guiding document to be used by everyone when making major decisions about the County's future.

***Request: Insert a Purpose Statement, similar to the current one, at the beginning of the new Plan.***

2. I am very concerned about all of the proposed expansions without a firm statement that infrastructure must be in place prior to such expansions. And how can you know what infrastructure is necessary without proper study? Greg Bowen, former Planning Director, studied what traffic analyses were available to him and determined (as stated in Keep Calvert Country's Nov 30th presentation) that our own County Commissioners project traffic in Prince Frederick to increase to 83,600 trips per day by 2030 (see page 13 in the attached MDOT Report). This number of trips per day far exceeds what is currently occurring in northern Waldorf. Yet the Consultant did not see fit to include that projection or any other analysis of traffic (or any infrastructure) in the Plan. Infrastructure also includes water and sewer services and schools. All of these need to be studied before the expansions proposed by the Plan become a reality.

A State Goal cited on Page 8-1 states: "Infrastructure: Growth areas have the water resources and infrastructure to accommodate population and business expansion in an orderly, efficient, and environmentally sustainable manner." *How will that goal be met if we don't know exactly what infrastructure will be needed to accommodate the growth? Actually,*

*it's difficult to determine how much growth is really proposed other than by viewing the map. There is no explanation as to why the TCs and Villages are proposed for expansion!*

***Request: Direct the Consultant to properly study infrastructure and include expansions of TCs and Villages in the Plan only if the infrastructure is available or planned to be available in the near future.***

3. Continuing on the issue of infrastructure, the Visions recited beginning on Page 1-1 state: "The goal of the Comprehensive Plan is to maintain and/or improve the overall quality of life for all citizens of Calvert County by ... promoting sustainable development..."

Development that places undue burden on infrastructure is not sustainable.

From the Sustainability Section: "Sustainability is bounded by community growth limits – approaching development with a consciousness of limits to a community's local development and population potential; the community's carrying capacity."

Again, one must question how the expansions of the TCs and Villages can be considered sustainable without study of our infrastructure needs, which are missing from the new Plan.

4. Another part of the Goal referenced above is "Preserving the natural, cultural, and historic assets of Calvert County." ***The Heritage Section has been completely eliminated.*** While many goals mention the importance of historic and cultural preservation, and discussions are sprinkled in some other sections of the new Plan, I believe this issue is important enough to warrant an entire section in order to ensure our history and culture are preserved. ***Request: Direct the Consultant to add a history and cultural heritage section in the Plan (or include the section from the current Plan in the new Plan).***

5. While I am pleased to see that the Visions from the current Plan are included, the current Plan also includes benchmarks after each Vision to keep us on track to achieving the visions. Perhaps such benchmarks will be included in the Implementation section, but who knows until we see it? It should have been included in the draft Plan before it was released to the public. Another problem with rushing the process!

6. One of the visions is: "Our landscape is dominated by forests and fields." The current Plan includes the benchmark that "At least 40,000 acres of farm and forestland are preserved." The new Plan includes a similar statement: "Continue to support the goal of permanently preserving a minimum of prime farm and forestland through county, state, and federal land preservation programs and land trusts. ***Hopefully this is a typo, but I think it's another sign of being too rushed!*** We certainly want to preserve more than a minimum of farm and forestland!

7. Another Vision which is of great importance to most citizens, states: "Our Town Centers are attractive, convenient, and interesting places to live, work and shop." Sounds great, except the new Plan removes any and all discussion of how this will be achieved. Here's what the current and new Plans say about the attractiveness of our Town Centers:

**Current Plan:**

Action #1-22: Continue to improve the appearance of town centers by emphasizing Town Center Master Plan Capital Improvements Projects **and Architectural Review.**

Description of TCs: "They also promote business growth by providing attractive, mixed-use settings where offices, stores, restaurants, and homes are all within close proximity to each other." (pg 8)

Action III-18: Periodically revisit County regulations for large retail commercial buildings to address traffic, appearance, environmental impact, and their effect on the local economy. (Pg. 108)

**New Plan:**

Includes the same statement on pg 4-24: "Continue to improve the appearance of Town Centers and Village by emphasizing Town Center and Village Master Plan Capital Improvements Projects **BUT Deletes "and Architectural Review" from current wording.**

Page 6-7: Economic Opportunities: Communities that attract new mid-sized businesses typically offer a variety of housing types and price points, are walkable and attractive and have good schools and recreation opportunities to attract young families and emerging professionals.

Pg. 4-17: Town Centers are the primary locations for most commercial uses. They promote business growth by providing infrastructure and enabling businesses to benefit from proximity to each other. Town Centers include one or more major employment centers (e.g. governmental employment, institutional, employment, or retail employment); and they also promote business growth by providing attractive, mixed-use settings where offices, stores, restaurants, and homes are within proximity to each other.

Pg. 8-7: These smaller-scale, idea-based employers are well-suited to locate in Town Centers and Villages. Focusing commercial and employment development in Town Centers is crucial to creating the energy and vibrancy necessary to attract additional businesses. Communities that attract new mid-sized businesses typically offer a variety of housing types and price points, are walkable and attractive and have good schools and recreation opportunities to attract young families and emerging professionals.

**While all these statements sound fine, how will we ensure that such developments are attractive?**

8. Another Vision states: " Our highways are safe with only moderate congestion and transit is readily available. Walking and bicycling are practical alternatives within and in close proximity of Town Centers."

Current Plan: Action I-1: Continue to support policies that link the amount, location and rate of residential growth to County land use objectives, including highway, school, and aquifer capacities. (pg 4)

New Plan: Relies only on data from SHA, which shows a leveling-off of traffic from 2000-2015. These #'s don't take into account the recession and the moratorium on major subdivisions, which is also reflected in growth rates cited. **Does not recommend linking the amount, location and rate of residential growth to infrastructure, as it should.**

9. Another Vision states: "Our government is efficient, open, and responsive to citizen needs and concerns." This is another section of the current Plan that is completely missing from the new Plan. **How will this Vision be achieved without any discussion about what it takes to achieve it?**
10. The "build-out" provisions of the current Plan have been removed and replaced with statistics from the Maryland Dept. of Planning. Again - more study should have been done to determine the number of additional households and resulting population increase that will be brought about by the expansion of the Town Centers and Villages. The current Plan would have held our number of households to approximately 37,000 with a population of 100,000 to 110,000. The new Plan states that, **based on current zoning**, we can expect an increase of 9,000 to 15,000 households.

If you do the math, you'll see that even these projections will take us well above the population numbers we would see under the current Plan. Our current population is 91,251 (according to the Census Bureau, 2016 statistics). The average household size is 2.92 persons/household.

Consultant's Projections based on Md. Planning:

9,000 households X 2.92 = 26,360 + current population of 92,251 = **117,000 in population**  
15,000 households X 2.92 = 43,800 + current population of 92,251 = **135,051 in population**

**Request: Reinstate the "buildout" provisions from the current Plan or re-adjust projections to be more in line with what has been planned for decades. DO NOT allow the proposed expansions of the TCs and Villages under the Consultant's current projections.**

11. Regarding the Rural Commercial District (areas outside the Town Centers that were allowed to retain their commercial zoning after the TCs were adopted in 1983).

Current Plan: Action I-35 - **Prohibit** the expansion of Rural Commercial Districts. (pg 10)

New Plan: **Restrict** the expansion of rural commercial uses. (pg 4-25)

*This appears to be a "softening" of the recommendations for this District. These areas will draw business away from TCs and Villages, which is exactly what we DON'T want!*

**Request: Change the wording back to prohibiting expansion of RC Districts.**

12. My next comment concerns the expansion of the Villages of Owings and Huntingtown. The New Plan describes Villages as having: "a lower intensity and smaller scale". **So why expand them? This makes absolutely no sense and no justification is given for either expansion.**

There are numerous arguments against these expansions:

New Plan, Objective 3: Avoid the potential for strip commercial development along highways. **This is exactly what the expansion in Huntingtown will look like!**

Pg. 4-19/20: The extension of the Village designation across MD 2/4 recognizes the expansion of institutional uses at the edge and includes all four corners of the intersection of MD 2/4 and Cox Road **What "institutional uses"? The churches? They don't need to be in a Village - they're permitted almost everywhere (except FFD). The only commercial zoning on that side of Route 4 is the Rural Commercial zoning of the building facing Cox Road. THE NURSERY PROPERTY IS NOT ZONED COMMERCIAL AND DOES NOT NEED COMMERCIAL ZONING TO CONTINUE OPERATING!**

Page 4-24: Do not permit additional commercial and retail development along highways outside Town Centers. **This is exactly what is proposed in Huntingtown & Owings!**

Page 7-11:: Establish a road connectivity requirement for new developments. Establish road and sidewalk/path connectivity requirement ... to help reduce traffic congestion and improve walkability, especially in Town Centers **and Villages (this is impossible in Huntingtown!)**

Page 7-14:: Install pedestrian crossing signals connected to safe pedestrian networks at signalized intersections within Town Centers and Villages. **Picture that in Huntingtown at the Cox Road & Route 2/4 intersection. Impossible!**

Pg 7-9/10: "Additional improvements are needed to limit the increase in reliance on cars and to develop a more balanced transportation system. Future road construction in the Town Centers should maximize connectivity within each and with the surrounding residential

areas. Increasing connectivity promotes activity within the Town Centers and reduces the need to drive for those residents closest to Town Centers. Town Centers need to facilitate **walking**, bicycling, and transit use. Community design guidelines with these and similar aims should be developed in the revised Town Center master plans." **These statements should also apply to Villages, but would be impossible to achieve in Huntingtown.**

Pg. 4-20: "Three of the 2010 comprehensive plan's Town Centers, Huntingtown, Owings, and St. Leonard, are reclassified as a Villages. They have potential for limited development with some additional commercial uses that serve the local community. The street network allows for a concentrated commercial area surrounded by varying levels of residential density." **Not if you have to cross Route 2/4 by car to get to the additional development!**

Pg 4-20: "The Owings Town Center Master Plan, adopted in 2000, depends in large part upon the provision of public water and sewer. Since the county does not have a near-term plan to provide this service and the market demand has not supported extension of service by a private entity, the master plan should be updated to more closely conform to the policies of this Comprehensive Plan." **Then why expand if market demand is not there? We will have plenty of other areas in the Town Centers, where public water and sewer are already available.**

Pg. 4-20: Regarding Owings: The boundaries are expanded to include the nearby employment center. The property referred to is zoned Employment Center, but **it is actually an active farm and always has been - why expand it? No reason is given.**

13. This statement is not clear: "Allow privately-funded community sewage treatment facilities to serve commercial, industrial and employment uses located outside Town Centers and Residential Areas, consistent with economic development goals. (pg 4-23)." **Where exactly are these areas? And won't they draw business away from the TCs?**
14. As to our Industrial areas, the new Plan states:

Page 4-24: "Allow office and business uses in Industrial areas." **Why would we want to eat up the industrial land with uses that should locate in the TCs and Villages? The emphasis for Industrial lands should be to market Calvert County to industries that employ a large amount of employees - NOT to draw businesses out of the TCs.**

Pg. 4-14: Description of Industrial – These are manufacturing and employment centers that may include some larger-scale institutional and services uses. **Again, these sound like uses suitable for the Town Centers. Locating them in Industrial parks will draw business away from the towns.**

15. Concerning other commercial uses permitted outside TCs, I hope this is an oversight:  
Page 6-5: "Consider allowing small retail and service uses on the first floor of residential structures along major roads." **Please add "...along major roads in Town Centers and Villages"** and **"in accordance with the Town Center and Village Master Plans"**.
16. And finally, my most serious concerns are about the fact that the next step in this flawed process is to write a new County-wide Zoning Ordinance, which is to include **densities and land uses permitted in Town Centers**. Throughout the new Plan, references are made to Town Center and Village Master Plans being the controlling document when determining densities, land uses, infrastructure, etc.. Yet the proposal is to "leapfrog" over the Master Plan process. **Doing so will automatically result in the new County Zoning Ordinance being inconsistent with the new Comprehensive Plan.**

As I mentioned at the beginning of my letter, State law requires that zoning regulations be consistent with the Comprehensive Plan. The new Plan does a good job of emphasizing the need for Master Plans:

Pg 1-4: Town Centers have a base density of three dwelling units per acres, which can be increased using TDRs to a density consistent with the approved Town Center master plan.

Pg 1-4: (Describing TCs) Future development is guided by a Town Center master plan.

Pg 1-4: (Describing Villages) Future development is guided by an adopted master plan.

Pg 4-17: Town Center master plans are individually adopted and continue to provide a broad mix of commercial, office, residential, public, and quasi-public development as a means of promoting economic development, creating local jobs, expanding cultural opportunities, reducing traffic congestion, preventing strip commercial development, providing a full range of housing opportunities, and providing convenient access to goods and services for county residents. The provision of adequate roads, water, wastewater systems, public transportation, and high-quality internet communication systems, together with public amenities such as parks, town squares, trails, sidewalks, bikeways, indoor recreational, and cultural facilities, should remain a top priority, in accordance with master plans for Town Centers.

Pg. 4-18: Describing Dunkirk - The Dunkirk Town Center master plan should be updated to reflect current demographic, land use, and market conditions as well as the policies of this Comprehensive Plan.

Pg. 4-18: Describing Prince Frederick - Prince Frederick could support the highest-level intensity of development for a Town Center. At a charrette for Prince Frederick, citizens and county staff worked together to develop future growth scenarios that proposed expanded boundaries, improvements to the transportation network, and options for future land use.

**This effort should be completed and a new Master Plan for Prince Frederick should be adopted.**

**Pg 4-19: Describing Lusby - The current Town Center master plan guides development within the previous Town Center boundaries and should be updated to reflect current demographic, land use and market conditions as well as the policies of this Comprehensive Plan. The updated master plan should seek to establish a clear visual boundary between Lusby and the adjacent Solomons Town Center.**

**Pg. 4-19: Describing Solomons - The current Town Center master plan guides development within the previous Town Center boundaries and should be updated to reflect current demographic, land use and market conditions as well as the policies of this Comprehensive Plan. The updated Master Plan should also seek to establish a clear visual boundary between Lusby and the adjacent Lusby Town Center.**

**Pg 4-20: Describing Owings - The Owings Town Center Master Plan, adopted in 2000, depends in large part upon the provision of public water and sewer. Since the county does not have a near-term plan to provide this service and the market demand has not supported extension of service by a private entity, the master plan should be updated to more closely conform to the policies of this Comprehensive Plan.**

**Pg. 4-21: Describing Huntingtown - The Huntingtown master plan should be updated to address the expanded area of the Village and the policies contained in this Comprehensive Plan (Although I disagree strongly with the proposal to expand the Town Center across Route 4, the Master Plan should still be updated to reflect the town's status change to a Village.)**

**Pg. 4-21: Describing St. Leonard - This Master Plan should be updated to address the designation of St. Leonard as a Village and the policies contained in this Comprehensive Plan.**

**Pg. 4-24: Objective 3: Maintain a schedule to review and update Town Center and Village Master Plans. Review Town Center and Village Master Plans to look for additional ways to reduce dependence upon automobiles by promoting "pedestrian-friendly" site design and increasing pedestrian and bicycle circulation within and between residential, commercial, and office uses. Continue to improve the appearance of Town Centers and Village by emphasizing Town Center and Village Master Plan Capital Improvements Projects. As Master Plans are updated, look for ways to preserve and enhance the unique character of each Town Center and Village.**

**Pg. 4-24: Allow uses that serve both local residents and employees to locate in employment areas. Is this referring to existing EC zones? A TCMP must be adopted to state how those areas should be developed. If CCZO is adopted listing uses in TCs first, it's**

***backwards and wrong.***

Pg. 7-9/10: Additional improvements are needed to limit the increase in reliance on cars and to develop a more balanced transportation system. Future road construction in the Town Centers should maximize connectivity within each and with the surrounding residential areas. Increasing connectivity promotes activity within the Town Centers and reduces the need to drive for those residents closest to Town Centers. Town Centers need to facilitate walking, bicycling, and transit use. Community design guidelines with these and similar aims should be developed in the revised Town Center master plans.

Pg. 7-11: Construct new roads as called for in the Calvert County Transportation Plan and as identified in the adopted Town Center master plans.

Pg. 9-14: Community, multi-use, and shared facility sewer systems will be permitted in all Town Centers when needed to support environmental health and/or support county identified economic development goals, when and if cost effective and economically feasible and when consistent with Town Center master plans.

***Request: Direct the Consultants and Staff to update all Town Center and Village Master Plans before rewriting the County Zoning Ordinance. In the alternative, do not include Town Center regulations in the new County Zoning Ordinance so they can be included in the TC Zoning Ordinances after adoption of the new Master Plans.***

Thank you for your consideration of my comments, suggestions and requests. I truly appreciate the work necessary to put forth a Comprehensive Plan that will appropriately represent the goals of the citizens of Calvert County.

Sincerely,  
Miriam Gholi

**From:** Rosa Pinnola Hance [REDACTED]  
**Sent:** Friday, December 08, 2017 2:54 PM  
**To:** Planning and Zoning <pz@calvertcountymd.gov>  
**Subject:** Calvert County Comprehensive Plan

I would like to submit my comments to the draft comprehensive plan. First, I would like to request an extended comment period. With a document this long and dense, community groups and busy citizens need sufficient time to disseminate the information, ask questions and come to terms with the process so that they can fully understand any plan that is adopted. The plan doesn't commence until 2020, so there's no need to rush to get it on the books. Charles County took 5 years to develop, these things take time. We have 2 years to do it, not 8 weeks!

Calvert county has long been a leader in Southern MD. By developing the TDR program, Calvert has led the way in rural heritage preservation. The draft proposes to weaken the TDR so much that it will become meaningless and the rolling hills of farmland will become a thing of the past. As it is, the industrialization of southern Calvert is driving families out. No one wants to live in a zoned heavy industrial neighborhood. Nor do we want the standard of appearances to be scrapped. The Hance family had lived in Calvert for 12 generations. My husband works on Pax base and we decided not to live in Calvert because of the air pollution and the heavy industry coming to Cove Point. With this draft that doesn't seem to care about the citizens quality of life, I'm relieved that I'm across the bridge in St Marys, but I'm still writing because I care about the extended family we have in Calvert and I fear that St Marys will adopt something similar unless we make it clear that we like it country down here in Southern MD.

Thank you for reading my comments.

Sincerely,  
Rosa Hance

**From:** JohnYoe [REDACTED]  
**Sent:** Friday, December 08, 2017 3:03 PM  
**To:** Planning and Zoning <pz@calvertcountymd.gov>  
**Subject:** Calvert 2040 Comprehensive Plan

Thanks for the opportunity to provide my comments on subject. Please let me know if there are any questions regarding my comments, attached.

Thanks especially to Ms. Welker-Plummer who promptly answered a couple of questions I had regarding the plan, which greatly assisted with my review.

Thanks,

John Yoe  
821 Willow Way  
Prince Frederick, MD 20678

Comment No.	Page & Paragraph	Comment	Comment addressed how?
1	1-1 Executive Summary	Calvert 2040 makes only one reference to the 1997 Comprehensive Plan and only nine references to the 2010 Comprehensive Plan. Therefore this new plan appears to be striking a new baseline with insignificant attribution to previous plans. Reference previous plans more significantly so that corporate memory is retained in the new document, and clearly document all changes from previous approved plans.	
2	1-1 Executive Summary	The first focus states "1. Expanding the boundaries for many of the Town Centers and Villages, and for Town Centers, better defining the growth areas adjacent to the Town Centers" contradicts the first paragraph of the Executive summary. Explain how expanding Town Center boundaries focuses development into the currently defined Town Center boundaries.	
3	1-1 Executive Summary	Use of the term "appropriate" is both non-specific and subjective. Define what "appropriate" is in each of the 21 instances used in the plan, including where first used in the Executive Summary.	
4	1-1 Executive Summary	"Increasing the by-right development density in Town Centers." Define "by-right".	
5	1-6 Executive Summary	"In addition to describing Calvert County's desired future land use, the Comprehensive Plan provides information, objectives, and action items associated with the different components or elements that make for a strong community." Describe if and how this plan will be used to support re-zoning.	
6	1-6 Executive Summary	"The Comprehensive Plan focuses on recommendations and actions that address traffic delays, expand pedestrian amenities, improve bicycle facilities, and enhance transit service." The plan needs a lot of work in the Transportation section, especially with respect to traffic delays, pedestrian "amenities", and bicycle facilities. For example, bicycling within the Prince Frederick town center is currently a high-risk activity. Define pedestrian amenities.	
7	1-7 Executive Summary	Under Water Resources, explain how directing growth to Town Centers ensures sufficient drinking water quality and quantity to accommodate future population growth.	

8	1-7 Executive Summary	Perhaps the most important section, Implementation, is not available to review. Allow at least as much time for stakeholder review and comment for this section as for the remainder of the plan.	
9	1-7 Executive Summary	Add text to the final plan describing how comments to the draft plan have been resolved. Add an appendix to the final plan with a complete list of all comments received and specifically how each comment was addressed and resolved.	
10	6-4,	"Continue to allow small clusters of multiple dwelling units ". Define "small" and "clusters". Define density.	
11	All	I generally agree with all of the comments from the Keep Calvert Country organization.	

**From:** Wes and Cyndie [REDACTED]  
**Sent:** Saturday, December 9, 2017 9:35 AM  
**To:** Planning and Zoning <pz@calvertcountymd.gov>  
**Subject:** Citizen Comments on 2040 Comprehensive Plan

Planning Commission/Department of Planning and Zoning: J. Mark Willis, Mary Beth Cook, Britany J. Waddell, Carolyn Sunderland, Joe Hawxhurst, Beth Rimmer, Roxana Whitt, Jenny Plummer-Welker, Christopher Breedlove, Denise Cherry, Terry Williams and Board of County Commissioners

The following comments were sent to you by our neighbor Dorothy Hill last night. We have discussed many times the update of the Comprehensive Plan and attended several of the citizen meetings. We agree with her comments and want to convey that to the county, especially the BOCC.

Norman and Cynthia Junker  
12830 Long Gun Drive  
Dunkirk

**Questions:**

In reviewing the 2010 plan, I wondered what the barriers were for not fully realizing the goals and actions and how the 2040 plan will be different. As an example, page 11 of the 2010 plan says, *"Direct Residential Growth to Appropriate Locations: Ensure a Wide Range of Housing Opportunities for All Incomes and Ages; Maintain and Enhance the Quality of Residential Communities."*

1. Question: What did you (Planning Commission, Department of Planning and Zoning and BOCC) do via regulation/code in order to "Ensure" plans were realized—how will the 2040 plan be different?

In the 2040 Executive Summary's third paragraph, you (assuming Planning Department) state that in past comprehensive plans the vision was to focus growth in well-planned Town Centers instead of strip malls and business parks. "However, many of Calvert County's Town Centers and Villages lack a sense of place....most of residential development has occurred outside the Town Centers and Villages."

2. Question: Whose responsibility was it to see that the past Comprehensive Plans were followed? Isn't it the job of the Planning Department to approve projects? How did the residential development 'occur' outside the Town Centers? The wording implies some 'invisible hand.'

In the 2040 Plan you seem to adopt a one-size-fits-all approach to the Town Centers taking authority away from Town Center Architectural Committees who are exactly the people who can inform 'sense of place' decisions.

3. Question: Why are you virtually disbanding the Town Center Architectural Committees instead of working to strengthen the ones that have had difficulty attracting leadership and volunteers to serve?

Developers who have been successful and prosperous in Calvert County admit that large, McMansion-type homes are the most profitable and they aren't interested in building smaller, more energy-efficient homes in the county.

4. Question: How can the 2040 Comprehensive Plan be successful if developers outright admit that they don't want to build the type of housing that is outlined in the plan's vision?

Based on the process used to illicit public comment on the recent revised sign regulations--where the text of document passed from draft to final version sent to BOCC for approval—even though the majority of input from citizens 1) overwhelmingly (by all accounts) rejected changes to current sign regulations and 2) requested that sign regulation changes be delayed until Comprehensive Plan is finalized, how would public comment on 2040 Comprehensive Plan process differ?

5. Question: How will public comments be evaluated and incorporated into the final 2040 Comprehensive Plan in a way that the public can see the review process?

**Suggestions:**

Include in series of 10 visions (p 2-6)

**Our business community respects our community's visions with regard to locating and developing in Town Centers, and in creating attractive walkable spaces that reflect our cultural heritage.**

Growth Areas: Goal 2, Objective 1 (p 4-23)

**Delete third bullet as it is counter to everything you stated prior regarding discouraging development outside of Town Centers. [This is why last Comprehensive Plan failed].**

The 142-page document is an easy read—however when trying to 'read between the lines' to anticipate what the wording might actually mean to developers who have project ideas v. citizens who want limited growth, the reading becomes quite difficult. You have received many requests for a delay in advancing the plan until citizens—for whom digesting this plan is not their full-time job—have an opportunity to study the plan's contents.

I appreciate your consideration of my comments and suggestions as you pursue the 2040 Comprehensive Plan for Calvert County.

Regards,  
Dorothy Hill

Sent from [Mail](#) for Windows 10

**From:** Curtis Larsen [mailto:larsencurt@msn.com]

**Sent:** Friday, December 08, 2017 10:50 PM

**To:** Planning and Zoning <pz@calvertcountymd.gov>; Plummer-Welker@calvertcountymd.gov

**Subject:** Comments on Comprehensive Plan

Dear Commissioners: Attached are the comments on the comprehensive plan by the Southern Calvert Land Trust.

Curtis Larsen

President

###

***SOUTHERN CALVERT LAND TRUST***  
***P.O. BOX 1745***  
***LUSBY, MD 20657***  
***(410) 326-4416***

*Curtis E. Larsen, President*  
*Vice President: Vacant*  
*Kenneth R. Spring, Treasurer*  
*Judy Larsen, Recording Secretary*  
*Joanne Boxwell, Corresponding Secretary*  
*Bob Boxwell, Member*  
*Robert Pfeiffer Member*  
*C. Bernard Fowler, Honorary Mem*

Chairman, Calvert County Planning Commission  
Courthouse Square  
205 Main St.  
Prince Frederick, MD 20678

Dear Commissioners:

I am writing to express the views of my organization on the current draft of the county's Comprehensive plan. The Southern Calvert Land Trust is a charitable non profit land trust that preserves unused and unbuildable lands in southern Calvert communities. We have a deep commitment to the quality of life in our communities. With those two realities in mind, we have reviewed the subject draft plan and have several concerns. Firstly we were taken aback when we learned that the plan was drafted by a consultant from outside the county, rather than relying on our own experienced staff in the Department of Planning and Zoning. Previous plans were in fact developed by our in-house staff. It would seem to be a duplication of county funds to not have used its own staff.

Specifically, our concerns with current draft as presented involved the town center concept, sewer and treatment issues, groundwater demand concepts, and the lack of emphasis on heritage sites. First, The town center concepts introduced in previous comprehensive plans were intended to cluster development at specific town centers. The idea was to prevent strip development along Routes 2/4. The present plan seems to circumvent the original intent of the town centers.

Second, let me address the sewer topic. It is my understanding that future developers would be required to construct their own sewer networks and treatment facilities. When completed, all future responsibilities for upkeep would be turned over to the county to maintain. There is no mention of standards or quality assurance for such construction. This leaves serious questions about the county (read taxpayer) financial obligations for facilities it did not design. Further it seems to give developers carte blanche on locating future developments. Were such developments to encroach on southern county communities which rely on individual wells and septic systems, it may lead to increased pressure on those communities to follow suit. This would conceivably allow presently closely packed unbuildable land parcels to be built upon, thereby increasing population density.

Website: [www.southerncalvertlandtrust.com](http://www.southerncalvertlandtrust.com) Email: [sclt@hughes.net](mailto:sclt@hughes.net)

Thirdly increased development seems to be the unwritten goal of this plan. Were this to take place, it would increase the demand on our aquifers. Should that be the case, there is no clear mention of the real data on groundwater that exist online through the U.S. Geological Survey and Maryland Geological Survey. This leads us to wonder whether the hired consultant did sufficient research into groundwater availability and sustainability to support future development.

Finally, I have personal concerns over the apparent omission of cultural heritage that was a key section in previous county plans. I am bewildered over this omission. Calvert is one of the two oldest counties in the state and has a long historic and prehistoric record. As a geologist, anthropologist, and archeologist with a background in cultural resource studies, the lack of such concern is troubling. Also as someone with deep family roots in the county, this is distressing.

At this juncture, we consider the review period for this draft to be inadequate. We request that the Planning Commission significantly extend the citizen review period beyond the present deadline.

Yours truly,

Curtis E. Larsen, President  
Southern Calvert Land Trust

**From:** Peter Arn [REDACTED]  
**Sent:** Friday, December 08, 2017 2:25 PM  
**To:** Planning and Zoning <pz@calvertcountymd.gov>  
**Subject:** Calvert County Comprehensive Plan 2040

Had a couple of quick questions.

What is the counties stance on the LNG plant air emissions increase request to the Public Utilities commission and how it impacts the air quality goals and comments in the subject plan?

Does the county consider the Cove lake Community as part of the Cove Point Waterfront community? If no, why is not the Cove Lake community not considered a waterfront community?

I would like to ensure we receive the answers with enough time for the Cove Lake association has a chance to review.

Sorry for the short notice but we just learned on the Proposed Plan.

Thanks for any help.

Pete Arn  
President of the Cove Lake HOA

###

On Dec 8, 2017, at 4:38 PM, Plummer-Welker, Jenny L. <[Jenny.Plummer-Welker@calvertcountymd.gov](mailto:Jenny.Plummer-Welker@calvertcountymd.gov)> wrote:

Dear Mr. Arn,

Thank you for your email. Your comments have been received.

Your email has been forwarded to Kelly Slagle, Director, Calvert County Economic Development, regarding the question about the county's stance on the Dominion Cove LNG plant since that department handles questions on Dominion.

Cove of Calvert (Cove Lake) is within the proposed Residential Area, along with Chesapeake Ranch Estates and Drum Point. Refer to the Future Land Use Map, page 5 of the boards presented at the Open Houses.

<http://www.co.cal.md.us/DocumentCenter/View/17562>. The Waterfront Communities tend to be the older subdivisions with smaller lot sizes.

The Planning Commission will receive the comments in December and will meet in January 2018 to review the comments and discuss revising the draft plan. The revised second draft is

anticipated to be published in the spring of 2018. There will be additional opportunities for public comment on the draft. Steps in adoption include the Planning Commission approving the plan and recommending that the Board of County Commissioners adopt the plan, and the Board of County Commissioners adopting the plan. A public hearing will be held prior to the Planning Commission recommending adoption of the plan.

Sincerely,  
Jenny

*Jenny Plummer-Welker, AICP  
Long Range Planner  
Calvert County Department of Planning & Zoning  
150 Main Street, Suite 300  
Prince Frederick, MD 20678  
410-535-1600, ext. 2333  
301-855-1243, ext. 2333  
410-414-3092 fax  
[Jenny.Plummer-Welker@calvertcountymd.gov](mailto:Jenny.Plummer-Welker@calvertcountymd.gov)*

We welcome your feedback. [Please take our Customer Satisfaction Survey.](#)

*To learn more about our Comprehensive Plan Update and Zoning Ordinance Rewrite, click on the logo below.*

###

**From:** [arncove@gmail.com](mailto:arncove@gmail.com) [<mailto:arncove@gmail.com>]  
**Sent:** Friday, December 08, 2017 4:52 PM  
**To:** Plummer-Welker, Jenny L. <[Jenny.Plummer-Welker@calvertcountymd.gov](mailto:Jenny.Plummer-Welker@calvertcountymd.gov)>  
**Cc:** Planning and Zoning <[pz@calvertcountymd.gov](mailto:pz@calvertcountymd.gov)>  
**Subject:** Re: Calvert County Comprehensive Plan 2040

Jenny  
Thank you for the quick response. Cove lake community has a boat ramp, jetty's, beach pavilion and some of the features list for beach communities. I just wanted to ensure in the future we don't have any problem with changes and improvements to these features since we are not listed as a waterfront community

Thanks. Have a great weekend

Pete

Sent from my iPhone

###

**From:** Plummer-Welker, Jenny L.  
**Sent:** Friday, December 08, 2017 5:02 PM  
**To:** arncove@gmail.com  
**Cc:** Planning and Zoning <pz@calvertcountymd.gov>  
**Subject:** RE: Calvert County Comprehensive Plan 2040

Mr. Arn,

My pleasure. The Calvert County Comprehensive Plan provides policies and is a guide to county policies. Rules regarding waterfront development/construction of amenities are in the county's zoning regulations or state laws. The county's zoning regulations will be updated after the updated Comprehensive Plan is adopted.

Sincerely,  
Jenny Plummer-Welker

**From:** LILI SHEELINE [REDACTED]  
**Sent:** Friday, December 08, 2017 5:22 PM  
**To:** Planning and Zoning <pz@calvertcountymd.gov>  
**Subject:** Comprehensive Plan  
**Importance:** High

I strongly object to the county going forward with this plan as proposed until residents have had sufficient time to read, comprehend, and comment on it.

I deeply protest the county leadership's cavalier attitude toward citizens' rights to have a voice in this process. From the beginning we have protested the lack of transparency - "workshops" notwithstanding - and the lack of time made available to us to study and understand what is being proposed and how it will impact our lives. Despite what some government officials might think, thirty days is NOT sufficient for much of the public to find time, outside of our regular daily responsibilities, to read, understand, and consider the implications of such a comprehensive document.

I ask you NOT to move forward at this stage but instead to grant at least 3 more months for due diligence - on our part, on the Consultant's part, and on the County leadership's part in responding thoughtfully and respectfully to the public's comments. I also ask for PUBLIC HEARINGS - not "open houses" - where citizens can raise their own concerns and hear others' concerns, and where elected officials will directly respond to those concerns.

Thank you.

Lili Sheeline  
3151 Calvert St.  
Port Republic, MD 20676

**From:** Terry Pennington [REDACTED]  
**Sent:** Friday, December 08, 2017 4:36 PM  
**To:** Planning and Zoning <pz@calvertcountymd.gov>  
**Subject:** Note to the planning commission about the comp plan

Hello, I'm writing protest the fact that no traffic studies were conducted in preparation for the new comprehensive plan. There is only one way in and one way out of this county. We have a nuclear power plant and a natural gas plant. Traffic is already horrible and the evacuation routes are not adequate. in the interest of keeping us safe, how can anyone consider adding apartments without adequate infrastructure?! The current population of the county is close to 32k. Traffic is already at a standstill in prince Frederick every morning and evening. When is the last time you traveled on Rt. 4? Please travel rt 4 during prime time on a weekday before making a decision.

I don't want public sewer in Huntingtown. This will be a burden on the property owners and our small town has road challenges that will be difficult to overcome.

Why are the citizens footing the bill for infrastructure?! Those who benefit financially should provide the infrastructure.

The new plan should not weaken land preservation!

The new plan should care about our history and our past. Those parts of the plan were removed. Please put them back in. Please strengthen them. Please care about our heritage, tobacco barns and farms.

Finally, the commissioners and the planning commission need to consider the citizens in this process. The citizens feel that their concerns are being Rushed and ignored.

Thank you  
Sincerely,  
Terry Pennington  
Huntingtown MD 20639

From: Lynn and Bill Goldner Woodstream [REDACTED]  
Sent: Friday, December 08, 2017 4:30 PM  
To: Planning and Zoning <pz@calvertcountymd.gov>  
Subject: Calvert County Comprehensive Plan

Dear Planning and Zoning staff,

I am 100% in favor of extending the review and comment period for the Calvert County Comprehensive Plan. As the plan logo states "2040 Your county Your future", this plan is too important to rush through and must be carefully crafted. A 30 day review period is not enough. I am familiar with the federal rule making process (my day job at the United States Department of Agriculture) and it is not uncommon for federal comment periods to be extended when stakeholders request more time to review a proposed project. I believe at least 1,000 Calvert County stakeholders are requesting more time to assess the draft Calvert County Comprehensive Plan.

The draft plan lacks sufficient detail to demonstrate how the county can ensure that town centers and villages are vibrant – pulsating with life, vigor, or activity. Without including necessary studies of infrastructure, traffic, architectural review, and environmental impacts the town centers, villages, and other areas will not be vibrant.

I am really concerned that the draft plan does not include details about the planned zoning, building, architectural, and landscape plans for all the areas covered by the plan. For example, I have seen a map for the Huntingtown Town Center Master Plan (effective date September 4, 2015) that includes several new roads that look like they will cut through existing residential and wooded areas. If the detailed plans for each area covered by the draft Comprehensive plan are not included (and I do not mean just adding "they are incorporated by reference") it is impossible to get a comprehensive feel for what is planned for my county and my future.

I had a hard time getting past even the executive summary of the draft plan. On page 1-1 the plan only lists 2 Goals. Really? That is a pity. All the points listed under Visions at the bottom of page 1-1 should be included as goals. In addition, the bullet "Promoting sustainable development" should be corrected to say "Promoting sustainable development *after a complete infrastructure is in place.*

At the top of page 1-2, I was struck by "#1. Our landscape is dominated by forests and fields." What has happened to all the wetlands? I found an older map of Calvert County that was in a plan I found on the internet that showed the abundant wetlands that used to be present in Calvert County? What happened? Drained for development.

Major sections are missing from the draft Plan. I already mentioned detailed plans for all areas contained in the plan. They should be appendices to the plan so that the information can be easily found. Also please add in a section on Heritage so that Calvert County can continue to be called the "Charm of the Chesapeake". There is also no section to cover governance. It is imperative that a section for Government be added to cover how the County will handle transparency and fiscal responsibility. I was amazed to find no section outlining a Financial Plan. Developer-funded sewer systems were mentioned with absolutely no details on the impact to taxpayers. If the intent is for taxpayers to pay for bonds/loans to jump start the infrastructure projects that that needs to be detailed. I do not believe that developers will foot the bill for the entire cost and long-term maintenance of sewer systems. I hope I am wrong, but seeing a financial plan in the comprehensive plan will clear up that major point.

In closing, please redraft the Comprehensive plan and include all the missing pieces I mentioned in addition to all the other great ideas that I have no doubt that other Calver County citizens will provide. After that reissue the plan for public review and comment for a minimum of 60-90 days. Please slow this process down – not to stop progress- but to get it right.

Sincerely,

Lynn Evans-Goldner  
Woodstream Orchids  
5810 Huntingtown Road  
Huntingtown, Maryland, USA 20639  
Phone/FAX: 1-410-286-2664  
e-mail: [woodstream3@verizon.net](mailto:woodstream3@verizon.net)  
Web Site: [www.woodstreamorchids.com](http://www.woodstreamorchids.com)

**From:** Huntingtown Citizen [mailto:huntingtowncitizens@gmail.com]

**Sent:** Friday, December 08, 2017 4:27 PM

**To:** Planning and Zoning <pz@calvertcountymd.gov>

**Subject:** Future Calvert 2040 1st draft comp plan comments due 430pm 12/8

### 1<sup>st</sup> Draft Comprehensive Plan

The Huntingtown Citizens Association (HCA) does not feel our village should be the focus of development. Town Centers (TC) should be the focus. Huntingtown citizens wish to retain our community's quaint character and hope for a walkable area.

Huntingtown Town Center should maintain its current footprint as a village. Expansion to the east of MD 2/4 will not further the vision outlined in the Comprehensive Plan of safe highways with only moderate congestion. Traffic congestion is certain to increase as those in Cox Rd neighborhoods use it to get to Route 2/4. Vehicles turning on and off MD 2/4 to visit any larger commercial use on Cox Rd will further slow traffic as well the increased timing of the traffic light at that intersection. No traffic study been done for Cox Rd to determine capacity in its current state and the financial cost for upgrades/changes. If 67.7 % of county residents commute out of the county for work, most of these commuters are driving past this very intersection in Huntingtown. Delays here will cause citizens to feel traffic is worsening even before any substantial development in Town Centers and this will lessen their support of TC development.

Commercial development does not already exist in this area. We checked the zoning map for verification. The Farm Valley nursery (a 5.26 acre parcel) on the north corner of Cox Road and Route 2/4 is zoned as a rural community district. Though abandoned now, its owner indicated to us that it will open in spring 2018. The remainder of the area, including the 7.24 acres on the south corner of Cox Road and MD 2/4 proposed to be Life Church which is currently a treed lot, is zoned as a residential district. There is only one tiny spot zoned rural commercial. It's a 2,600 sq ft building at 28 Cox Road. It was constructed in 1960, so likely pre-dates formal zoning and thus got the commercial name tag since it was non-conforming to the surrounding area. Rural and residential is what this area is. Expansion of the Town Center should not happen because one 1960's business building happens to be there already. (Click for zoning map: [Link](#)) Town centers permit larger and more varied commercial uses than villages. Commercial entities like gas stations with convenience stores, and retail commercial buildings with drive-up facilities could occupy this expanded town center bringing even more vehicles and congestion to this intersection. Also these type uses due nothing to maintain or improve the small village charm and character of Huntingtown.

Huntingtown should drop to Tier 3 once it is no longer a Town Center. We don't want to be in a proposed area served by public sewerage systems. (Note page 4-6 has paraphrased Tier I-IV descriptions and we suggest the exact wording from the Ag Preservation & Sustainable Growth Act be used.) We do not agree with Pg 123 which would permit community or shared water & sewer in Villages like Huntingtown.

We agree to reduce existing & discourage future driveway to MD 4 and MD 2/4 (pg 83) and that new driveways to MD 2/4 and MD 4 are not preferred (pg 77). This is for Huntingtown as well as the entire County. Wording from the current plan that indicates businesses should not FRONT MD 2/4 in Huntingtown should be added. This avoids the appearance of strip commercial and maintains the beautiful scenery along the highways, further emphasizing the Town Centers from other areas.

We understand that property tax is county's largest revenue source and between 2011-2016 this decreased, thus the County wants to increase commercial real property tax. Is this still necessary with 60 million per year new revenue from Dominion and Calvert Cliffs (pg 8-5) If still necessary, we suggest focus on filling current vacant commercial buildings and store fronts, and repurposing residential buildings in mixed use areas to commercial uses.

Thank you for your time and attention. We will continue to encourage our citizens to submit comments, attend public meetings and workshops and contribute as much as possible to this rewrite of the Comprehensive Plan.

Huntingtown Citizens Association

[Huntingtowncitizens@gmail.com](mailto:Huntingtowncitizens@gmail.com)

[Huntingtowncitizensassociation.com](http://Huntingtowncitizensassociation.com)

**From:** David Bury [REDACTED]  
**Sent:** Friday, December 08, 2017 4:19 PM  
**To:** Planning and Zoning <pz@calvertcountymd.gov>  
**Subject:** Draft 2017 Comprehensive Plan Comments

Dear Sir/Ma'am

My comments on the October 2017 draft of the Comprehensive Plan are attached.

Thank you very much for considering these and including them in the record.

David Bury  
4310 King Fisher Ct  
Breezy Point Estates  
Chesapeake Beach, MD 20732

## Draft 2017 Comprehensive Plan Comments -- David Bury

In addition to acting on the comments below, please add the following language changes in [bracketed text] to the October 2017 draft Comprehensive Plan.

To the Town Center and Village sections, add the appearance language from the 2010 update to the 2004 Comprehensive Plan.

1-1. Add to paragraph beginning: An important focus of this plan update. [4. Ensuring that growth maintains Calvert's rural character, does not outstrip infrastructure, including road capacity, and maintains an attractive appearance consistent with Town and Village Master Plans.] Rationale: The existing three paragraphs emphasize growth, but if this paragraph is to be a summary of the most important policy actions, it needs to include language on rural character and smart growth.

1-3. Add right above the Future Land Use Plan section: [It is important to note that these population projections do not take into account future zoning and development decisions that the County may take. Current zoning can expand the existing approximately 35,000 housing units in the County by approximately 9,000 additional housing units, without the use TDRs and approximately 15,000 additional housing units with the use of TDRs. In order to avoid serious increases in traffic congestion and maintain the adequacy of other critical infrastructure, the County should maintain the buildout goal of 37,000 dwellings expressed in the 2010 update to the 2004 Comprehensive Plan.] Rationale: It is imperative that the text include a specific buildout goal, explicitly note how much residential growth could potentially expand under current zoning, and that this could increase or decrease depending on future zoning decisions. Citing only the State population growth estimates, uncaveated by these issues, paints a misleading picture and gives the reader a false sense of complacency re what future growth in the County might ultimately become.

Page 1-3, under "Rural Residential," The use of TDRs [in the Rural Residential Areas] is counter to the idea of directing growth to Town Centers and Villages. Rationale: clarity.

1-4. Residential – This designation applies to the mapped areas within approximately one mile of a Town Center. The base permitted density in these areas is one dwelling unit per acre with densities permitted to increase to four dwelling units per acre using TDRs and ~~developed~~ [public]-funded provision of public water and sewer facilities. Rationale: We need to get away from developer-funded water and sewer since maintainance and failure remediation will ultimately fall to the taxpayer. Taxpayers and County policymakers need to know and accept the complete life-cycle costs up front when considering future development actions.

Page 1-4, under "Waterfront Communities," The use of TDRs [in Waterfront Communities] is counter to the idea of directing growth to Town Centers and Villages. Rationale: clarity.

Page 1-4. under Villages, re Future development is guided by an adopted master plan, add clarifying language that this "adopted master plan" refers to a Town Center Master Plan that will be updated in the future as a Village Master Plan. Current draft language is ambiguous and could be interpreted as referring just to the County Comprehensive Plan.

Page 1-6. Under Environmental Resources, Watershed management, [water table preservation, waste management, the implications of climate change and sea level rise,] forested preservation, air quality,

mineral resources, hazard mitigation, and hazardous materials are also discussed. Rationale: important issues not adequately discussed elsewhere.

#### 1-6. Transportation

The transportation network in Calvert County is a function of the county's shape and topography. Because the peninsula is narrow and carved with stream valleys that run east-west, MD 2/4 is the only major highway that extends for the full length of the county, and at the headwaters of St. Leonard Creek, it is the only road linking the southern end of the county to the rest of the county. [Sections of MD 2/4 and 231 going through major town centers currently experience significant rush hour congestion and are close to maximum acceptable capacity. Future development decisions must be informed by their impact on road capacity.] In addition, the State is beginning the process of deciding where to locate a second Chesapeake Bay Bridge. County actions taken under the Comprehensive Plan must reflect citizen consensus that the bridge not be located in the County.] Rationale: These are important transportation issues that need to be mentioned up front, and in further detail elsewhere in the draft.

#### 1-7. Water Resources

The Water Resources chapter focuses on potable water and sewerage service. The Land Use policies described throughout the comprehensive plan direct many of the county's residential and commercial growth to the Town Centers and Villages and minimize future residential development more rural areas.

Given these policies, the county must ensure that its water supply and wastewater systems in Town Centers meet current and future needs without jeopardizing the health of local waters, the Patuxent River, and the Chesapeake Bay, [and without drawing down fresh water aquifers below sustainable levels]. Rationale: The aquifer issue is a critical one currently missing from the draft. It needs to be mentioned up front, and in further detail elsewhere in the draft.

1-7. 4) installing or enhancing stormwater management systems to [further] reduce pollution in the Chesapeake Bay and Patuxent River. Rationale: Makes explicit that we need further reductions beyond those already achieved, especially given current County difficulties meeting State wastewater management standards.

1-7. Re the lack of an Implementation section in the current draft, this is simply unacceptable. The Implementation section is where the more explicit County policies are described. The decision not to include it denies the public the ability to evaluate and comment on these policies in this important part of the Comprehensive Plan process. The comment period for this October 2017 draft must be extended until this Section is added, along with any draft changes resulting from State and County comments up to that time, and then the public must be given 90 days for discussion, staff engagement and comment.

In addition, it is critical to add a Heritage section and Government section, which were included in previous Comprehensive Plans. The language in the previous 2010 update to the 2004 plan is very good, and should be included in this current plan. The Government section is important because it emphasizes the need for County Government fiscal responsibility and transparency.

2-1. Preservation of the rural landscape has been a hallmark of Calvert County planning. In 1978, the county set a goal of preserving 20,000 acres of farm and forest land. In 1997, it achieved its 20,000-acre goal and doubled its goal to 40,000 acres. To date, nearly 30,000 acres have preserved through the efforts of the state, county, land trusts, and private property owners. [With the adoption of a new County Growth Tier Map, it is time to increase this 20-year-old land preservation goal, and set a new goal of XX,000 acres. ] Rationale: We now have a perfect opportunity to expand land preservation goals by folding in major

parts of Tier III areas, as well as remaining available Tier IV areas. Please determine a new goal and fill in the appropriate number.

2-3. Add to paragraph beginning: An important focus of this plan update. [4. Ensuring that growth maintains Calvert's rural character, does not outstrip infrastructure, including road capacity, and maintains an attractive appearance consistent with Town and Village Master Plans.] Rationale: The existing three paragraphs emphasize growth, but if this paragraph is to be a summary of the most important policy actions, it needs to include language on rural character and smart growth.

Page 2-3. Change "The amount in each program is shown in Table 2-1" to "The amount that has been preserved by each program as of 2017 is shown in Table 2-1. "

Page 2-3. As the draft text notes, the 2010 Comprehensive Plan established a goal of 35 percent of new households locating within or immediately around 1 mile of the Town Centers. The new Comprehensive Plan should also cite a specific percentage goal of new households within Town Centers, Villages and Residential areas. Suggest strongly consider 75 percent as the new goal, to inform future P&Z and development decisions.

Page 2-3. Add text describing what "by-right development density" means. The average layman citizen won't know the term.

2-4. Add right above the Geography: [It is important to note that these population projections do not take into account future zoning and development decisions that the County may take. Current zoning can expand the existing approximately 35,000 housing units in the County by approximately 9,000 additional housing units, without the use TDRs and approximately 15,000 additional housing units with the use of TDRs. In order to avoid serious increases in traffic congestion and maintain the adequacy of other critical infrastructure, the County should maintain the buildout goal of 37,000 dwellings expressed in the 2010 update to the 2004 Comprehensive Plan.] Rationale: It is imperative that the text include a specific buildout goal, explicitly note how much residential growth could potentially expand under current zoning, and that this could increase or decrease depending on future zoning decisions. Citing only the State population growth estimates, uncaveated by these issues, paints a misleading picture and gives the reader a false sense of complacency re what future growth in the County might ultimately become.

2-5. Add before Slowing Population Growth. [In addition, the State is beginning the process of deciding where to locate a second Chesapeake Bay Bridge. If the bridge were located in Calvert County, traffic throughput would greatly increase, requiring expansion of Rt 2/4 into at least three lanes in neither direction, extensive State seizures of private property along Route 2/4 and elsewhere through eminent domain, and much of the rural appearance of the County would be put at risk. County actions taken under the Comprehensive Plan must reflect citizen consensus that the bridge not be located in the County.] Rationale: This is a critical transportation issue that must be addressed in the plan.

2-5. Under Slowing Population Growth: [Depending on future zoning and development decisions, t]he growth rate is projected to continue to slow into the future, and Calvert County has gone from being the fastest growing county in Maryland to one of the slowest. Rationale: same as above re not painting an overly complacent picture on future growth possibilities.

3-1. The feedback heard at the workshops more specifically defined five key issues that guided the update to the Comprehensive Plan: Preserving Rural Character and Directing Growth to Existing Settlements [, and Maintaining the 37,000 Dwelling Buildout Figure from the 2010 update the the 2004 Comprehensive Plan.] Rationale: Retaining this buildout figure was overwhelming expressed by citizen feedback in the fourth 2040 session, although the

planning consultant hired by the County to moderate the sessions had avoided any discussion on buildout in prior sessions and neglected to include the citizen consensus reached in the fourth session in her report to the County. Essential to include that specific feedback here as an accurate indication of participating citizen views. It is imperative that the plan continue to explicitly include a buildout figure to guide future zoning a development decisions.

4-1. Add to Related County Plans; **[Flood Mitigation Plans]** Rationale: The Flood Mitigation Plan recommendations concerning projected sea level rise and actions to mitigate it must be an essential guide for future development decisions, especially in the Maritime Commercial zones and other low-lying areas. There needs to be an explicit reference here.

4-6. **Tier III:** Areas planned and zoned for large lot or rural development. They are not planned [or zoned] for sewerage service and are not dominated by agricultural or forest land. Rationale: added language explicitly ensures that zoning changes must be made prior to permitting sewer service.

4-6. **Tier IV:** Areas not planned [or zoned] for sewerage service. Rationale: added language makes clear to reader that no sewer service will be permitted.

4-11. Add right before the Development Capacity Analysis Section. [It is important to note that these population projections do not take into account future zoning and development decisions that the County may take.] Rationale: This is the third time these tables have been repeated in the draft and, uncaveated, they give an extremely misleading impression of the growth issues that may affect the Ciounty in the future.

4-11. MDP ran six scenarios for Calvert County<sup>7</sup>. The scenarios focus on the use and application of the County's TDRs, potential implementation of the Sustainable Growth and Agricultural Preservation Act of 2012 (Growth Tier Act/septic law), and site level constraints. [They did not take into account the impact on traffic congestion and critical County infrasture, nor the financial implications on the County resulting from changes in tax revenues and requirements for County services -- this level of analysis must be accomplished to adequately inform future growth and development decisions]. Rationale: Required for accurate development capacity analysis.

4-12. At the very end of the “Managing Residential Growth section, add [The 2010 Comprehensive Plan retained the buildout goal of 37,000 dwellings to avoid unacceptable levels of traffic congestion and other strains on County infrastructure. In order to avoid serious increases in traffic congestion and maintain the adequacy of other critical infrastructure, the County should maintain the buildout goal of 37,000 dwellings.]

Rationale: It is puzzling that this section describes several different growth scenarios without expressing a firm position on what the growth goal should be. It is imperative that we include an explicit buildout figure, as we have in past plans.

4-13. **Residential** – This designation applies to the mapped areas within approximately one mile of a Town Center. The base permitted density in these areas is one dwelling unit per acre with densities permitted to increase to four dwelling units per acre through the use of TDRs and developer-funded provision of public water and sewer facilities. [Future development is guided by the master plan of the adjacent Town Center]. Rationale: gives more local control to stakeholders within both the Town Center and its Residential area over the growth, appearance, and integration of the two areas, with the goal of improving general liveability.

4-16. Add to the end of the Waterfront Communities section. [Forecast sea level rises due to climate change will steadily increase the flooding risk to significant parts of these communities. New construction and major

building modifications must conform to County Flood Mitigation Plans specific to these communities.]

Rationale: Consistent with recommendations in current Flood Mitigation plans.

4-18. The Dunkirk Town Center master plan should be updated to reflect ~~current demographic, land use, and~~

~~market conditions as well as~~ the policies of this Comprehensive Plan. Rationale: The struck language is far too vague, and could mean just about anything, including permitting sewer and denser residential and commercial development beyond what Dunkirk residents want.

4-18. Prince Frederick could support the highest-level intensity of development for a Town Center, [but future growth and development decisions must be informed by a new traffic study that explicitly addresses how much growth can occur, and where, before local roads and intersections reach the failure point]. At a

charrette for Prince Frederick, citizens and county staff worked together to develop future growth scenarios that proposed expanded boundaries, improvements to the transportation network, and options for future land use [, including a vision for the Armory Square development that expressly ruled out big-box stores and building heights above four stories]. Rationale: Unless such a traffic study is done, congestion in Prince Frederick will become unbearable. Re Armory Square language, accuracy.

4-19. Outside the historic areas of the town center, expanding opportunities for employment, business and

residential growth should seek to reflect the community's historic character while attracting new residents and jobs. [New development and significant building upgrades within Solomons must also be consistent with a Flood Mitigation Plan, given projected sea level rise caused by climate change and the steadily increasing flooding risk to low-lying areas.]

4-20. The Owings Town Center Master Plan, adopted in 2000, depends in large part upon the provision of

public water and sewer. Since the county does not have a near-term plan to provide this service and the

market demand has not supported extension of service by a private entity, the master plan should be updated to more closely conform to the ~~policies of this Comprehensive Plan~~ [assessment that the addition of public sewer is unlikely for the foreseeable future]. Rationale: clarity, since current phrasing is much too vague.

4-20 - 4-21. ~~The extension of the Village designation across MD 2/4 recognizes the expansion of institutional uses at the edge and includes all four corners of the intersection of MD 2/4 and Cox Road.~~

The borders of the Huntingtown Village designation should not be expanded across MD 2/4 due to overwhelming public opposition among Huntingtown residents and the impracticality of creating a walkable "village" environment spanning across such a busy highway. Rationale: It would be unconscionable to force such unwanted development on Huntingtown residents, and the concept of a village spanning Rt 2/4 simply makes no sense.

4-22. Add to the Marine Commercial section: [New development and major building upgrades within Maritime Commercial Districts must also be consistent with a Flood Mitigation Plan, given projected sea level rise caused by climate change and the steadily increasing flooding risk to low-lying areas.]

4-2. The Existing Policies section is fine, but there's no Future Policies section. Please add one with the language [With the adoption of a new County Growth Tier Map, it is time to increase this 20-year-old land preservation goal, and set a new goal of XX,000 acres. ], or include that language in the Existing Policies section after A goal to preserve an additional 20,000 acres was adopted that year. Rationale: We now have a perfect opportunity to expand land preservation goals by folding in major parts of Tier III areas, as well as remaining available Tier IV areas. Please determine a new goal and fill in the appropriate number.

4-13. add [Portions of the County that are currently zoned as Rural Community Districts but are, in fact tidal wetlands should be rezoned as Wetland Districts.]

4-22. There are also no future goals expressed for land preservation under the MALPF and Rural Legacy Programs. Please add specific future acreage goals and timeframes here or in an added Future Policies section. It is important that the Comprehensive Plan provide this guidance for future land preservation decisionmaking.

4-22. The language in 4-4 regarding the 2015 changes to TDR requirements does not specify what future TDR policy should be. Such language needs to be included here

4-23. ~~Consider options for~~ [Require] public financial support for provision of public water and sewer facilities in the Prince Frederick, Lusby, and Solomons Town Centers to promote economic development, encourage multi-family housing opportunities, and improve public health. Rationale: Struck language involves a loophole that would still permit developer funding to construct systems, with County taxpayers potentially stuck funding maintenance and remediation of system failures.

4-23. ~~Allow developer-funded~~ [Require public financial support for] extension of public water and sewer systems into the Residential Areas around Prince Frederick, Lusby and Solomons. Rationale: Struck language involves a loophole that would still permit developer funding to construct systems, with County taxpayers potentially stuck funding maintenance and remediation of system failures.

4-23. Allow public water and sewer facilities in locations within a designated Waterfront Communities only when necessary to address public health and safety. [Their design and approval must take into account the projected sea level rise through the year 2100]. Rationale: Ignoring projected sea level rise in installing new systems would result in substantial future health risk to residents and environmental risk to the Bay, with attendant legal risk to the County.

5-16. add [Portions of the County that are currently zoned as Rural Community Districts but are, in fact tidal wetlands should be rezoned as Wetland Districts.]

7-9. ~~Delete Connecting the current roads parallel to MD 2/4 into a complete roadway network that extends the length of MD 2/4 through each of the Town Centers would allow circulation between parcels without the need for additional access points on the through highway.~~ Rationale: Completely unrealistic given geographic and fiscal constraints.

7-9. Add at the end of this page. [However, State and local funding for these highway improvements will continue to be significantly constrained, and some of these improvements may only be funded decades from now, if at all. In addition, County requests for the State to fund a longterm expansion of RT 2/4 to three lanes in each direction extending from Prince Frederick to the Anne Arundel County border are unlikely to be granted in the foreseeable future. , Near-term growth and development decisions should not rely on any of these the projects until fully funded.

8-2. The county aims to continue to strengthen business growth by directing development to Town Centers and Villages, while preserving agricultural land and the county's rural character. [When determining the types of economic development to support, the County should give priority to businesses that bring money into the County. When money is spent in large corporate stores, a large portion leaves the County and thereby reduces the respending of money in the County.] Rationale: Consistency with the 2010 update to the 2004 plan, and the economic argument is quite valid.

**From:** erin knowles [REDACTED]  
**Sent:** Friday, December 08, 2017 9:16 PM  
**To:** Commissioners <COMMISS@calvertcountymd.gov>  
**Subject:** Comp Plan 2040

People move to Calvert County for what it is, not what it will be. Changing to make more traffic and without improving infrastructure would only hurt the community. We need traffic studies and to improve our roads and failing intersections.

Most people are driving out of county for reasonable paying jobs that they can't find in the county. This takes valuable time away from their families and add more traffic to our roads, in my opinion this will take away more time.

Expanding Huntingtown Town Center (future village) on Cox across 4 will be very highly accident prone area. With a blind curved incline having only entrances on Cox Rd from

Also, more activities for young people to get out and stay active our drug use, suicide and depression rates are escalating. I believe we can get more positive community-based services and improve the quality of life for our young people. We need to include plans for development for Youth activities.

Thanks  
Erin Knowles  
1330 Cox Rd  
Huntingtown

**From:** Dorothy [REDACTED]  
**Sent:** Friday, December 08, 2017 10:06 PM  
**To:** Commissioners <COMMISS@calvertcountymd.gov>; Planning and Zoning <pz@calvertcountymd.gov>  
**Subject:** Citizen Comments on 2040 Comprehensive Plan

**TO:**  
Planning Commission/Department of Planning and Zoning: J. Mark Willis, Mary Beth Cook, Britany J. Waddell, Carolyn Sunderland, Joe Hawxhurst, Beth Rimmer, Roxana Whitt, Jenny Plummer-Welker, Christopher Breedlove, Denise Cherry, Terry Williams and Board of County Commissioners

All,  
I have scanned the 142-page 2040 Calvert County Comprehensive Plan and have a few questions, and then a few suggestions on improving the plan.

**Questions:**

In reviewing the 2010 plan, I wondered what the barriers were for not fully realizing the goals and actions and how the 2040 plan will be different. As an example, page 11 of the 2010 plan says, “*Direct Residential Growth to Appropriate Locations: Ensure a Wide Range of Housing Opportunities for All Incomes and Ages; Maintain and Enhance the Quality of Residential Communities.*”

1. Question: What did you (Planning Commission, Department of Planning and Zoning and BOCC) do via regulation/code in order to “Ensure” plans were realized—how will the 2040 plan be different?

In the 2040 Executive Summary’s third paragraph, you (assuming Planning Department) state that in past comprehensive plans the vision was to focus growth in well-planned Town Centers instead of strip malls and business parks. “However, many of Calvert County’s Town Centers and Villages lack a sense of place....most of residential development has occurred outside the Town Centers and Villages.”

2. Question: Whose responsibility was it to see that the past Comprehensive Plans were followed? Isn’t it the job of the Planning Department to approve projects? How did the residential development ‘occur’ outside the Town Centers? The wording implies some ‘invisible hand.’

In the 2040 Plan you seem to adopt a one-size-fits-all approach to the Town Centers taking authority away from Town Center Architectural Committees who are exactly the people who can inform ‘sense of place’ decisions.

3. Question: Why are you virtually disbanding the Town Center Architectural Committees instead of working to strengthen the ones that have had difficulty attracting leadership and volunteers to serve?

Developers who have been successful and prosperous in Calvert County admit that large, McMansion-type homes are the most profitable and they aren’t interested in building smaller, more energy-efficient homes in the county.

4. Question: How can the 2040 Comprehensive Plan be successful if developers outright admit that they don’t want to build the type of housing that is outlined in the plan’s vision?

Based on the process used to illicit public comment on the recent revised sign regulations--where the text of document passed from draft to final version sent to BOCC for approval—even though the majority of input from citizens 1) overwhelmingly (by all accounts) rejected changes to current sign regulations and 2) requested that sign regulation changes be delayed until Comprehensive Plan is finalized, how would public comment on 2040 Comprehensive Plan process differ?

5. Question: How will public comments be evaluated and incorporated into the final 2040 Comprehensive Plan in a way that the public can see the review process?

**Suggestions:**

Include in series of 10 visions (p 2-6)

**Our business community respects our community's visions with regard to locating and developing in Town Centers, and in creating attractive walkable spaces that reflect our cultural heritage.**

Growth Areas: Goal 2, Objective 1 (p 4-23)

**Delete third bullet as it is counter to everything you stated prior regarding discouraging development outside of Town Centers. [This is why last Comprehensive Plan failed].**

The 142-page document is an easy read—however when trying to 'read between the lines' to anticipate what the wording might actually mean to developers who have project ideas v. citizens who want limited growth, the reading becomes quite difficult. You have received many requests for a delay in advancing the plan until citizens—for whom digesting this plan is not their full-time job—have an opportunity to study the plan's contents.

I appreciate your consideration of my comments and suggestions as you pursue the 2040 Comprehensive Plan for Calvert County.

Regards,  
Dorothy Hill

Sent from Mail for Windows 10

**From:** William & Cynthia Peil [REDACTED]  
**Sent:** Friday, December 08, 2017 3:58 PM  
**To:** Planning and Zoning <pz@calvertcountymd.gov>  
**Cc:** Bill and Cindy <bpeil@comcast.net>  
**Subject:** Comments on Draft new Comprehensive Plan

Please extend the comment period for the new Comprehensive Plan, and accept the brief comments attached.

Thank You  
Cynthia Peil

## Calvert County Comprehensive Plan Draft Comments:

Date: December 8, 2017

From: Cynthia Peil

- 1) Extend the comment period for 90 days. Citizens need time to look at both current and proposed new comprehensive plans to even begin to understand how these plans impact our lives.  
The time between Thanksgiving and Christmas is not the time to allow a 30 day comment period.
- 2) Remove the words from 1-1 “Creating vibrant Town Centers and Villages” because page 2-5 states “The County cannot create vibrant Town Centers and Villages without an influx of jobs and houses.”. This ‘influx’ should not be a part of the new comprehensive plan. Limited planned growth that reflects prior study to assure adequate resources is what should happen. Not an ‘influx’ of growth just for the sake of ‘creating vibrant town centers and villages.
- 3) **Safety:** Add language that NO NEW GAS INFRASTRUCTURE be allowed. Add language that requires a current Quantitative Risk Assessment (QRA) for the Cove Point LNG Gas Export Terminal and requires an updated QRA every 5 years using the most recent National Fire Prevention Association (NFPA) 59A.

NFPA 59A is the Standard for the Production, Storage and Handling of Liquefied Natural Gas. The 2013 Edition with any recent changes must be used or the current QRA. The 2013 edition was written following the catastrophic explosion of the LNG export terminal in Skikda Algeria in 2004. Lessons were learned from this explosion, where there were 27 fatalities and at least 80 people were injured. Safety improvements requirements at LNG terminals were incorporated into the NFPA 59A 2013 Code, but these standards were not referenced for the Cove Point LNG when construction permits were obtained. For the safety of first responders and citizens, a QRA for the Cove Point LNG Terminal must be done now, and repeated every 5 years to reflect changes learned.

Require actual air monitoring at the LNG terminal, at the boundary, and at 5 and 10 mile radius points.

- 4) Buildout provisions must be added. Estimated cost of improvements to infrastructure needed to support the buildouts must be included.
- 5) Water resources: Draft plan must address documented water use and provide cost of solutions to current water problems (arsenic in wells, etc.) before new commercial or residential water use permits are given for development of any kind.
- 6) Focus on town centers and villages should be on QUALITY of centers, rather than simply on ‘influx of houses and jobs’.
- 7) Architectural review committees should be maintained for all town centers, and sign regulations should reflect the desire for Calvert to maintain its rural character. NO ELECTRONIC SIGNS.

Stricter limits on 'temporary' signs including fewer signs, and limited days per year when businesses are allowed these temporary signs.

- 8) Add an 'implementation section "which will state how and when the goals of the plan will be achieved, and at what projected cost. Add references to traffic studies, water use studies, air pollution studies etc.
- 9) EXTEND THE COMMENT PERIOD FOR ANOTHER 90 DAYS.

**From:** William & Cynthia Peil [REDACTED]  
**Sent:** Friday, December 08, 2017 8:40 AM  
**To:** Planning and Zoning <pz@calvertcountymd.gov>  
**Cc:** Bill and Cindy <[REDACTED]>  
**Subject:** FW: Comments on Calvert County Long Range Planning Document

Dear Planning and Zoning Personnel,  
Please include the comments in the attachment in the Comprehensive Plan update process and extend the comment period by at least 90 days.  
Thank You  
Bill Peil

Comments to Planning and Zoning concerning the update to the Comprehensive Plan from William L. Peil

The Calvert County Long Range Plan hasn't examined the long range costs to county residents. Many of the plans recommendations would increase the need for expanded services and infrastructure to support the additional population growth.

**Allow comments to be submitted for an additional 90 days. Residents need more time to study the plan.**

The following areas would require expansion. Reasonable financial estimates need to be included.

- 1) State and county roads would need to be improved and expanded to support the increased traffic additional population will bring. Overpasses in all of the town centers with additional improvements to county feeder roads would cost hundreds of millions of dollars. One estimate for an overpass in Dunkirk ranged between \$100 million and \$150 million. The fact that Calvert County is a peninsula would constrain the ability to create alternate routes into and out of the county during road construction. This would become a major problem for commuters working outside of the county requiring daily trips in what is already a congested area.
- 2) Calvert County schools are limited in capacity and would experience overcrowding as more people moved into the county. There has been no attempt at measuring the impacts to schools in the county and what that would mean to Calvert residents paying taxes to support the schools.
- 3) Volunteer fire departments are already experiencing funding shortfalls. Equipment needed to fight and respond to accidents is either long past replacement OR not available to meet current demand. Increased population will only increase this need. **A Quantitative Risk Assessment needs to be done every 5 years on the LNG terminal so that the county can plan for newly identified risks. This should be included in the plan so it is followed. Add words to make sure zoning forbids any new gas infrastructure in the county. Citizens are at risk NOW and a Risk Assessment on the terminal should be done as a requirement of the start of the new Comprehensive Plan to ensure safety of first responders as well as citizens living and working in the area of the terminal.**
- 4) The staffing of police currently is stretched to respond in timely fashions when emergencies occur. In order to meet their needs the county just spent \$25 million dollars for new cell phone towers throughout the county. Similar expansion in all areas of police support will be needed to address the increase in population.
- 5) The local Aquia aquifer is dropping 2 to 4 feet per year. More wells in the county are showing high levels of arsenic which requires remediation at resident's expense. An increase in county population will only increase water usage and add to the speed with which this problem grows. The costs of remediation are substantial and have not been factored into the counties long range plan.

- 6) Public sewer is discussed in the long range plan. It has been said by the planning commission that the cost would be high. There needs to be more clarity on this issue in the plan. A timetable for expansion and cost estimates should be included in order for the county and residents to plan their budgets to be ready to absorb these expenses.
- 7) The availability of expanded medical care has not been included in the long range plan to meet the increased needs of an expanding population. This new population may include older people which may require additional health services. How will ambulance service be able to get to emergencies if roads are backed up with growing highway traffic associated with more people moving to the county?

**From:** vocaliz1@comcast.net [REDACTED]  
**Sent:** Friday, December 08, 2017 3:26 PM  
**To:** Planning and Zoning <pz@calvertcountymd.gov>  
**Cc:** Commissioners <COMMISS@calvertcountymd.gov>  
**Subject:** The new Comprehensive Plan The first draft of the Plan

**Planning Commission,  
EXTEND the comment period. Also citizens then be given at least 90  
days after the release of the complete Plan to submit comments.  
Anne Baker**

**From:** Mary Ballard [REDACTED]

**Sent:** Friday, December 08, 2017 4:35 PM

**To:** Holt, Judy C. <Judy.Holt@calvertcountymd.gov>; [REDACTED] Blake-

Wallace, Tamara L. <Tamara.Blake-Wallace@calvertcountymd.gov>; Boonchaisri, Danita M.

<Danita.Boonchaisri@calvertcountymd.gov>; Hager, George W. "Will"

<Will.Hager@calvertcountymd.gov>; [REDACTED]

Plummer-Welker, Jenny L. <Jenny.Plummer-Welker@calvertcountymd.gov>; [REDACTED]

Waddell, Britany J. <Britany.Waddell@calvertcountymd.gov>; Mills, Elizabeth F.

<Elizabeth.Mills@calvertcountymd.gov>

**Subject:** Re: HARC November Meeting

Judy--You have asked for our opinions on the Calvert County Comprehensive Plan (October 2017 Draft), but I shall need more time to study its contents and absorb its contents, its relationship to actual changes in ordinances and regulations. I hope that Planning & Zoning will postpone the next steps until January at the earliest. Sincerely, Mary Ballard Jenkins

**From:** Andrea Hurley [REDACTED]  
**Sent:** Friday, December 08, 2017 3:18 PM  
**To:** Planning and Zoning <[pz@calvertcountymd.gov](mailto:pz@calvertcountymd.gov)>; Commissioners <[COMMISS@calvertcountymd.gov](mailto:COMMISS@calvertcountymd.gov)>  
**Subject:** Cavert 2040 comment due 12/8

Hello Planning & Zoning and Planning Commission,

10/2017 1st Draft of the Calvert County Comprehensive Plan

The efforts to date to involve citizens in the rewrite of the Calvert County Comprehensive Plan have been limited. The process needs to be better advertised. The efforts need to rely more on technology and less on in person meetings. The time frame for adoption should be by 2020. Work smarter not harder. Huntingtown Town Center should not be extended east across MD 2/4.

Table 2-3 indicates 90,650 is the projected population in the county in 2015. Make this 90,000 for simplicity sake. Turn the page to 3-1 at the very top, which indicates "over 210 people attended the four workshops". Let's assume each was a unique individual though this is a flawed assumption, as the same individual could have attended each workshop and was thus counted 4 times.) Just make this number 200 for simplicity sake. 200 people is only 2% of the total county population.

A memo from the consultant dated 6/14/2017 is on the 6/28/2017 Planning Commission agenda. It's a summary of attendance at the 5 issue identification workshops in Spring 2017, broken down by topic. Total attendance was 345. (Again, let's assume each was a unique individual though this is a flawed assumption, as I myself attended each of the 5 workshops in 2017, thus I was counted 5 times.) 365 people is only 4% of the total county population.

At the last Planning Commission meeting on 12/13/2017, long range planner Jenny P-Welker indicated that between Nov 13 to Nov 16 a total of 81 people signed into the three open houses on the draft Comp Plan. (26 Solomons +27 Dunkirk + 28 in Prince Frederick = 81) This 81 people is only .09% of the total county population.

$2\% + 4\% + 0.09\% = 7\%$ . Let's just use 10% for simplicity sake. This is generously the % of the total county population who has thus far contributed thus far. This number would be much higher with better advertising and the use of technology.

I argue that 90% of the citizens of the county don't know what the Comprehensive Plan is or why we have it, that it is currently being rewritten, and that their opinion and ideas are valuable to the process. All these venues require Calvert County citizen to show up live and in person, in the evening and during the work week. These meetings are published in the local newspapers. What millennial reads the Calvert Recorder or grabs a Calvert County times at the grocery store? Though published, they are sometimes only a week or two in advance. For example: On 10/25/2017 the PC directed P&Z to proceed with the November 2017 open houses only 12 business days in advance of the first one. They were not even posted on the Calvert County government's own home page calendar, when I checked. (I, a private citizen not employed by the county, added those events to the calendar myself.) 12 business days does not provide enough time for busy people to adjust their previous obligations, request to leave work early to make it in time to attend, or hire a sitter to watch the kids. Both the lack of effective advertising and the requirement to show up in person limits the amount and type of citizens that provide input.

There are so many tools available, many which cost little or are free, with which to gather information. A single person standing outside a grocery store/community center/holiday parade/sports venue with a tablet on which there are 5 minutes of survey questions, could obtain the same number of participants as one of these in person workshops or open houses in a few days and with little costs. And the county employees who are required to attend all these evening meetings can spend time with their families. An

electronic survey could instantly tabulate the results, indicate which age or demographic is underrepresented, and of course verify that each respondent is unique. I received my property tax bill in the mail due in 9/2017 as I'm certain many other citizens did as well. Could this envelope not have had a little 1/4 page flyer inside with the Calvert 2040 link on it? A little stamp or sticker on the envelope with a survey link? Commissioner Hejl marched in the Prince Frederick Christmas parade in Fox Run Shopping center on Sunday 12/3. Could he not hand out little stickers or flyers with the Calvert 2040 survey link? These are just a few inexpensive ideas from which to gain more citizen participation in this process.

December 13, 2017 public comments will be presented to the PC and they must be digested by Jan 10, 2018. The PC agenda for 12/13 includes memo from long range planner Jenny P-Welker indicating this gives 4 weeks for the PC to review comments. Actually, this allows only 13 business days if you exclude the holiday week between Christmas and New Year's. This timeline need not be accelerated as the Comp Plan just needs to be done by 2020.

Huntingtown Town Center is proposed to become a village page 4-13. Villages have a "lower intensity and smaller scale with more limited variety of commercial and residential development". It is counterproductive to then expand the borders of this village east across MD 2/4 and contrary to the 2010 Comp Plan as well. How can the village of Huntingtown be walkable, accessible by bike, and have a community feel when it is bisected by the biggest and only through route in the county? Practically speaking, any greater use of the lands on either side of Cox Rd where it intersects MD 2/4 would require a large county financial investment for improvements on Cox Rd. Longer wait times at this light will further slow traffic on MD 2/4 during the busiest times, increasing the feel to citizens that the traffic is worsening and lessening their support for growth and development in the town centers, where it should be directed.

Andrea Hurley  
Huntingtown, MD

**From:** Keep Calvert Country [mailto:keepcalvertcountry@gmail.com]

**Sent:** Friday, December 08, 2017 3:30 PM

**To:** Planning and Zoning <pz@calvertcountymd.gov>; Sunderland, Carolyn V. <Carolyn.Sunderland@calvertcountymd.gov>

**Subject:** Keep Calvert Country's Comments on the Draft Comprehensive Plan

Dear Planning Commission,

Keep Calvert Country is a bi-partisan group of Calvert County citizens who believe in an open government by the people and for the people. We love Calvert's Rural Character and want to protect Calvert's Quality of Life. We are **NOT** anti-growth, but we want Calvert to grow no faster than its infrastructure and environment can sustain. As our tagline states, we are "Citizens for Responsible Growth & Government".

This county is yours and ours. We know that you care deeply about the county or you would not be serving on the Planning Commission. The Comprehensive Plan is the official policy document for the county. As such, both you and the citizenry should have ample opportunity to debate new initiatives in the plan as well as the accuracy of the consultant's work.

At this time, it is the consultant's plan. Before it becomes the Planning Commission's plan, we hope that you take the time to debate the many important issues brought by the citizens as well as your own. And when you are done, we hope that you give the citizens enough time to do the same, especially the implementation section."

Please accept the following attachments as our comments on the draft Comprehensive Plan:

1. Petition outlining our concerns and requesting additional time to review the Plan, containing 1,272 signatures from citizens concerned about Calvert County's future.
2. Comments submitted with the above petition. We hope you will consider each comment as a separate citizen comment, as some citizens did not have ample time to submit separate comments.
3. Newspaper ad briefly outlining our concerns.
4. Newspaper article describing our November 30th meeting with P&Z staff.

In addition to these attachments, we would like to submit the slideshow presented at the November 30th meeting as part of our official comments. The slideshow can be found here: <https://goo.gl/A2n43g>. If submitting the slideshow in this manner is not acceptable, please let us know and we will submit it in another format.

Thank you for consideration of our comments and for your service to the County.

Keep Calvert Country

## Plummer-Welker, Jenny L.

---

**From:** Keep Calvert Country <keepcalvertcountry@gmail.com>  
**Sent:** Friday, December 08, 2017 4:32 PM  
**To:** Plummer-Welker, Jenny L.  
**Subject:** Re: Keep Calvert Country's Comments on the Draft Comprehensive Plan

A-ha! I didn't know he had submitted them. Good! That works!

Thanks and have a good weekend,  
Miriam

On Fri, Dec 8, 2017 at 4:23 PM, Plummer-Welker, Jenny L. <[Jenny.Plummer-Welker@calvertcountymd.gov](mailto:Jenny.Plummer-Welker@calvertcountymd.gov)> wrote:

Miriam,

We are accepting written comments not videos on DVDs. Greg submitted his slideshow in PDF with his speaker notes (attached).

Jenny

**From:** Keep Calvert Country [mailto:[keepcalvertcountry@gmail.com](mailto:keepcalvertcountry@gmail.com)]  
**Sent:** Friday, December 08, 2017 4:16 PM  
**To:** Plummer-Welker, Jenny L. <[Jenny.Plummer-Welker@calvertcountymd.gov](mailto:Jenny.Plummer-Welker@calvertcountymd.gov)>  
**Cc:** Sunderland, Carolyn V. <[Carolyn.Sunderland@calvertcountymd.gov](mailto:Carolyn.Sunderland@calvertcountymd.gov)>; Planning and Zoning <[pz@calvertcountymd.gov](mailto:pz@calvertcountymd.gov)>  
**Subject:** Re: Keep Calvert Country's Comments on the Draft Comprehensive Plan

Thanks for letting me know abt the slideshow. I am in the process of saving the sections as .pdfs. Would it be acceptable to submit the narrated version (the one on the web that the link referred to) on dvds? We would really like the PC to have the opportunity to hear Greg's narration.

Thanks,

Miriam

On Fri, Dec 8, 2017 at 10:05 PM, Plummer-Welker, Jenny L. <[Jenny.Plummer-Welker@calvertcountymd.gov](mailto:Jenny.Plummer-Welker@calvertcountymd.gov)> wrote:

Thank you for your email. Keep Calvert Country's comments have been received. Thank you for providing the link to your slideshow to the YouTube video. Providing a link is not sufficient for submitting comments. Please submit your slideshow in another format.

The Planning Commission will receive the comments in December and will meet in January 2018 to review the comments and discuss revising the draft plan. The revised second draft is anticipated to be published in the spring of 2018. There will be additional opportunities for public comment on the draft. Steps in adoption include the Planning Commission approving the plan and recommending that the Board of County Commissioners adopt the plan, and the Board of County Commissioners adopting the plan. A public hearing will be held prior to the Planning Commission recommending adoption of the plan.

Sincerely,

Jenny Plummer-Welker

*Jenny Plummer-Welker, AICP*

*Long Range Planner*

*Calvert County Department of Planning & Zoning*

*150 Main Street, Suite 300*

*Prince Frederick, MD 20678*

*[410-535-1600, ext. 2333](tel:410-535-1600)*

*[301-855-1243, ext. 2333](tel:301-855-1243)*

*[410-414-3092](tel:410-414-3092) fax*

*[Jenny.Plummer-Welker@calvertcountymd.gov](mailto:Jenny.Plummer-Welker@calvertcountymd.gov)*

We welcome your feedback. [Please take our Customer Satisfaction Survey.](#)

*To learn more about our Comprehensive Plan Update and Zoning Ordinance Rewrite, click on the logo below.*



**From:** Keep Calvert Country [<mailto:keepcalvertcountry@gmail.com>]  
**Sent:** Friday, December 08, 2017 3:30 PM  
**To:** Planning and Zoning <[pz@calvertcountymd.gov](mailto:pz@calvertcountymd.gov)>; Sunderland, Carolyn V. <[Carolyn.Sunderland@calvertcountymd.gov](mailto:Carolyn.Sunderland@calvertcountymd.gov)>  
**Subject:** Keep Calvert Country's Comments on the Draft Comprehensive Plan

Dear Planning Commission,

Keep Calvert Country is a bi-partisan group of Calvert County citizens who believe in an open government by the people and for the people. We love Calvert's Rural Character and want to protect Calvert's Quality of Life. We are **NOT** anti-growth, but we want Calvert to grow no faster than its infrastructure and environment can sustain. As our tagline states, we are "Citizens for Responsible Growth & Government".

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1. Petition outlining our concerns and requesting additional time to review the Plan, containing 1,272 signatures from citizens concerned about Calvert County's future.

2. Comments submitted with the above petition. We hope you will consider each comment as a separate citizen comment, as some citizens did not have ample time to submit separate comments.
3. Newspaper ad briefly outlining our concerns.
4. Newspaper article describing our November 30th meeting with P&Z staff.

In addition to these attachments, we would like to submit the slideshow presented at the November 30th meeting as part of our official comments. The slideshow can be found here: <https://goo.gl/A2n43g>. If submitting the slideshow in this manner is not acceptable, please let us know and we will submit it in another format.

Thank you for consideration of our comments and for your service to the County.

Keep Calvert Country

**From:** Keep Calvert Country [mailto:keepcalvertcountry@gmail.com]

**Sent:** Saturday, December 09, 2017 2:07 AM

**To:** Plummer-Welker, Jenny L. <Jenny.Plummer-Welker@calvertcountymd.gov>; Planning and Zoning <pz@calvertcountymd.gov>

**Subject:** Complete Cover Letter

Hi Jenny,

I realized this morning that the cover letter attached to the petition signatures and comments was not complete. Could you please replace it with the attached?

Thanks,  
Miriam

###

Recipient: Planning Commission

Letter: Greetings,

Don't Make Calvert County Another Waldorf!

I signed this petition because I am a Calvert County citizen and don't want to see our beloved County turn into Waldorf. The new Comprehensive Plan will do just that as it is currently written.

Citizens have been left out of this process, with several items added to the Plan that were not presented at the workshops. Several parts of the Plan are missing, and most importantly, traffic and the impact of the proposed growth have not been adequately studied.

The new Comprehensive Plan is being rushed through and there needs to be more time for review and comment.

We are asking the Planning Commission, who has authority over the Comprehensive Plan review process, to EXTEND the comment period.

Further, we are requesting that citizens then be given at least 90 days after the release of the complete Plan to submit comments before a public hearing is scheduled.

The following issues have not been adequately studied by the Consultant. No explanations or reasoning are included in the Plan, and the effect on our infrastructure for each issue has not been determined:

1. The traffic projected by the County Commissioners will increase above the level of traffic currently occurring north of Waldorf. The Plan proposes a substantial amount of growth without addressing how such growth will affect our roads or the road improvements the taxpayers will need to fund to accommodate the growth.
2. The "buildout" provisions in the current plan have been removed. The provisions in the current Plan tie the amount of residential development to the availability of infrastructure (roads, schools, etc.).
3. The Town Centers and Villages are being proposed for expansion beyond that which was previously proposed and without study.

4. Sewer is proposed to be expanded beyond the Town Center boundaries and higher density residential is proposed in these areas.
5. Current land preservation programs, which have saved tens of thousands of farm and forestland, are threatened by the proposed changes in the requirements for the use of Transferable Development Rights (TDRs).
6. Citizens also need adequate time to review the important Plan sections which are missing: A purpose statement that establishes the Plan as the guiding document for major decisions; an implementation section to show how goals will be achieved and by whom; a heritage section recognizing and preserving our historical and cultural heritage; and a government section that will hold our government financially responsible and transparent in their decisions.

So much is missing or inadequately addressed in the 1st Draft that citizens will need at least 90 days to review the 2nd Draft before a public hearing is scheduled. We hope that the Planning Commission will understand our concerns and grant our requests:

To extend the December 8th deadline and to allow at least 90 days to review Draft 2 before a public hearing is scheduled.

Thank you in advance for consideration of our requests.

The Citizens of Calvert County.

# Signatures

<b>Name</b>	<b>Location</b>	<b>Date</b>
Keep Calvert Country	Prince Frederick, MD	2017-12-01
Miriam Gholl	Huntingtown, MD	2017-12-04
Greg Bowen	US	2017-12-04
Curtis Larsen	Lusby, MD	2017-12-04
jimmie campbell	huntingtown, MD	2017-12-04
Valerie Weiner	Prince Frederick, MD	2017-12-04
Christian Zumstein	Washington, DC	2017-12-04
Pat Hofmann	Chesapeake Beach, MD	2017-12-04
Grace Hanners	Huntingtown, MD	2017-12-04
Steve and Robin Whitman	Huntingtown, MD	2017-12-04
Holly Budd	Sunderland, MD	2017-12-04
Beverly Hanners	Lusby, MD	2017-12-05
Katherine Willlie	Chesapeake Beach, MD	2017-12-05
Adam Whitman	Clinton, MD	2017-12-05
Jennifer Thompson	La Plata, MD	2017-12-05
Scott Sydnor	Chesapeake Beach, MD	2017-12-05
Pam Shilling	Sunderland, MD	2017-12-05
Anne Sundermann	North Beach, MD	2017-12-05
Sue Kullen	Port Republic, MD	2017-12-05
Patricia Weaver	prince frederick, MD	2017-12-05

<b>Name</b>	<b>Location</b>	<b>Date</b>
Michael Irving	Chesapeake Beach, US	2017-12-05
Tammy Oakes	Huntingtown, MD	2017-12-05
Jason Fowler	North Beach, MD	2017-12-05
Alexander Roth	Cockeysville, MD	2017-12-05
Glen Willard	Baltimore, MD	2017-12-05
Lauren Elyard	Lusby, MD	2017-12-05
Jeannae Pinno	Prince Frederick, MD	2017-12-05
Tracir Duerr	Chesapeake Beach, MD	2017-12-05
Crystal Tracy	Lusby, MD	2017-12-05
Angela Armiger	Prince Frederick, MD	2017-12-05
Shelly Loveless	Prince Frederick, MD	2017-12-05
Patrick Griffin	Washington, DC	2017-12-05
Gary Dzurec	Huntingtown, MD	2017-12-05
S Muko	Owings, MD	2017-12-05
Serella Bynoe	Prince Frederick, MD	2017-12-05
Marie Bundt	Lusby, MD	2017-12-05
Mark Smith	Huntingtown, MD	2017-12-05
John Little	Huntingtown, MD	2017-12-05
Kenneth Doolan	Baltimore, MD	2017-12-05
Teri Taylor	Port Republic, MD	2017-12-05
bertha mister	North Beach, MD	2017-12-05
Larry Garrett	Silver Spring, MD	2017-12-05

<b>Name</b>	<b>Location</b>	<b>Date</b>
Joan Luellen	Chesapeake Beach, MD	2017-12-05
Wendy Hendley	Huntingtown, MD	2017-12-05
Mariah Miranda	Huntingtown, MD	2017-12-05
Elizabeth Fidler	Chesapeake Beach, MD	2017-12-05
Kerry McGowan	Dunkirk, MD	2017-12-05
Tonya Smith-Cauthen	Lusby, MD	2017-12-05
Laurie Battaglino	owings, MD	2017-12-05
David Bury	Chesapeake Beach, MD	2017-12-05
Sharon Dobson	Huntingtown, MD	2017-12-05
Kailin Case	Owings, MD	2017-12-05
Linda Hald	Owings, MD	2017-12-05
Bridget Kane	Chesapeake Beach, MD	2017-12-05
Thomas Smith	Prince Frederick, MD	2017-12-05
Maria Ciancio	Prince Frederick, MD	2017-12-05
Paul Simms	US	2017-12-05
Crystal Weade	Harwood, MD	2017-12-05
Amanda Sansbury	US	2017-12-05
Jacqueline Talbott	Huntingtown, MD	2017-12-05
Gabriel Cuevas	US	2017-12-05
Pam Medwid	Edgewater, MD	2017-12-05
Michelle Smith	Huntingtown, MD	2017-12-05
Amy Fernandes	Lothian, MD	2017-12-05

<b>Name</b>	<b>Location</b>	<b>Date</b>
Jeffrey Treiberj	Prince Frederick, MD	2017-12-05
Tammy Kuntz	District Heights, MD	2017-12-05
Christy Thomas	Churchton, MD	2017-12-05
Andrew Clark	Port Republic, MD	2017-12-05
Cassie Heiges	Chesapeake Beach, US	2017-12-05
Rebecca Noltemeyer	Huntingtown, MD	2017-12-05
Freeman Dodsworth	Huntingtown, MD	2017-12-05
Carole Denton	Huntingtown, MD	2017-12-05
Samantha Garner	Lusby, MD	2017-12-05
Liz Foster	Chesapeake Beach, MD	2017-12-05
Nicholas Fox	Prince Frederick, MD	2017-12-05
Travis Honaker	Owings, MD	2017-12-05
Jeffrey Tamburello	Lusby, MD	2017-12-05
Virginia King	Chesapeake Beach, MD	2017-12-05
Angela Schneck	College Park, MD	2017-12-05
Brenda Smith	Dunkirk, MD	2017-12-05
Krystal bowser	Dunkirk, MD	2017-12-05
Faye Bryant	Huntingtown, MD	2017-12-05
Lauren Pannell	Prince Frederick, MD	2017-12-05
Lisa Guido	Chesapeake Beach, MD	2017-12-05
Timothy White	Woodbridge, VA	2017-12-05
Kathleen Gamble	Broomall, PA	2017-12-05

<b>Name</b>	<b>Location</b>	<b>Date</b>
David Didra	US	2017-12-05
Hope Said	US	2017-12-05
Steve Keller	Dunkirk, MD	2017-12-05
Ryan Staley	Silver Spring, MD	2017-12-05
Chelsea Gallihugh	Prince Frederick, MD	2017-12-05
MARY FLORES	Laurel, MD	2017-12-05
William Cochran	Dunkirk, MD	2017-12-05
Mary Bolen	Huntingtown, MD	2017-12-05
Melissa Campbell	Lusby, MD	2017-12-05
Marjorie Marsh	Crofton, MD	2017-12-05
Kay Marie Thomas	Hughesville, MD	2017-12-05
Candace Bintrim	Prince Frederick, MD	2017-12-05
Jordan Blankenship	York, PA	2017-12-05
Liz Armiger	Reston, VA	2017-12-05
Tracy Daily	Owings, MD	2017-12-05
Sylvester Brady	Arlington, VA	2017-12-05
Randy Whitley	Owings, MD	2017-12-05
steve kullen	Lusby, MD	2017-12-05
Mary Maxson	Huntingtown, MD	2017-12-05
Sherri Catlett	Lusby, MD	2017-12-05
Joshua Thomas	Rockville, MD	2017-12-05
Cora Miranda	Washington, DC	2017-12-05

<b>Name</b>	<b>Location</b>	<b>Date</b>
Kelly Ramos	Chesapeake Beach, MD	2017-12-05
Kimberly Burke	Dunkirk, MD	2017-12-05
Jo Longhill	Burke, VA	2017-12-05
Michael Trujillo	Saint Leonard, MD	2017-12-05
Denise Phillips	Owings, MD	2017-12-05
Theresa Hudson	Owings, MD	2017-12-05
Susan Evans	Chesapeake Beach, MD	2017-12-05
Laurie isles	Chesapeake beach, MD	2017-12-05
K Hanlon	Huntingtown, MD	2017-12-05
Pen Bittinger	Huntingtown, MD	2017-12-05
Rhonda Moses	Prince Frederick, MD	2017-12-05
James Bourne	US	2017-12-05
Danielle Philipp	Fairfax, VA	2017-12-05
Barbara Roberson	Huntingtown, MD	2017-12-05
Nancy Beardsley	Huntingtown, MD	2017-12-05
Shelby Holson	Prince Frederick, MD	2017-12-05
Eric Andersen	Montpelier, VT	2017-12-05
Gregory Bowen	north beach, U.S. Outlying Islands	2017-12-05
Karen Forsht	Dunkirk, MD	2017-12-05
Patricia Ward	Waldorf, MD	2017-12-05
Walpole Davis	Beaufort, NC	2017-12-05
Meg Cooksey	Falls Church, VA	2017-12-05

<b>Name</b>	<b>Location</b>	<b>Date</b>
Hollie McAuliffe	Lusby, MD	2017-12-05
Katherine Demedis	Washington, DC	2017-12-05
Nancy Cory	Dunkirk, MD	2017-12-05
Daniel Crain	Lusby, MD	2017-12-05
Thomas Metcalf	Dowell, MD	2017-12-05
James Brown	Annapolis, MD	2017-12-05
Meagan Boley	Falls Church, VA	2017-12-05
Tara Moore	Dunkirk, MD	2017-12-05
Kathelene Waybright	Huntingtown, MD	2017-12-05
Dawn Jones	Dunkirk, MD	2017-12-05
Kenneth Ward	Waldorf, MD	2017-12-05
Amanda Greenfield	Huntingtown, MD	2017-12-05
Patty Mutchler	Chesapeake Beach, MD	2017-12-05
Joan Nairn	Dunkirk, MD	2017-12-05
Bradley Cook	Washington, DC	2017-12-05
Stavroula Gheen	Owings, MD	2017-12-05
Jacqueline Carroll Clark	Annapolis, MD	2017-12-05
Branden Ohler	Annapolis, MD	2017-12-05
Taylor York	Prince Frederick, MD	2017-12-05
Autumn Phillips	Prince Frederick, MD	2017-12-05
Russell Moore	Huntingtown, MD	2017-12-05
amy walker	Lusby, MD	2017-12-05

<b>Name</b>	<b>Location</b>	<b>Date</b>
Jane Head	Narberth, PA	2017-12-05
Jennifer Miller	Prince Frederick, MD	2017-12-05
Maclyn Monroe	Augusta, WV	2017-12-05
Jen Aguino	San Francisco, CA	2017-12-05
Rebecca Sasscer	Huntingtown, MD	2017-12-05
Eddie Rice	Alexandria, VA	2017-12-05
Pamela Martin	St. Leonard, MD	2017-12-05
Susan Kloss	Huntingtown, MD	2017-12-05
hannah lundberg	port republic, MD	2017-12-05
Rosana Santiago	Lusby, MD	2017-12-05
Melissa Kimble	Rockville, MD	2017-12-05
Keep Northern Dane County Rural	Westport, WI	2017-12-05
MIke M.	New York, NY	2017-12-05
Ashley Marquardt	Baltimore, MD	2017-12-05
tina tine'	knoxville, TN	2017-12-05
Jeri Cerutti	Albany, NY	2017-12-05
Marcy Rice	Wimauma, FL	2017-12-05
Noreen Eberly	North Beach, MD	2017-12-05
Doug Gibson	Huntingtown, MD	2017-12-05
Kathryn Ransome	Silver Spring, MD	2017-12-05
Patricia Ewing	Chesapeake Beach, MD	2017-12-05

<b>Name</b>	<b>Location</b>	<b>Date</b>
Caitlin Thibodeau	Lexington Park, MD	2017-12-05
Eric Gibson	Boaz, AL	2017-12-05
Nicholas Godby	Salisbury, MD	2017-12-05
Rae Phipps	Waldorf, MD	2017-12-05
Brian Freedman	Huntingtown, MD	2017-12-05
Jada Stuckert	Great Mills, MD	2017-12-05
T P	Huntingtown, MD	2017-12-05
marteen a caple	Tacoma, WA	2017-12-05
Debora Jones	Chesapeake Beach, MD	2017-12-05
Steven Kerns	Hyattsville, MD	2017-12-05
nichole jenkins	Huntingtown, MD	2017-12-05
Morgan Yuhase	Rockville, MD	2017-12-05
Nancy Agarwal	Huntingtown, MD	2017-12-05
Debra Marchant	Arlington, VA	2017-12-05
Carol Khalili	Huntingtown, MD	2017-12-05
Brian Van Ness	Chesapeake Beach, MD	2017-12-05
Stacey Stansbury	Prince Frederick, MD	2017-12-05
Carolyn L Sater	US	2017-12-05
Vic Guido	Owings, MD	2017-12-05
Krissy Kogok	Dunkirk, MD	2017-12-05
paula ennis	Chesapeake Beach, MD	2017-12-05
Elizabeth Roberts	Huntingtown, MD	2017-12-05

<b>Name</b>	<b>Location</b>	<b>Date</b>
Patrick Gribben	prince frederick, MD	2017-12-05
Brian Hackworth	Los Angeles, CA	2017-12-05
AMANDA BRYANT	Washington, DC	2017-12-05
TERRY NOBLES	Lusby, MD	2017-12-05
Joseph Kogok	Hyattsville, MD	2017-12-05
Billy Peacock	Huntingtown, MD	2017-12-05
Angela Cook	Prince Frederick, MD	2017-12-05
Faith Robeets	Dunkirk, MD	2017-12-05
Janis Gavai	Huntingtown, MD	2017-12-05
Jordan Brien	Columbia, MD	2017-12-05
Jose Munoz	Huntingtown, MD	2017-12-05
Nancy Hubacher	Capitol Heights, MD	2017-12-05
Amanda DeLeonibus	fort pierce, FL	2017-12-05
Kellie Newton	Alexandria, VA	2017-12-05
Jesse Schwenk	Owings, MD	2017-12-05
Chris Brake	Owings, MD	2017-12-05
Breiana Baker	Huntingtown, MD	2017-12-05
D. Daily	Owings, MD	2017-12-05
Joann Sutton	Huntingtown, MD	2017-12-05
Toni Hoover	US	2017-12-05
Jan Stephanson	Waldorf, MD	2017-12-05
Shana Ahmad, esq.	Dunkirk, MD	2017-12-05

<b>Name</b>	<b>Location</b>	<b>Date</b>
Mary Marsico	Huntingtown, MD	2017-12-05
Debbie Ogle	Owings, MD	2017-12-05
Alexandra Gedridge	Atlanta, GA	2017-12-05
Megan Floria	US	2017-12-05
Andrew Whittington	Fairfax, VA	2017-12-05
Sheri Martin	Alexandria, VA	2017-12-05
Debra burger	waldorf, MD	2017-12-05
Tara Madison	Dunkirk, MD	2017-12-05
Nick Bowen	Chesapeake Beach, MD	2017-12-05
jack sypult	Silver Spring, MD	2017-12-05
florence ford	Huntingtown, MD	2017-12-05
Arica Young	Prince Frederick, MD	2017-12-05
Richard King	Sunderland, MD	2017-12-05
Danny Baker	Prince Frederick, MD	2017-12-05
Michael Hemmer	Brentwood, MD	2017-12-05
Nancy Woods	Falls Church, VA	2017-12-05
Jason Avery	Clinton, MD	2017-12-05
Pat Jennison Daily	US	2017-12-05
Tim Bintrim	North Beach, MD	2017-12-05
Shirley Jo Grierson	Lothian, MD	2017-12-05
Kim Hetzler	US	2017-12-05
Sharon Atchison	Bowie, MD	2017-12-05

<b>Name</b>	<b>Location</b>	<b>Date</b>
Veronica Pomilla	Brooklyn, NY	2017-12-05
Benjamin Chase	Ocala, FL	2017-12-05
kellie parsons	Colonial Beach, VA	2017-12-05
Cara Naumoff	Leonardtown, MD	2017-12-05
Misti McGowan	Hollywood, MD	2017-12-05
Nicholas Adams	Prince Frederick, MD	2017-12-05
Richie Harris	Chesapeake beach, MD	2017-12-05
Dorothy Terrill	Chesapeake Beach, MD	2017-12-05
Linda Beard	Greenbelt, MD	2017-12-05
David Spencer	Waldorf, MD	2017-12-05
Sean Benedict	Baltimore, MD	2017-12-05
WORK WORK	Boston, US	2017-12-05
Joseph Oliver	Falls Church, VA	2017-12-05
Lisa Stallings	Bowie, MD	2017-12-05
Nicholas Whittington	Washington, DC	2017-12-05
Cal Shilling	Huntingtown, MD	2017-12-05
Georgia Dupont	Prince Frederick, MD	2017-12-05
Renee Wong	Harwood, MD	2017-12-05
Cynthia Decinti	Prince Frederick, MD	2017-12-05
Kristy Alleva	Port Republic, MD	2017-12-05
Crystal Mckenzie	US	2017-12-05
Joshua Macey	Delmar, DE	2017-12-05

<b>Name</b>	<b>Location</b>	<b>Date</b>
Stacey Witherow	Alexandria, VA	2017-12-05
Joseph Dean	Owings, MD	2017-12-05
Arlene Lawson	Edgewater, MD	2017-12-05
Cathy Bennett	Lusby, MD	2017-12-05
Heather Terwilliger	Falls Church, VA	2017-12-05
Danielle Wright	Huntingtown, MD	2017-12-05
Allyn Fitzgerald	Lusby, MD	2017-12-05
Linda Jumalon	N.Port, FL	2017-12-05
Carl Miller	US	2017-12-05
Lisa Decinti	Prince Frederick, MD	2017-12-05
Christine Cook	Huntingtown, MD	2017-12-05
Catherine Shepherd	Harwood, MD	2017-12-05
Leigh Remz	College Park, MD	2017-12-05
Shannon Hall	Lusby, MD	2017-12-05
Suzanne Benedict	Owings, MD	2017-12-05
Steve Chase	Lusby, MD	2017-12-05
Linda Williams	Port Republic, MD	2017-12-05
Kathleen Chow	Falls Church, VA	2017-12-05
Charles Odom	Dunkirk, MD	2017-12-05
Erin Goughnour	Dunkirk, MD	2017-12-05
Danielle Naples	Upper Marlboro, MD	2017-12-05
Michael Edelen	Brentwood, MD	2017-12-05

<b>Name</b>	<b>Location</b>	<b>Date</b>
Samantha Wood	Rockville, MD	2017-12-05
Christine House	Arlington, VA	2017-12-05
James Coby	Washington, DC	2017-12-05
Fran Jaeschke	Huntingtown, MD	2017-12-05
Elizabeth Muldowney	Huntingtown, MD	2017-12-05
Alex Pitrof	Missouri	2017-12-05
walter Boynton	Solomons, MD	2017-12-05
Carolyn Sarbacher	Huntingtown, MD	2017-12-05
Talia Graves	US	2017-12-05
Alana Snyder	Clinton, MD	2017-12-05
Teresa Evans	Winter Garden, FL	2017-12-05
Chelsea Caspar	Chesapeake Beach, MD	2017-12-05
fran rhatigan	hyattsville, MD	2017-12-05
Lisa Barony	Fort Washington, MD	2017-12-05
Sarah Khan	US	2017-12-05
Nicole Latham	Tennessee	2017-12-05
Lauren Cooper	Upper Marlboro, MD	2017-12-05
Sheila Corbin	Abell, MD	2017-12-05
Sarah Macey	Salisbury, MD	2017-12-05
Kaitlyn Foley	Saint Leonard, MD	2017-12-05
Britni Gardner	Frostburg, MD	2017-12-05
Cynthia Ward	Huntingtown, MD	2017-12-05

<b>Name</b>	<b>Location</b>	<b>Date</b>
Thomas B Ewalt	Prince Frederick, MD	2017-12-05
Sherry Crissman-Garner	Dunkirk, MD	2017-12-05
Andrew Jones	Odenton, MD	2017-12-05
Donna Denton	Prince Frederick, MD	2017-12-05
Paul Walker	Huntingtown, MD	2017-12-05
Chris Blackistone	Laurel, MD	2017-12-05
Teresa Cornelius	Lusby, MD	2017-12-05
Robert Rountree jr	Dunkirk, MD	2017-12-05
Christopher Brady	US	2017-12-05
James Davis	US	2017-12-05
Amber Grande	California, MD	2017-12-05
Tyler Morgan	Port Republic, MD	2017-12-05
Austen King	Prince Frederick, MD	2017-12-05
Amber Mabry	Bowie, MD	2017-12-05
Russell King	Sunderland, MD	2017-12-05
Brittany Shorback	Great Mills, MD	2017-12-05
Tobin Woods	Huntingtown, MD	2017-12-05
Kimberly Absher	Alexandria, VA	2017-12-05
Kelly Swann	Prince Frederick, MD	2017-12-05
Christina Persaud	Fairfax, VA	2017-12-05
Ginger Chamberlain	Schellsburg, PA	2017-12-05
Kyle Powers	Washington, DC	2017-12-05

<b>Name</b>	<b>Location</b>	<b>Date</b>
James Spicer	Huntingtown, MD	2017-12-05
Judith Hiniker	Annapolis, MD	2017-12-05
Benjamin Lane	Alexandria, VA	2017-12-05
LORI BURKE	saint leonard, MD	2017-12-05
Dallas Cooley	Chesapeake Beach, MD	2017-12-05
Elizabeth Zapoli	Lusby, MD	2017-12-05
Teryn Fisher	Lexington Park, MD	2017-12-05
Kathie Stapleton	Silver Spring, MD	2017-12-05
Melanie Samakow	Washington, DC	2017-12-05
Matthew Fletcher	Washington, DC	2017-12-05
Beverly Werner	Glen Burnie, MD	2017-12-05
Allen Fisher	Upper Marlboro, MD	2017-12-05
Pamela Coppins	Lusby, MD	2017-12-05
Janis K Gavai	New York, NY	2017-12-05
Erika Fortner	Baltimore, MD	2017-12-05
Lawrence Snyder	US	2017-12-05
Amanda Webb-Mai	District Heights, MD	2017-12-05
Bpb Boxwell	Prince Frederick, MD	2017-12-05
Jessa Russell	Fairfax, VA	2017-12-05
Mark Weamert Jr	US	2017-12-05
Mary Ellen Boynton	Huntingtown, MD	2017-12-05
Kate Winn	Alexandria, VA	2017-12-05

<b>Name</b>	<b>Location</b>	<b>Date</b>
Caryl Butler-Gross	Tennessee	2017-12-05
Amanda Buckey	Lexington Park, MD	2017-12-05
Sandy Latham	Morgantown, WV	2017-12-05
Crystal Gray	Chesapeake Beach, MD	2017-12-05
Hailey Harrigan	US	2017-12-05
Anthony Naumoff	Prince Frederick, MD	2017-12-05
Chris Parson	Colonial beach, VA	2017-12-05
Amanda Beavers	Huntingtown, MD	2017-12-05
Shirley Rooney	Chesapeake Beach, MD	2017-12-05
Anthony Hall	Prince Frederick, MD	2017-12-05
Terry DiGuseppe	Rockville, MD	2017-12-05
Kaitlyn Lawson	Baltimore, MD	2017-12-05
Jay M. Freschi	Owings Mills, MD	2017-12-05
Jamie Davis	Reisterstown, US	2017-12-05
Laura Gott	Annapolis, MD	2017-12-05
Mark Suchter	District Heights, MD	2017-12-05
Jessie Sawyer	Arlington, VA	2017-12-05
Mildred Kriemelmeyer	Waldorf, MD	2017-12-05
Savannah Fields	US	2017-12-05
Mark Dunnivan	Alexandria, VA	2017-12-05
Amanda Garrett	Waldorf, MD	2017-12-05
Robert Robinson	Chesapeake Beach, MD	2017-12-05

<b>Name</b>	<b>Location</b>	<b>Date</b>
Patrick Cronshaw	Alexandria, VA	2017-12-05
Patricia Stebbing	Lusby, MD	2017-12-05
Jon Simpson	Lusby, MD	2017-12-05
David Snyder	Chesapeake Beach, MD	2017-12-05
Bonnie Wolfe	Chesapeake Beach, MD	2017-12-05
R Weller	Owings, MD	2017-12-05
Maria Martinez	Lusby, MD	2017-12-05
Meagan Smith	Huntingtown, MD	2017-12-05
Lori Calvert	Prince Frederick, MD	2017-12-05
Susan Buckley	US	2017-12-05
Jordan Taylor	Washington, US	2017-12-05
Regan Meccia	Dunkirk, MD	2017-12-05
william Nagle	Huntingtown, MD	2017-12-05
Christine Hall	Arlington, VA	2017-12-05
Anna Isaienko	Lusby, MD	2017-12-05
Aaron Dierdorff	US	2017-12-05
Brittany Blackistone	Prince Frederick, MD	2017-12-05
Nicol Stewart	Chesapeake Beach, MD	2017-12-05
Stephanie Glaubit	Huntingtown, MD	2017-12-05
Caitlin Wilbanks	Huntingtown, US	2017-12-05
Lisa Dutton	Lusbu, MD	2017-12-05
Sabrina Beil	Westminster, MD	2017-12-05

<b>Name</b>	<b>Location</b>	<b>Date</b>
Brian McNamee	Dunkirk, MD	2017-12-05
Carol Hagy	Dunkirk, MD	2017-12-05
Frances Armstrong	Huntingtown, MD	2017-12-05
Ryan Ambrose	Huntingtown, MD	2017-12-05
Deborah Russell	Friendship, MD	2017-12-05
Rick Rayman	Port Deposit, MD	2017-12-05
Luda Jones	Chesapeake Beach, MD	2017-12-05
Shelbie Wells	Washington, DC	2017-12-05
Denise D'Ambrosio	Alexandria, VA	2017-12-05
Carmen Gambrill	Huntingtown, MD	2017-12-05
Tammie Matthews	Mechanicsville, MD	2017-12-05
Kelly Bollwahn	waldorf, MD	2017-12-05
Brian Daley	Lexington Park, MD	2017-12-05
Patricia Vanegas	Brentwood, MD	2017-12-05
kathy slagle	Waldorf, MD	2017-12-05
Denise Parsons	Dunkirk, MD	2017-12-05
Amanda Hoff	Lusby, MD	2017-12-05
Margaret Wieroniey	Owings, MD	2017-12-05
Tabitha Blum	Alexandria, VA	2017-12-05
Barbara Thorp	Port Republic, MD	2017-12-05
Thomas Mero	Dunkirk, MD	2017-12-05
Tina Gilmore	Prince Frederick, MD	2017-12-05

<b>Name</b>	<b>Location</b>	<b>Date</b>
Kimberly Murray	Prince Frederick, MD	2017-12-05
Sam Kaufmann	US	2017-12-05
Brenda Choi	Las Vegas, NV	2017-12-05
Jennifer Brandon	Lexington, NC	2017-12-05
Walter Bowen	Chesapeake Beach, MD	2017-12-05
Keith Hebbard	South Carolina	2017-12-05
Lori Hester	Huntingtown, MD	2017-12-05
James Russell	Huntingtown, MD	2017-12-05
Janet Barnes	Solomons, MD	2017-12-05
Connie Hall	Huntingtown, MD	2017-12-05
Kimberly Best	Prince Frederick, MD	2017-12-05
Marcie Hall Ramsey	US	2017-12-05
Michael Carbone	Lusby, MD	2017-12-05
Jacquelyn Jones	North Beach, MD	2017-12-05
Kelsey Herndon	US	2017-12-05
Linda Cherowitzo	Palm Beach Gardens, FL	2017-12-05
Susan Pinales	Huntingtown, MD	2017-12-05
Brenda Fones	US	2017-12-05
Stephen Herber	Alexandria, VA	2017-12-05
Terry Goss	Lusby, US	2017-12-05
Debra Shatrowsky	Prince Frederick, MD	2017-12-05
Rachel Sampson	US	2017-12-05

<b>Name</b>	<b>Location</b>	<b>Date</b>
Lori Gorczyca	Prince Frederick, MD	2017-12-05
Alicia Bede	Dunkirk, MD	2017-12-05
Savannah Parsons	Prince Frederick, MD	2017-12-05
Erin Adams	US	2017-12-05
Lisa Crescenze	Silver Spring, MD	2017-12-05
Trish Brugman	Alexandria, VA	2017-12-05
Pamela Kreppel	Lusby, MD	2017-12-05
Carlie Wood	Prince Frederick, MD	2017-12-05
James McKnight	Prince Frederick, MD	2017-12-05
Jeanna McLaughlin	Mesa, AZ	2017-12-05
Sam Jones	Georgia	2017-12-05
Thomas Roston	Hyattsville, MD	2017-12-05
Sage David	Bowie, MD	2017-12-05
Michael Thompson	US	2017-12-05
Zach Dunn	Chesapeake Beach, MD	2017-12-05
Bree Snow	Prince Frederick, MD	2017-12-05
Jenn Daly	Chesapeake Beach, MD	2017-12-06
Tracy Blake	Prince Frederick, MD	2017-12-06
Dawn Ibbott	Washington, DC	2017-12-06
Gary Durand	Alexandria, VA	2017-12-06
Sharon Bussink	Lusby, MD	2017-12-06
Jennifer Rudolph	Lusby, MD	2017-12-06

<b>Name</b>	<b>Location</b>	<b>Date</b>
Randy Dillon	Prince Frederick, MD	2017-12-06
Shannon Gibbons	Chesapeake Beach, MD	2017-12-06
Megan Ogle	Chesapeake Beach, MD	2017-12-06
Shelly Evans	Pittsburgh, PA	2017-12-06
Sue mcknight	Wake Forest, NC	2017-12-06
Daniel Thau	Rockville, MD	2017-12-06
Samantha Matthews	Springfield, VA	2017-12-06
Caroline Baker	Owings, MD	2017-12-06
Faith McNamee	Washington, DC	2017-12-06
Allison Miller	Dunkirk, MD	2017-12-06
Deanna Schlumbohm Boldt	Palm Bay, FL	2017-12-06
Richard Stapleton	Chesapeake Beach, MD	2017-12-06
Dave Lobas	Huntingtown, MD	2017-12-06
Carole Modlin	Lusby, MD	2017-12-06
Sandi Tucker	Palm Bay, FL	2017-12-06
Bryce Callis	US	2017-12-06
Kierstyn MacEwen	Chesapeake Beach, MD	2017-12-06
Katie Harding	Denver, CO	2017-12-06
Beth Coffren	Bowie, MD	2017-12-06
Florence Talbott	Lothian, MD	2017-12-06
Brittany Grinder	Bryans Road, MD	2017-12-06
Heather Morris	Jupiter, FL	2017-12-06

<b>Name</b>	<b>Location</b>	<b>Date</b>
Michael Mumper	Saint Leonard, MD	2017-12-06
Lance O'Neill	Churchton, MD	2017-12-06
John Flynn	Prince Frederick, MD	2017-12-06
Lillia Damalouji	College Park, MD	2017-12-06
Jennifer Youngson	Huntingtown, MD	2017-12-06
Richard Evans	Dowell, MD	2017-12-06
Buddy Plummer	Fort Worth, TX	2017-12-06
Diane Mckay	Harwood, MD	2017-12-06
Bethany Dunn	Prince Frederick, MD	2017-12-06
Ellen Davis	Huntingtown, MD	2017-12-06
Susan D'Ambrosio	MECHANICSVILLE, MD	2017-12-06
Kathleen Fey	Hendersonville, NC	2017-12-06
Michael Jordan	Chesapeake Beach, MD	2017-12-06
Justin Howes	Alexandria, VA	2017-12-06
Shawn Raum	Alexandria, VA	2017-12-06
Cinda Serbu	Chesapeake Beach, MD	2017-12-06
Elise Mehls	Arlington, VA	2017-12-06
Nancy Fischer	Huntingtown, MD	2017-12-06
Matthew Jordan	Chesapeake Beach, MD	2017-12-06
Lisa Dunn	Chesapeake Beach, MD	2017-12-06
Barbara Jackson	Falls Church, VA	2017-12-06
Malerie Boone	Prince Frederick, MD	2017-12-06

<b>Name</b>	<b>Location</b>	<b>Date</b>
Samantha Quercio	Washington, US	2017-12-06
Brock Ballard	Woodbridge, VA	2017-12-06
Alice Wells	Owings, MD	2017-12-06
Justin Debbis	Lusby, MD	2017-12-06
glenn eanes	Huntingtown, MD	2017-12-06
Glenn Ellison	North Beach, MD	2017-12-06
Deborah Beatrice	Prince Frederick, MD	2017-12-06
Katie Nairn Beccari	Long Beach, CA	2017-12-06
Erin Conner	Prince Frederick, MD	2017-12-06
Anthony Piccirilli	Laurel, MD	2017-12-06
Kelly Rogers-Elliott	Broomes Island, MD	2017-12-06
Jack Petrauskas	Owings, MD	2017-12-06
Anna Robertson	Lusby, MD	2017-12-06
Laura Hackworth	Huntingtown, MD	2017-12-06
Laura White	Reston, VA	2017-12-06
Kelly Hall	Sunderland, MD	2017-12-06
Brendan Mitchell	Annapolis, MD	2017-12-06
Victoria Bradshaw	US	2017-12-06
Thomas Parise	Prince Frederick, MD	2017-12-06
Barbara Shawyer	Sunderland, MD	2017-12-06
Ed Coffren	Lusby, MD	2017-12-06
Erin Earp	Prince Frederick, MD	2017-12-06

<b>Name</b>	<b>Location</b>	<b>Date</b>
Heather Boley	Owings, MD	2017-12-06
Jennifer Frank	Chesapeake Beach, MD	2017-12-06
Ryan Hughes	US	2017-12-06
Courtney Morey	Prince Frederick, MD	2017-12-06
Joseph Hayes	US	2017-12-06
michael seay	port republic, U.S. Outlying Islands	2017-12-06
Willuam Kuhn	US	2017-12-06
Houston Sansbury	US	2017-12-06
Chris Whiteman	Lusby, MD	2017-12-06
Kimberly Welch	Owings, MD	2017-12-06
Cheryl Compton	College Park, MD	2017-12-06
Martine Cantler	Owings, MD	2017-12-06
Donna Dreier	Orland Park, IL	2017-12-06
Ivy Farrell	Bryans Road, MD	2017-12-06
William Dutton	Flatwoods, KY	2017-12-06
Stephanie Bryant	Brentwood, MD	2017-12-06
Ella Smith	Ashland, KY	2017-12-06
Sandra Raviv	North Beach, MD	2017-12-06
Steven Robeson	Bowie, MD	2017-12-06
Jessica Seay	Port Republic, U.S. Outlying Islands	2017-12-06
Reina Grello	Chesapeake Beach, MD	2017-12-06
Vicki Stinnett	Chesapeake Beach, MD	2017-12-06

<b>Name</b>	<b>Location</b>	<b>Date</b>
Andy Fowler	Huntingtown, MD	2017-12-06
Jacob Mishou	Saint Leonard, MD	2017-12-06
Sarah Farnham	North Beach, MD	2017-12-06
Katie Hastings	Salisbury, MD	2017-12-06
Adam Ridgeway	Washington, DC	2017-12-06
Stasia Sobotka	North Beach, MD	2017-12-06
patti higgins	prince frederock, MD	2017-12-06
Greg simpson	Lusby, MD	2017-12-06
Debra Huffman	Prince Frederick, MD	2017-12-06
Kelly Martin	Lexington Park, MD	2017-12-06
Nancy Green	Newburg, MD	2017-12-06
Tiffany King	Huntingtown, MD	2017-12-06
Shawn White	Chesapeake Beach, MD	2017-12-06
Rachel Becker	Prince Frederick, MD	2017-12-06
Jo Ann Akers	Prince Frederick, MD	2017-12-06
Pamela Serafino	Huntingtown, MD	2017-12-06
Rona Hays	Waldorf, MD	2017-12-06
Miles Ruby	Williamsburg, VA	2017-12-06
Monica Denison	Owings, MD	2017-12-06
Jaime Lucas	Huntingtown, MD	2017-12-06
Marsha Carter	North Beach, MD	2017-12-06
Norma Lesser	Bethesda, MD	2017-12-06

<b>Name</b>	<b>Location</b>	<b>Date</b>
Tammy Geneline	Huntingtown, MD	2017-12-06
Erica Southworth	Huntingtown, MD	2017-12-06
Lisa Moulden	Ellicott City, MD	2017-12-06
Tim Beckwith	Prince Frederick, MD	2017-12-06
Alexis Stefanic	North Beach, MD	2017-12-06
Sarah Hoy	Owings, MD	2017-12-06
Tori George	US	2017-12-06
TERRIE BALLENGER	La Plata, MD	2017-12-06
Kaitlyn Seger	Chesapeake Beach, MD	2017-12-06
Robert Tupa	Owings Mills, MD	2017-12-06
Bobby Orr	Arlington, VA	2017-12-06
Tracy McCalmont	Huntingtown, MD	2017-12-06
Destiny Pellegrini	Waldorf, MD	2017-12-06
Clare Reilly	Churchton, MD	2017-12-06
Dale Trott	Dunkirk, MD	2017-12-06
Amy Figgins	US	2017-12-06
Andrew Sochowski	Berlin, MD	2017-12-06
Dominic Caronello	New York	2017-12-06
Ryan Perry	Huntingtown, MD	2017-12-06
TAMMY SEVERN	North East, MD	2017-12-06
Joanne Kirk	Lusby, MD	2017-12-06
Patti Scheibach	Prince Frederick, MD	2017-12-06

<b>Name</b>	<b>Location</b>	<b>Date</b>
Panagiota Towers	Waldorf, MD	2017-12-06
Lucinda Keller	Saint Leonard, MD	2017-12-06
M. Emily Gilcrest	Prince Frederick, MD	2017-12-06
Owen Trott	Dunkirk, MD	2017-12-06
Julie Birkofer	Prince Frederick, MD	2017-12-06
Emma Dodsworth	Port Republic, MD	2017-12-06
Mary Caudill	Owings, MD	2017-12-06
Tyler Perry	Lusby, MD	2017-12-06
Penny Lough	Huntingtown, MD	2017-12-06
Mark Hughes	Huntingtown, MD	2017-12-06
Julie Trollinger	Rocklin, CA	2017-12-06
Bradley Duck	Lexington Park, MD	2017-12-06
Alice Hand	Owings, MD	2017-12-06
tara hodes	lusby, MD	2017-12-06
Natalie Skyrn	Prince Frederick, MD	2017-12-06
Fathima Abbas	Alexandria, VA	2017-12-06
Brittney brown	Winter Garden, FL	2017-12-06
Brendan Glowacki	Annapolis, MD	2017-12-06
Russell Caudill	Hyattsville, MD	2017-12-06
Ashley Mager	Silver Spring, MD	2017-12-06
Anne Bentley	Victorville, CA	2017-12-06
irene parker	Hollywood, MD	2017-12-06

<b>Name</b>	<b>Location</b>	<b>Date</b>
Caitlyn Rackey	Annapolis, MD	2017-12-06
Leah Jarboe	Atlanta, GA	2017-12-06
Katharine Stewart	Owings, MD	2017-12-06
Elaine Fischer	Roanoke, VA	2017-12-06
Dusty Wey	Winnie, TX	2017-12-06
Cathy Rogers	Huntingtown, MD	2017-12-06
Ashley Shrawder	Dunkirk, MD	2017-12-06
Lisa Pearsoll	US	2017-12-06
David Harris	US	2017-12-06
Karlie Harris	California, MD	2017-12-06
Austin LaVigne	Washington, DC	2017-12-06
john hyater	Owings, MD	2017-12-06
April Welch	Owings, MD	2017-12-06
Brad Chester	US	2017-12-06
tracy jones	Lusby, MD	2017-12-06
Frank Ditmars	Springfield, VA	2017-12-06
Linda Dement	Huntingtown, MD	2017-12-06
Erica Tavarozzo Murphy	Huntingtown, MD	2017-12-06
Clarence Richardson	Waldorf, MD	2017-12-06
Lisa Beavers	US	2017-12-06
James Winship	Saint Leonard, MD	2017-12-06
Kathleen Holtzclaw	Lusby, MD	2017-12-06

<b>Name</b>	<b>Location</b>	<b>Date</b>
John Garner	Prince Frederick, MD	2017-12-06
Karen Patriarca-Elliott	Myrtle Beach, SC	2017-12-06
john vermillion	Dunkirk, MD	2017-12-06
Traven Hawkins	US	2017-12-06
Kirsten Trenton	Chesapeake Beach, MD	2017-12-06
Virginia Dement	Chesapeake Beach, MD	2017-12-06
Bonnie Newlin	Owings, MD	2017-12-06
Marcia Monnett	Burlington, IA	2017-12-06
Katherine Nims	Prince Frederick, MD	2017-12-06
Steve Perlik	Huntingtown, MD	2017-12-06
Sharon Douglass	Chesapeake Beach, MD	2017-12-06
Diane Miller	Clarksville, MD	2017-12-06
Tanja Morgan	Prince Frederick, MD	2017-12-06
Faye Pifer	Washington, DC	2017-12-06
Amanda Kirby	Owings, MD	2017-12-06
Brian Gillings	Port Republic, MD	2017-12-06
Erin McClelland	Huntingtown, MD	2017-12-06
Alexa Randall	Lusby, MD	2017-12-06
arlea davies	Lumberton, NC	2017-12-06
Shirley Bean	Saint Leonard, MD	2017-12-06
James Arthur	Chesapeake Beach, MD	2017-12-06
Dinesh Patel	Brentwood, MD	2017-12-06

<b>Name</b>	<b>Location</b>	<b>Date</b>
Mary Clark	Chesapeake Beach, MD	2017-12-06
Julie Mcgaughran	Chesapeake Beach, MD	2017-12-06
Carl Brown	La Plata, MD	2017-12-06
Cheryl Houchen	Lusby, MD	2017-12-06
Carol King	Huntingtown, U.S. Outlying Islands	2017-12-06
Jerry Jerow	Riceville, TN	2017-12-06
Johnny Brown	Huntingtown, MD	2017-12-06
Colleen Canter	Chesapeake Beach, MD	2017-12-06
Thomas Catlett	Prince Frederick, MD	2017-12-06
Iou saminson	Prince Frederick, MD	2017-12-06
susie saminseene	Prince Frederick, MD	2017-12-06
Amanda Creamer	Alexandria, VA	2017-12-06
David Ascalon	Cherry Hill, NJ	2017-12-06
Michael Dwyer	Prince Frederick, MD	2017-12-06
Betty Wilkinson	Barstow, MD	2017-12-06
Nadezda Aragona	Silver Spring, MD	2017-12-06
Dorothy Burroughs	Huntingtown, MD	2017-12-06
Janelle Showalter	Prince Frederick, MD	2017-12-06
Rhonda Mckeehan	Owings, MD	2017-12-06
Melissa White	Arlington, VA	2017-12-06
Rebecca Daley	Lusby, MD	2017-12-06
Kyle Donaldson	PARCEL RETURN SERVICE, DC	2017-12-06

<b>Name</b>	<b>Location</b>	<b>Date</b>
Brenda Hance	Port Republic, MD	2017-12-06
Jackie Jacob	Lusby, MD	2017-12-06
Wendy Kurtz	Front Royal, VA	2017-12-06
Carla Milling	Lusby, MD	2017-12-06
Jay Freschi	Arlington, VA	2017-12-06
Gregory Sheets	Bowie, MD	2017-12-06
Kathryn McVicker	Chesapeake Beach, MD	2017-12-06
Ben Tilley	Lusby, MD	2017-12-06
Deborah Magnotto	Gambrills, MD	2017-12-06
kellie jessup	Lusby, MD	2017-12-06
Heather Larson	Huntingtown, MD	2017-12-06
Gabrielle Cousino	Springfield, VA	2017-12-06
JoAnn Slice	Dunkirk, MD	2017-12-06
Trudie Maringo	Prince Frederick, MD	2017-12-06
Lauri Straughan	Prince Frederick, MD	2017-12-06
Madysen MacEwen	US	2017-12-06
Stacy Wilkinson	Prince Frederick, MD	2017-12-06
Deborah Murphy	Lusby, MD	2017-12-06
Regena Lee	Huntingtown, MD	2017-12-06
James Risinger	Chesapeake Beach, MD	2017-12-06
Erika Carmean	Prince Frederick, MD	2017-12-06
wanda roberts	North Beach, MD	2017-12-06

<b>Name</b>	<b>Location</b>	<b>Date</b>
Steuart Carneal	Scottsdale, AZ	2017-12-06
Wendy Honeycutt	Saint Leonard, MD	2017-12-06
Tim Wells	Waldorf, MD	2017-12-06
Susan Orr - Rork	Solomons, MD	2017-12-06
Tammy Means	Prince Frederick, MD	2017-12-06
Christine Piper	Huntingtown, MD	2017-12-06
Payton Callahan	Lusby, MD	2017-12-06
Jax Breidenbach	Lusby, MD	2017-12-06
Ashley Moorehead	Prince Frederick, MD	2017-12-06
Dylan Brewer	Dunkirk, MD	2017-12-06
Cory Wathen	Alexandria, VA	2017-12-06
Mary Ulrey	Alexandria, VA	2017-12-06
Thomas Bowen	Washington, DC	2017-12-06
Henry Hardy	Chesapeake Beach, MD	2017-12-06
Andrea Brett	Ellicott City, MD	2017-12-06
Robert Moorehead Jr	US	2017-12-06
Kim Stehle	Lusby, MD	2017-12-06
Amanda Brown	US	2017-12-06
Ethel Hardin	Locust Grove, GA	2017-12-06
Jason Keller	Huntingtown, US	2017-12-06
Chris Rogers	Lusby, MD	2017-12-06
Richard Ball	Falls Church, VA	2017-12-06

<b>Name</b>	<b>Location</b>	<b>Date</b>
John Keenan	Chesapeake Beach, MD	2017-12-06
Pamela Currie	Huntingtown, MD	2017-12-06
Sylvia Posten	Huntingtown, MD	2017-12-06
Ken Brown	Prince Frederick, MD	2017-12-06
Jacob Simon	North beach, MD	2017-12-06
Barbara Susaraba	Prince Frederick, MD	2017-12-06
Diane Stafford	Fort Lauderdale, FL	2017-12-06
Jeff Schneider	Laurel, MD	2017-12-06
Marilyn Balogh	Huntingtown, MD	2017-12-06
Blynda Metcalf	Owings, MD	2017-12-06
Samuel Thomas	Owings, MD	2017-12-06
Noah Patten	Bowie, MD	2017-12-06
John Smith	Lusby, MD	2017-12-06
Sophie Kiesow	US	2017-12-06
Paula Stahlman	Port Republic, MD	2017-12-06
Justin Hodges	US	2017-12-06
Keith Jones	Deale, MD	2017-12-06
Natosha Hughes	Tampa, FL	2017-12-06
Birgit Sharp	Tracys Landing, MD	2017-12-06
Jennifer Malenab	Baltimore, MD	2017-12-06
Lawren Thompson	Mechanicsville, MD	2017-12-06
robbie wilson	Harrington, DE	2017-12-06

<b>Name</b>	<b>Location</b>	<b>Date</b>
Jessica Helwig	Owings, MD	2017-12-06
ZACHARY Cecil	Port Republic, MD	2017-12-06
Ilona Berk	St Leonard, MD	2017-12-06
Andrea Kriner	Alexandria, VA	2017-12-06
Julia Elliott	Saint Leonard, MD	2017-12-06
Carole Lunn	Inver Grove Heights, MN	2017-12-06
William Johnson	Brentwood, MD	2017-12-06
Shannon Burroughs	Huntingtown, MD	2017-12-06
Dino Granados	US	2017-12-06
Sonia Mazanec	O Fallon, IL	2017-12-06
Lindsay Cooksey	Prince Frederick, MD	2017-12-06
Sheila Pitcher	Huntingtown, MD	2017-12-06
Charles Sadler	Huntingtown, MD	2017-12-06
Chris Phair	Upper Marlboro, MD	2017-12-06
BARBARA BRADY	Huntingtown, MD	2017-12-06
Thomas Ross	Lusby, MD	2017-12-06
Tina Newsome	Lusby, MD	2017-12-06
Casey Walp	Huntingtown, MD	2017-12-06
Sandra Friedman	Gambrills, MD	2017-12-06
Larry Stacy	US	2017-12-06
George Cranford	Dunkirk, MD	2017-12-06
virginia carter	St Leonard, MD	2017-12-06

<b>Name</b>	<b>Location</b>	<b>Date</b>
Tom Akers	Washington, DC	2017-12-06
Cheyenne Hunt	Boston, MA	2017-12-06
Katherine Woodard	Ellicott City, MD	2017-12-06
Holly Grube	Woodbridge, VA	2017-12-06
Patricia Vetterle	Chesapeake Beach, MD	2017-12-06
Rebecca Wells	Atlanta, GA	2017-12-06
Carol GSpence	Owings, MD	2017-12-06
Tawnya Sherbondy	Huntingtown, MD	2017-12-06
George Caouette	Lynwood, CA	2017-12-06
Pauline Cornellier	Dunkirk, MD	2017-12-06
Elizabeth Oldershaw	Ellicott City, MD	2017-12-06
Meredith Drumm	Prince Frederick, MD	2017-12-06
Theresa Mullican	Hollywood, MD	2017-12-06
Karin Griffin	Huntingtown, MD	2017-12-06
Lori Young	Huntingtown, MD	2017-12-06
Lisa Dilley	North Beach, MD	2017-12-06
Jean Mckenzie	Friendship, MD	2017-12-06
Travis Williams	Chesapeake Beach, US	2017-12-06
Tina Miller-Schaefer	Washington, DC	2017-12-06
Jonna Atkinson	Washington, DC	2017-12-06
Katye Gorman	Jupiter, FL	2017-12-06
Patricia Pruitt	Hyattsville, MD	2017-12-06

<b>Name</b>	<b>Location</b>	<b>Date</b>
Cynthia Flanders	Lusby, MD	2017-12-06
Julie Walker	Arlington, VA	2017-12-06
Michael Cooper	Seattle, WA	2017-12-06
Lisa Rose	Springfield, VA	2017-12-06
Marcine McBride	West Babylon, NY	2017-12-06
Maria Angala, NBCT	Washington, DC	2017-12-06
Brenna Prestidge	Arlington, VA	2017-12-06
Harry G. Humphrey	Huntingtown, MD	2017-12-06
Frances Smith	Owings, MD	2017-12-06
Jacob Burnette	Prince Frederick, MD	2017-12-06
Victoria Baxter	Bowie, MD	2017-12-06
Andrew Ramberg	Lusby, MD	2017-12-06
Stephanie Shaw	Brandywine, MD	2017-12-06
Jill Donaldson	Owings, MD	2017-12-06
Andrea Hurley	Huntingtown, MD	2017-12-06
George Broughton Spence	Arlington, VA	2017-12-06
Amy Simonds	Washington, US	2017-12-06
Paul Banks	Silver Spring, MD	2017-12-06
Kelsey Goodenough	Lusby, MD	2017-12-06
John Bennett	North Beach, MD	2017-12-06
Cynthia Thompson	Lusby, MD	2017-12-06
Kyle Brand	Alexandria, VA	2017-12-06

<b>Name</b>	<b>Location</b>	<b>Date</b>
Kerry Lane	Jacksonville, NC	2017-12-06
Firzana Ahmad	Prince Frederick, MD	2017-12-06
Robert Randall	Lusby, MD	2017-12-06
Rhonda Conner	North Beach, MD	2017-12-06
Kevin Chinn	US	2017-12-06
Elaine Preston	Rockville, MD	2017-12-06
Ann Yeckley	Lusby, MD	2017-12-06
kenneth Rollins	Baltimore, MD	2017-12-06
Hannah Demt	California, MD	2017-12-06
Gene Gatton	Lusby, MD	2017-12-06
Tony Clark	North Beach, MD	2017-12-06
Toni Dettmer	Winter Park, FL	2017-12-06
Shannon Doyle	Chesapeake Beach, MD	2017-12-06
Mark Thomas	Washington, DC	2017-12-06
Bridget Kelly	Baltimore, MD	2017-12-06
Savannah Keifline	US	2017-12-06
Ian Ramberg	lusby, MD	2017-12-06
Michael Iacone	Bowie, MD	2017-12-06
Elizabeth Wright	Saint Leonard, MD	2017-12-06
Esther Rimer	Herndon, VA	2017-12-06
Lisa McCormick	Prince Frederick, MD	2017-12-06
Corey Timbario	Alexandria, VA	2017-12-06

<b>Name</b>	<b>Location</b>	<b>Date</b>
Patricia Dutcher	Lusby, MD	2017-12-06
steven oliver	Gambrills, MD	2017-12-06
Cheryl Horrocks	Huntingtown, MD	2017-12-06
Leslie Lewis	Port Tobacco, MD	2017-12-06
Barbara Creamer	Churchton, MD	2017-12-06
Kamryn DiGeorge	Huntingtown, MD	2017-12-06
Norman Bennington	Huntingtown, MD	2017-12-06
Kristy Anderson	Huntingtown, MD	2017-12-06
Nancy Hall	Mechanicsville, MD	2017-12-06
MARY HENSLEY	Wisconsin	2017-12-06
Rosa Pinnola Hance	Tall Timbers, MD	2017-12-06
Joan Beltz	Chesapeake Beach, MD	2017-12-06
Jennifer Baxter	US	2017-12-06
M Price	Dunkirk, MD	2017-12-06
Amanda Distad	Huntingtown, MD	2017-12-06
Samulyn Holt	Loveville, MD	2017-12-06
Chris Ruyter	Chesapeake Beach, US	2017-12-06
Sydney Stargel	Chesapeake Beach, MD	2017-12-06
Dina Magee	Huntingtown, MD	2017-12-06
David Wilson	Baltimore, MD	2017-12-06
Robert Swann	Solomons, MD	2017-12-06
marion moreland	Churchton, MD	2017-12-06

<b>Name</b>	<b>Location</b>	<b>Date</b>
Diane Shirley	Prince Frederick, MD	2017-12-06
Tanner Woods	Chesapeake Beach, MD	2017-12-06
Danielle Songy	Prince Frederick, US	2017-12-06
Michael Ridgeway	Annapolis, MD	2017-12-06
Sharon Ellis	Safety Harbor, FL	2017-12-06
Jan Gibson	Owings, MD	2017-12-06
Nicole Gunter	Okeechobee, FL	2017-12-06
Tina Schwalenberg	Huntingtown, MD	2017-12-06
Sean Kinn	Owings, MD	2017-12-06
Lori Palmer	Saint Leonard, MD	2017-12-06
Ronnie Muffley	Dunkirk, MD	2017-12-06
Jodi Ward	Dallas, TX	2017-12-06
Deborah Campbell	Royal Oak, MI	2017-12-06
Theresa Milburn	Washington, DC	2017-12-06
Elizabeth Merrell	Prince Frederick, MD	2017-12-06
Sylvia Denny	North Beach, MD	2017-12-06
Michelle Bernier	US	2017-12-06
Joseph Peifer	Falls Church, VA	2017-12-06
Jacob Lupfer	Springfield, VA	2017-12-06
Dorothy White	Benedict, MD	2017-12-06
Stephen Angell	Virginia Beach, VA	2017-12-06
Leah DeMarco	Falls Church, VA	2017-12-06

<b>Name</b>	<b>Location</b>	<b>Date</b>
belinda watson	Huntingtown, MD	2017-12-06
Mary Killion	Owings, MD	2017-12-06
Matthew Mills	Arlington, VA	2017-12-06
Sawyer Campbell	Lexington Park, MD	2017-12-06
Jeanne Olinger	Chesapeake Beach, MD	2017-12-06
Amy Dent	Lusby, MD	2017-12-06
Rachel Kardell	Prince Frederick, MD	2017-12-06
Cathy Gaetano	Huntingtown, MD	2017-12-06
Becky Bartelt	Chesapeake Beach, MD	2017-12-06
Wendy McGuire	Chesapeake Beach, US	2017-12-06
David Barnes	Lusby, MD	2017-12-06
Jade Raney	Rockville, MD	2017-12-06
Claire B	Kalamazoo, MI	2017-12-06
Lisa Sutton	West River, MD	2017-12-06
Theresa Flaim	Fort Washington, MD	2017-12-06
Stephen Dean	Lusby, MD	2017-12-06
Paula Hall	Huntingtown, MD	2017-12-07
Schuyler Campbell	Washington	2017-12-07
Joyce Miller	Huntingtown, MD	2017-12-07
Jarrett Loeffler	Chesapeake Beach, MD	2017-12-07
Virginia Isaacson	Prince Frederick, MD	2017-12-07
Stacie Seskar	Lusby, MD	2017-12-07

<b>Name</b>	<b>Location</b>	<b>Date</b>
Kelly Brogan	Huntingtown, MD	2017-12-07
Travis Higginbotham	Bristow, VA	2017-12-07
S. Lazer	Lusby, MD	2017-12-07
Frederick Fallon	Chesapeake Beach, MD	2017-12-07
cyndi osgood	Lusby, MD	2017-12-07
Cody Coppins	California, MD	2017-12-07
Barbara Schwartz	Taylor, TX	2017-12-07
Alanna McGuire	Lusby, MD	2017-12-07
Shannon McGuire	Baltimore, MD	2017-12-07
Shelby Cross	Alexandria, VA	2017-12-07
Keridwynn Budd	Arcata, CA	2017-12-07
Amy Brady	Owings, MD	2017-12-07
Amanda Jackson	Owings, MD	2017-12-07
Katherine Haines	Lusby, MD	2017-12-07
Lissa Derlan	Cumberland, MD	2017-12-07
Denise Paddy	Sunderland, MD	2017-12-07
Tracy Eve	Columbia, MD	2017-12-07
Nathan Duran	Huntingtown, MD	2017-12-07
Scott Williams	Hyattsville, MD	2017-12-07
Ruth Green	Owings, MD	2017-12-07
Susan Leannarda	Huntingtown, MD	2017-12-07
Marlene Cooke-Stepney	CHESAPEAKE BEACH, US	2017-12-07

<b>Name</b>	<b>Location</b>	<b>Date</b>
Tracie Ackermann	Prince Frederick, MD	2017-12-07
Kelli Scott	Lusby, US	2017-12-07
Zach Blankenship	Lusby, MD	2017-12-07
Iris Rowand	Deale, MD	2017-12-07
Amanda Racer	Huntingtown, MD	2017-12-07
Roviena Jones	Silver Spring, MD	2017-12-07
George Joslyn	Lusby, MD	2017-12-07
Caitlin Taylor	Huntingtown, MD	2017-12-07
Dee Morgan	port republic, MD	2017-12-07
brittany turner	Prince Frederick, MD	2017-12-07
Rebecca Adams	Lusby, MD	2017-12-07
Brandee Scudera	Hastings, MN	2017-12-07
joseph Schwenk	Prince Frederick, MD	2017-12-07
Kristina Watts	Prince Frederick, MD	2017-12-07
Carrie Kennedy	Raleigh, NC	2017-12-07
Karen Ogden	Hollywood, MD	2017-12-07
Cindy Overstrom	Huntingtown, MD	2017-12-07
Martha Cratty	Port Republic, MD	2017-12-07
kathleen allison	Chesapeake Beach, MD	2017-12-07
Jennifer Trimmer	Texarkana, TX	2017-12-07
Ronald Klauda	Prince Frederick, MD	2017-12-07
Jeff Zutant	US	2017-12-07

<b>Name</b>	<b>Location</b>	<b>Date</b>
Dawn Schiemer	Huntingtown, MD	2017-12-07
Judy McGowan	Annapolis, MD	2017-12-07
Bruce Marshall	Fairfax, VA	2017-12-07
Benjamin Hance	California, MD	2017-12-07
Ashley Duncan	Nashville, TN	2017-12-07
David Kanter	Waldorf, MD	2017-12-07
Michael Krahling	Lusby, MD	2017-12-07
Dominic Vazquez	Sunderland, MD	2017-12-07
Sean Miller	Lusby, MD	2017-12-07
Claudette T Cook	Glen Burnie, MD	2017-12-07
Maranda Henning	US	2017-12-07
Kim Hollinshead	Prince Frederick, MD	2017-12-07
Steve Castillo	Huntingtown, MD	2017-12-07
Chester McClanahan	Owings, MD	2017-12-07
catherine longstreth	Pittsburgh, PA	2017-12-07
Thomas Weiskircher	Glen Burnie, MD	2017-12-07
Jeffrey Noyes	Prince Frederick, MD	2017-12-07
Michelle West	Olney, MD	2017-12-07
Cathy Diggle	Lusby, MD	2017-12-07
Barbara Foshee	Falls Church, VA	2017-12-07
Nancy Vazquez	Sunderland, MD	2017-12-07
John Aceto	US	2017-12-07

<b>Name</b>	<b>Location</b>	<b>Date</b>
Ruby Matthews	Huntingtown, MD	2017-12-07
Lisa Purner	Shady Side, US	2017-12-07
Donald Vazquez Sr	Fort Myers, FL	2017-12-07
Cheryl Larsen	Prince Frederick, MD	2017-12-07
Noel Tanis	Chesapeake Beach, MD	2017-12-07
Claire Ellison	Prince Frederick, MD	2017-12-07
Mandi Harrison	Chesapeake Beach, MD	2017-12-07
Teresa Fowler	Lusby, MD	2017-12-07
Sarah Dryhurst	Clinton, MD	2017-12-07
Sharon Queen	Fredericksburg, VA	2017-12-07
Ben Ogle	Falls Church, VA	2017-12-07
Norma Powers	Dowell, MD	2017-12-07
John Maiers	Huntingtown, MD	2017-12-07
Dave Moser	Lusby, MD	2017-12-07
Steven Seifert	Huntingtown, MD	2017-12-07
Kevin Stevenson	Orlando, FL	2017-12-07
Nona Durham	Huntingtown, MD	2017-12-07
Melissa Nixon	Rossville, GA	2017-12-07
Kelli Caudill	Deale, MD	2017-12-07
Gina Seifert	Huntingtown, MD	2017-12-07
Hailey Smith	US	2017-12-07
Eileen Gibson	Chesapeake Beach, MD	2017-12-07

<b>Name</b>	<b>Location</b>	<b>Date</b>
Emily Shirley	Spring Hill, FL	2017-12-07
Lisa Seifert	Salisbury, MD	2017-12-07
CHARLES BARNES	Prince Frederick, MD	2017-12-07
Sherry Lehnen	Huntingtown, US	2017-12-07
Derek McDermott	Washington, DC	2017-12-07
Charlene Martin	Waldorf, MD	2017-12-07
Gisele Hennessey	Lothian, MD	2017-12-07
Rafael Morales	San Francisco, CA	2017-12-07
Donna Riccini	Prince Frederick, MD	2017-12-07
Danajoy Mobley	Huntingtown, MD	2017-12-07
jeanette redd	abingdon, MD	2017-12-07
Joseph Clark	Washington, DC	2017-12-07
Diane Hermann	Cape May, NJ	2017-12-07
Jerome Schaefer	Chesapeake Beach, MD	2017-12-07
Irene Duffy	Leonardtwn, MD	2017-12-07
Noell Yeckley Wilson	US	2017-12-07
Dale Jernberg	Prince Frederick, MD	2017-12-07
Kerri Bennett	Brentwood, MD	2017-12-07
Kim Miles	Huntingtown, MD	2017-12-07
Katherine West	Huntingtown, MD	2017-12-07
Treven Stahlman	Great Mills, MD	2017-12-07
Newell Rand	Lexington Park, MD	2017-12-07

<b>Name</b>	<b>Location</b>	<b>Date</b>
Mary LeHew	Owings, MD	2017-12-07
Trenda Barker	Prince Frederick, MD	2017-12-07
Cherie Wood	Huntingtown, MD	2017-12-07
Katy Blevins	St. Leonard, MD	2017-12-07
Patricia Long-Bradley	Hughesville, MD	2017-12-07
tracy bensing	chesapeake beach, MD	2017-12-07
Diane Bellafiore	Waldorf, MD	2017-12-07
Justin Chaney	Owings, MD	2017-12-07
Carol Wade	Prince Frederick, MD	2017-12-07
Ken Bellafiore	Waldorf, US	2017-12-07
sylvia hill	Huntingtown, MD	2017-12-07
Karen Jernberg	Prince Frederick, MD	2017-12-07
Jody Barrick	Allentown, PA	2017-12-07
Margit Miller	Solomons, MD	2017-12-07
S Alan Maxwell	Lusby, MD	2017-12-07
Mary Willis	Prince Frederick, MD	2017-12-07
Pat Lavato	Prince Frederick, MD	2017-12-07
Ella Carney	Waldorf, MD	2017-12-07
Eleni kacoyianni	Alexandria, VA	2017-12-07
Edward Bellafiore	Huntingtown, MD	2017-12-07
Donna Hoffmann	PORT REPUBLIC, MD	2017-12-07
Lori Villarreal	Alexandria, VA	2017-12-07

<b>Name</b>	<b>Location</b>	<b>Date</b>
Camille Weaver	Lusby, MD	2017-12-07
Kimberley Bateman	Hyattsville, MD	2017-12-07
Janet Wells	Bowie, MD	2017-12-07
Mary Burke	Sunderland, MD	2017-12-07
Margo Sinback	Huntingtown, MD	2017-12-07
Joanne Boxwell	Chesapeake Beach, MD	2017-12-07
jackie cutlip-niles	dunkirk, MD	2017-12-07
Mark Budd	Falls Church, VA	2017-12-07
Edwin Hindt	STRASBURG, VA	2017-12-07
Devin Cutlip	Richmond, VA	2017-12-07
SALLY DEN HARTOG	US	2017-12-07
Samuel Prestidge	Rockville, MD	2017-12-07
melanie gotsis	Chesapeake Beach, MD	2017-12-07
eileen mcvey	Prince Frederick, MD	2017-12-07
Kim Blair	Dunkirk, MD	2017-12-07
David Hardy	Lusby, MD	2017-12-07
Leslie Combs	Huntingtown, MD	2017-12-07
WILLIAM McAfee	Annapolis, MD	2017-12-07
Jennifer Sterling	Philadelphia, PA	2017-12-07
Karen Rackey	Port Republic, MD	2017-12-07
Emily Swanner	Millersville, MD	2017-12-07
JEFFREY DIXON	Lusby, MD	2017-12-07

<b>Name</b>	<b>Location</b>	<b>Date</b>
Sunita Liddick	Upper Marlboro, US	2017-12-07
Stacie Butler	Glen Burnie, MD	2017-12-07
George Haynes	Washington, DC	2017-12-07
Kay B Thompson Thompson	Alexandria, VA	2017-12-07
John Batdorf	Alexandria, VA	2017-12-07
Cynthia Gilmour	Hatboro, PA	2017-12-07
Michele Hawley	Prince Frederick, MD	2017-12-07
Camilla Bergin Rhodes	Riva, MD	2017-12-07
Carrie Clagg	Huntingtown, MD	2017-12-07
Adrienne Donaldson	Fairfax, VA	2017-12-07
Ann Jones	Prince Frederick, MD	2017-12-07
Katherine Walnetski	Prince Frederick, MD	2017-12-07
Tammy Davis	Glen Burnie, MD	2017-12-07
Robert Cunningham	Prince Frederick, MD	2017-12-07
James James P. McVey	Prince Frederick, MD	2017-12-07
Tracey McNally	Prince Frederick, MD	2017-12-07
Carla Hance	Washington, DC	2017-12-07
Eric Andreas	Huntingtown, MD	2017-12-07
Heidi Heys	Huntingtown, MD	2017-12-07
Kenneth Turnidge	Arlington, VA	2017-12-07
Craig Sellers	Newark, DE	2017-12-07
Susan Kuhaneck	Aliso Viejo, CA	2017-12-07

<b>Name</b>	<b>Location</b>	<b>Date</b>
suzette d nicholson	Lothian, MD	2017-12-07
Danielle Morales	Chesapeake Beach, MD	2017-12-07
Karla Berezoski	Owings, MD	2017-12-07
Eve Shoemaker	Fairfax, VA	2017-12-07
Cheryl Keys	Huntingtown, MD	2017-12-07
Erica Mulcahy	Nanjemoy, MD	2017-12-07
Peggy Whitham	US	2017-12-07
Jennifer Hurst	Springfield, VA	2017-12-07
Matthew Jalette	Lusby, MD	2017-12-07
Patti Hoffman	Alexandria, VA	2017-12-07
Dion Jones	Great Mills, MD	2017-12-07
christina antonelli	Abingdon, MD	2017-12-07
Carolyn Anderson	Lusby, MD	2017-12-07
Jennifer Norris	Prince Frederick, MD	2017-12-07
KIM PHILLIPS	Bowie, MD	2017-12-07
charlotte goshorn	US	2017-12-07
Amanda Bysheim	San Jose, CA	2017-12-07
Florence Higgins	Owings, MD	2017-12-07
Katherine Hardin	Washington, DC	2017-12-07
Bobbie Nethercutt	Arlington, VA	2017-12-07
Lucia Grigoli	Newton, MA	2017-12-07
Zachary Dowell	US	2017-12-07

<b>Name</b>	<b>Location</b>	<b>Date</b>
MARYBETH EVANS	LOTHIAN, MD	2017-12-07
Craig Reeves	North Beach, MD	2017-12-07
Kim Walsh	Locust Grove, VA	2017-12-07
Stephen Kurtz	Front Royal, VA	2017-12-07
Jamie Smith	Lexington Park, MD	2017-12-07
sarah clark	prince frederick, MD	2017-12-07
Teresa di Stefano Seifert	Huntingtown, MD	2017-12-07
Tonya Hardesty	friendship, MD	2017-12-07
Michelle Rupp	Chesapeake Beach, MD	2017-12-07
Patricia Schleeter	US	2017-12-07
Carrie Clark	Lusby, MD	2017-12-07
Brian Crow	Huntingtown, MD	2017-12-07
Shannon Garner	Sunderland, MD	2017-12-07
Stephen Forrester	Prince Frederick, MD	2017-12-07
Brad Horning	Rockville, MD	2017-12-07
Dana Banyasz	Washington, DC	2017-12-07
Debbie Zanelotti	US	2017-12-07
Mark Heys	Chesapeake Beach, MD	2017-12-07
Joy Gaither	Rockville, MD	2017-12-07
Jeff Klapper	Prince Frederick, MD	2017-12-07
Gary Schmidt	Huntingtown, MD	2017-12-07
Charlene Kriemelmeyer	Chesapeake Beach, MD	2017-12-07

<b>Name</b>	<b>Location</b>	<b>Date</b>
Jeanette Flaim	Springfield, VA	2017-12-07
Mary Dalrymple	Huntingtown, MD	2017-12-07
Suzanne Walker	Port Republic, MD	2017-12-07
Tricia Powell	Lusby, MD	2017-12-07
Laura Sunderland	Lusby, MD	2017-12-07
Karen Posey	Huntingtown, MD	2017-12-07
Jennifer Smallwood	Prince Frederick, MD	2017-12-07
Linda Gingras	Port Republic, MD	2017-12-07
Angel Gingras	Huntingtown, MD	2017-12-07
Jordan LaBille	Mechanicsville, MD	2017-12-07
Kevin Meyer	Owings, MD	2017-12-07
Michael King	Huntingtown, MD	2017-12-07
Denise Nutwell	Dunkirk, MD	2017-12-07
West Dares	Lusby, MD	2017-12-07
Catherine Schrump	Denton, MD	2017-12-08
Debbie Shupe	Chesapeake Beach, MD	2017-12-08
Stephanie Walkley	Centreville, MD	2017-12-08
Connie King Ridgely	Clinton, MD	2017-12-08
Molly Shea	Prince Frederick, MD	2017-12-08
Ginger Hand	Beltsville, MD	2017-12-08
Joyce Alexanderj	Dunkirk, MD	2017-12-08
Patricia Wahl	Annapolis, MD	2017-12-08

<b>Name</b>	<b>Location</b>	<b>Date</b>
Courtney Weems-Looman	Indiana	2017-12-08
Lorie Chaney	Huntingtown, MD	2017-12-08
Steph Dabulis	Owings, MD	2017-12-08
Christine Callan	Alexandria, VA	2017-12-08
Richard Waldbauer	US	2017-12-08
Fran Younger	Lusby, MD	2017-12-08
Cherylcreese Reese	Huntingtown, MD	2017-12-08
yvonne micheli	Lusby, MD	2017-12-08
Victor Gibson	Huntingtown, MD	2017-12-08
Stacy Owens	West River, MD	2017-12-08
Ryan Batson	Huntingtown, MD	2017-12-08
Aubrey Jones	Prince Frederick, MD	2017-12-08
Deborah Mockabee	Lusby, MD	2017-12-08
Suzan Miller	Huntingtown, MD	2017-12-08
Margaret Hall	Prince Frederick, MD	2017-12-08
Shirley Surgent	Chesapeake Beach, MD	2017-12-08
Charlie Sweeney	Gunnison, CO	2017-12-08
Rachel Reese	Owings, MD	2017-12-08
Nancy Garner	Greenbelt, MD	2017-12-08
Stephen Farrell	Huntingtown, MD	2017-12-08
Rachel Mcallister	Saint Leonard, MD	2017-12-08
Joy Eason	Huntingtown, MD	2017-12-08

<b>Name</b>	<b>Location</b>	<b>Date</b>
Emma Delgado	Antioch, CA	2017-12-08
John Yoe	Huntingtown, MD	2017-12-08
Lorraine Pender	Huntingtown, MD	2017-12-08
Joann Nance	Lusby, MD	2017-12-08
John Santivasci	Prince Frederick, MD	2017-12-08
Doug Bailey	Clinton, MD	2017-12-08
William Tearman	Huntingtown, MD	2017-12-08
Paul Murdoch	Alexandria, VA	2017-12-08
Sara Gibson	Huntingtown, MD	2017-12-08
Nichole Quade	Huntingtown, MD	2017-12-08
Ben Banyasz	Huntingtown, MD	2017-12-08
Janice Groves	Huntingtown, MD	2017-12-08
Paul Dickson	Lusby, MD	2017-12-08
Chris Kent	Washington, DC	2017-12-08
Ruth McCarthy	Huntingtown, MD	2017-12-08
Chris Scholl	Neptune, NJ	2017-12-08
Ieigh Barlow	Hyattsville, MD	2017-12-08
Betty Kilpatrick	Huntingtown, MD	2017-12-08
Kelly Lopshire	Springfield, VA	2017-12-08
John Sherkus	Prince Frederick, MD	2017-12-08
Phyllis Sherkus	Prince Frederick, MD	2017-12-08
Amy Kendall	Bel Air, MD	2017-12-08

<b>Name</b>	<b>Location</b>	<b>Date</b>
Craig Brogan	Alexandria, VA	2017-12-08
Elizabeth McCauley	Hyattsville, MD	2017-12-08
Elizabeth Benton	Laurel, MD	2017-12-08
Jim van Zee	Prince Frederick, MD	2017-12-08
Sandy Bell	Chesapeake Beach, MD	2017-12-08
Ruby Surgent	US	2017-12-08
Patricia Figgins	Upper Marlboro, MD	2017-12-08
Lili Sheeline	Port Republic, MD	2017-12-08
Helga Rupp	Dunkirk, MD	2017-12-08
KAthy Reeves	North Beach, MD	2017-12-08
Kimberly McNamara	Owings, MD	2017-12-08
Eva Rodríguez	Owings, MD	2017-12-08
Helenmary Ball	Owings, MD	2017-12-08
Michelle Cosner	Harwood, MD	2017-12-08
Kathy Binger	Edgewater, MD	2017-12-08
Lori Walker	Owings, MD	2017-12-08
Corita Miller	Clinton, MD	2017-12-08
Donald Paddy	Huntingtown, MD	2017-12-08
Jennifer Andreasen	Glen Burnie, MD	2017-12-08
Maxine Noyes	Huntingtown, MD	2017-12-08
Jerri Bell	Chesapeake Beach, MD	2017-12-08
Gary Munday	Edgewater, MD	2017-12-08

<b>Name</b>	<b>Location</b>	<b>Date</b>
Patricia Todaro	Chesapeake Beach, MD	2017-12-08
Pamela Quade	Prince Frederick, MD	2017-12-08
Deanna Neill	Owings, MD	2017-12-08
Starr Outman	Arlington, VA	2017-12-08
Kelly Huhn	Huntingtown, MD	2017-12-08
Greg Backstrom	Lusby, US	2017-12-08
Jane Benitz	Prince Frederick, MD	2017-12-08
Earlene Righter	Huntingtown, MD	2017-12-08
Roberta Safer	Port Republic, MD	2017-12-08
Nikolas Moore	Woodbridge, VA	2017-12-08
Margaret McMahon	Huntingtown, MD	2017-12-08
Barbara Rosario	Huntingtown, MD	2017-12-08
William Fletcher	Huntingtown, MD	2017-12-08
Kimberly Shifflett	Alexandria, VA	2017-12-08
Edward Gaines	Lexington Park, MD	2017-12-08
Albert Mayhew	Saint Leonard, MD	2017-12-08
Janet Robertson	Huntingtown, MD	2017-12-08
Griffith Harrison	North Beach, MD	2017-12-08
Sara Thornberg	Huntingtown, MD	2017-12-08
Jamie Abner	Chesapeake Beach, MD	2017-12-08
Kim DILODOVICO	Prince Frederick, MD	2017-12-08
Laura Graziano	Baltimore, MD	2017-12-08

<b>Name</b>	<b>Location</b>	<b>Date</b>
Carrie Reeves	Newark, DE	2017-12-08
Denise Riggs	Alexandria, VA	2017-12-08
Peggy Smith	Moyock, NC	2017-12-08
Judy Seibel	Aberdeen, US	2017-12-08
Amelia Phillips	US	2017-12-08
Asha Andreas	Huntingtown, MD	2017-12-08
Julie Daniels	Springfield, VA	2017-12-08
Shelby Ivy	Woodbridge, VA	2017-12-08
Sandy Barberio	Waldorf, MD	2017-12-08
Colin Haller	Madrid, Spain	2017-12-08
Vicki Ball	Lusby, MD	2017-12-08
Linda Redding CPA	US	2017-12-08
Alyson Schwartz	Huntingtown, MD	2017-12-08
Harris Cooper	Alexandria, VA	2017-12-08
Laura Crews	Huntingtown, MD	2017-12-08
James Roberson	US	2017-12-08
Melissa Speelman	Arlington, VA	2017-12-08
Jamie Schmidenberg	North Beach, MD	2017-12-08
Harriet Yaffe	Chesapeake Beach, MD	2017-12-08
Robert Robertson	Huntingtown, MD	2017-12-08
Patricia Major	Huntingtown, MD	2017-12-08
Malik Graham	Huntingtown, MD	2017-12-08

<b>Name</b>	<b>Location</b>	<b>Date</b>
Beth Rose	Stockton, CA	2017-12-08
Jean McDougall	Huntingtown, MD	2017-12-08
Randi Vogt	Lusby, MD	2017-12-08
Fritzi Norfolk	St. Leonard, MD	2017-12-08
Ernest Shifflett	Huntingtown, MD	2017-12-08
Stacy Medina	Salt Lake City, UT	2017-12-08
Mary Ballard	Huntingtown, MD	2017-12-08
Chris Turner	Annapolis, MD	2017-12-08
Samuel Chaney	Silver Spring, MD	2017-12-08
Lynn Evans-Goldner	Chesapeake Beach, MD	2017-12-08
Rand Wheeler	California, MD	2017-12-08
Ann McDonald	Gwynn Oak, MD	2017-12-08

Recipient: Planning Commission

Letter: Greetings,

Don't Make Calvert County Another Waldorf!

I signed this petition because I am a Calvert County citizen and don't want to see our beloved County turn into Waldorf. The new Comprehensive Plan will do just that as it is currently written.

Citizens have been left out of this process, with several items added to the Plan that were not presented at the workshops. Several parts of the Plan are missing, and most importantly, traffic and the impact of the proposed growth have not been adequately studied.

The new Comprehensive Plan is being rushed through and there needs to be more time for review and comment.

We are asking the Planning Commission, who has authority over the Comprehensive Plan review process, to EXTEND the comment period.

Further, we are requesting that citizens then be given at least 90 days after the release of the complete Plan to submit comments before a public hearing is scheduled.

The following issues have not been adequately studied by the Consultant. No explanations or reasoning are included in the Plan, and the effect on our infrastructure for each issue has not been determined:

1. The traffic projected by the County Commissioners will increase above the level of traffic currently occurring north of Waldorf. The Plan proposes a substantial amount of growth without addressing how such growth will affect our roads or the road improvements the taxpayers will need to fund to accommodate the growth.
2. The "buildout" provisions in the current plan have been removed. The provisions in the current Plan tie the amount of residential development to the availability of infrastructure (roads, schools, etc.).
3. The Town Centers and Villages are being proposed for expansion beyond that which was previously proposed and without study.

4. Sewer is proposed to be expanded beyond the Town Center boundaries and higher density residential is proposed in these areas.

5. Current land preservation programs, which have saved tens of thousands of farm and forestland, are threatened by the proposed changes in the requirements for the use of Transferable Development Rights (TDRs).

6. Citizens also need adequate time to review the important Plan sections which are missing: A purpose statement that establishes the Plan as the guiding document for major decisions; an implementation section to show how goals will be achieved and by whom; a heritage section recognizing and preserving our historical and cultural heritage; and a government section that will hold our government financially responsible and transparent in their decisions.

So much is missing or inadequately addressed in the 1st Draft that citizens will need at least 90 days to review the 2nd Draft before a public hearing is scheduled. We hope that the Planning Commission will understand our concerns and grant our requests:

To extend the December 8th deadline and to allow at least 90 days to review Draft 2 before a public hearing is scheduled.

Thank you in advance for consideration of our requests.

The Citizens of Calvert County.

**change.org**

Recipient: Planning Commission

Letter: Greetings,

**Don't Make Calvert County Another Waldorf!**

I signed this petition because I am a Calvert County citizen and don't want to see our beloved County turn into Waldorf. The new Comprehensive Plan will do just that as it is currently written.

Citizens have been left out of this process, with several items added to the Plan that were not presented at the workshops. Several parts of the Plan are missing, and most importantly, traffic and the impact of the proposed growth have not been adequately studied.

# Comments

Name	Location	Date	Comment
Patricia Weaver	prince frederick, MD	2017-12-05	Please slow down the process for the Comprehensive Plan to give time for intensive study of infrastructure and traffic and environmental impact before signing off. This is too important to the future of our county with one way in and one way out to rush it.
Jason Fowler	North Beach, MD	2017-12-05	I want Calvert to remain the quiet and peaceful place I grew up in.
Alexander Roth	Huntingtown, MD	2017-12-05	I rarely come to visit my family anymore because of the horrendous traffic, and this comes from someone who drives on 695 and 95 every day. If it's already bad, it will only get much much worse.
Crystal Tracy	Baltimore, MD	2017-12-05	We moved to Calvert to get away from crowded streets and neighbourhoods. If you take that from us, we might as well move back closer to our jobs and take our tax dollars with us. Please rethink your foolish haste in trying to line your pockets by destroying the things that make Calvert special.
Kerry McGowan	Dunkirk, MD	2017-12-05	Calvert County's charm is it's rural nature and residents do not want continued development. We already have enough empty store-fronts. Give Calvert residents more time to voice their opinions.
David Bury	Chesapeake Beach, MD	2017-12-05	I strongly support every single sentence in this petition. Imperative the BOCC take citizen input seriously, unlike the sign regs, arch review commissions, Cove Point, Charette, need I go on?
David Bury	Chesapeake Beach, MD	2017-12-05	This BOCC routinely disregards public opinion. Sign regs, architectural review committees, Dominion pollution at Cove Point, raising taxes and then voting themselves tax increases, Armory Square/charette, stacking Planning Commission with fast-growth political cronies, proposing art 2/4 expansion to 6 lanes from Prine Frederick to AA border, conducting illegal spot zoning for Armory Square big box store, and stripping the 2010 Comprehensive Plan language on buildout limits and traffic congestion concerns from this 2017 Comp Plan draft. Only way to fight back is overwhelming public input to this draft and demanding more responsible BOCC actions at public meetings. Their agenda is to rush this draft thru before Election Day, disregarding as much public input as possible.
Andrew Clark	Port Republic, MD	2017-12-05	I support this petition.
Cassie Heiges	Chesapeake Beach, US	2017-12-05	The community needs time to review and you need to consider the extra traffic plans
Brenda Smith	Dunkirk, MD	2017-12-05	This is the first I've heard of this plan. Every citizen in Calvert County should receive a mailing notifying them of this new plan because I am sure my husband and I weren't the only ones not aware of it. I moved to Calvert over 30 years ago to live in a country setting unlike other surrounding counties. The review period needs to be extended and all residents need a chance to comment.

<b>Name</b>	<b>Location</b>	<b>Date</b>	<b>Comment</b>
Steve Keller	Dunkirk, MD	2017-12-05	I'm signing <b>because</b> I've lived here <b>my whole life</b> and the <b>traffic</b> and population is <b>getting out of control</b> . It's no longer country living. The strip malls being built are mostly useless. Please stop before we are no longer living in the "country". Thank you.
William Cochran	Dunkirk, MD	2017-12-05	William Cochran
Marjorie Marsh	Crofton, MD	2017-12-05	Yet another <b>example</b> of pushing legislation through without due process. One <b>has</b> to wonder why and <b>who</b> benefits?
Randy Whitley	Owings, MD	2017-12-05	Randy Whitley
Jo Longhill	Burke, VA	2017-12-05	I'm signing <b>because</b> I love the views <b>along</b> Route 4. I moved to Calvert County <b>precisely</b> because it <b>did NOT</b> look like Charles County or St. Mary's.
Eric Andersen	Montpelier, VT	2017-12-05	My second home is Dunkirk. I do not want to see Calvert go Waldorf. We kept Walmart small we can keep the town centers that way too!
Walpole Davis	Beaufort, NC	2017-12-05	Former long time resident of Calvert County....don't ruin it
Nancy Cory	Dunkirk, MD	2017-12-05	The planning <b>commision</b> and CC government needs to let hard working citizens <b>KNOW</b> when these kind of "sneaky" dealings go on so we can <b>speak</b> for our community!
Autumn Phillips	Prince Frederick, MD	2017-12-05	It is time for the people who have been <b>elected</b> to oversee the development and implementation of the Comprehensive <b>Plan</b> to do their job and <b>listen</b> to the concerns and suggestions of the <b>people</b> of Calvert County. It is your job to ensure the county stays the way the vast majority of its residences wish it to.
amy walker	Lusby, MD	2017-12-05	This place is turning into Waldorf 💎
amy walker	Lusby, MD	2017-12-05	This place is turning into Waldorf 💎
Rae Phipps	Waldorf, MD	2017-12-05	Proper <b>planning</b> for successful future and happiness of the residents and <b>growth</b> within a community. No need to rush important matters that affect many.
T P	Huntingtown, MD	2017-12-05	This BOCC routinely disregards public opinion. Sign regs, architectural review committees, Dominion pollution at Cove Point, raising taxes, conducting illegal spot zoning for Armory Square big box store, and stripping the 2010 Comprehensive Plan language on buildout limits and traffic congestion concerns from this 2017 Comp Plan draft. Only way to fight back is <b>overwhelming</b> public input to this draft and <b>demanding</b> more responsible BOCC actions at <b>public</b> meetings. Their agenda is to rush this draft thru before Election Day, disregarding as much public input as possible
Brian Van Ness	Chesapeake Beach, MD	2017-12-05	Our infrastructure cannot properly support more traffic
Vic Guido	Owings, MD	2017-12-05	I don't want the sprawl

<b>Name</b>	<b>Location</b>	<b>Date</b>	<b>Comment</b>
Faith Robeets	Dunkirk, MD	2017-12-05	We need to. E kept in the loop. Keep Calvert country as long as we can.
Shirley Jo Grierson	Lothian, MD	2017-12-05	This is 5 minutes from my house. I dont want the extra traffic or the crime!
Linda Beard	Greenbelt, MD	2017-12-05	I want to move to Calvert County and would hate to see it become another Waldorf with tens of thousands of cars coming through daily.
David Spencer	Waldorf, MD	2017-12-05	No to becoming like Waldorf, it's awful.Stop the sprawl
WORK WORK	Boston, US	2017-12-05	Linda Work
Crystal Mckenzie	US	2017-12-05	Crystal McKenzie
Stacey Witherow	Chesapeake Beach, MD	2017-12-05	We have enough traffic already in Calvert County
arlene lawson	Edgewater, MD	2017-12-05	I've even whatthey are trying to do in Annapolis and the Mayo/triton Beach area and it is horrendous.Leave Calver alone. No one wants another Waldorf.
Cathy Bennett	Lusby, MD	2017-12-05	I want my county to remain country and bit s small city, wNtmygrandkuds to live in the country
Danielle Wright	Huntingtown, MD	2017-12-05	We don't need to build up anymore than we already have.
Linda Jumalon	N.Port, FL	2017-12-05	Keep Calvert beautiful and country!
Linda Williams	Port Republic, MD	2017-12-05	I don't Calvert to be the next Waldorf.
Fran Jaeschke	Huntingtown, MD	2017-12-05	I moved to Calvert County in 1978, from Prince George's County, to get away from what Charles County has now also become. All the traffic, gridlock on the roads, stop lights, and shopping centers on every corner. I am still as I was in 1978, in the belief that we should keep Calvert country, at least as much as possible. Although I am not opposed to some development which would improve the services available not only to myself, but the other citizens of Calvert County, however, there should be a stopping point to unneeded and extensive construction. Your consideration, and attention in this matter will be appreciated.
Sheila Corbin	Abell, MD	2017-12-05	Keep this area country. Don't need all that traffic
Cynthia Ward	Huntingtown, MD	2017-12-05	I don't want Calvert to become another Waldorf we are just fine without all this stuff
Christopher Brady	US	2017-12-05	Calvert is over populated as it is, stop all the growth!
Ginger Chamberlain	Schellsburg, PA	2017-12-05	Born and raised in MD.. Waldorf has become awful. Please don't let it Calvert County become another Charles County.

Name	Location	Date	Comment
LORI BURKE	saint leonard, MD	2017-12-05	I DONT WANT CALVERT TO BECOME WALDORF OR LEXINGTON PARK, THATS WHY WE LIVE HERE.
LORI BURKE	saint leonard, MD	2017-12-05	we live here because of the country. would not live in WALDORF OR LEXINGTON PARK. keep calvert serene.
Jamie Davis	Reisterstown, US	2017-12-05	I used to live in Calvert Co. This would be a nightmare
Patricia Stebbing	Lusby, MD	2017-12-05	I am signing this petition because I moved to Calvert County to get away from PG County nightmare traffic. Please don't turn our little country world into PG and Charles County mayhem. We as homeowners have never been given the opportunity to review this information far less have any say in the matter.
Jon Simpson	Lusby, MD	2017-12-05	Not that this will do any good. We've seen what happens when the County Commissioners see dollar signs. Just look at the Southern end of the County with Dominion.
Bonnie Wolfe	Chesapeake Beach, MD	2017-12-05	We don't need more traffic keep Calvert country life please
Susan Buckley	US	2017-12-05	I hate Waldorf, MD
Anna Isaenko	Chesapeake Beach, MD	2017-12-05	Calvert is such a beautiful secluded place away from hustle and bustle.. it needs to stay this way. Let's think about the people and not about greedy money!
Nicol Stewart	Chesapeake Beach, MD	2017-12-05	Leave Calvert County and don't look back. We were doing just fine!
Carol Hagy	Dunkirk, MD	2017-12-05	Born and raised in Calvert County since 1968. It's so sad to see what greed for money has done to my home town. Please stop building!!
Anna Isaenko	Chesapeake Beach, MD	2017-12-05	Please keep CC as it is... beautiful, without all the hustle and bustle. This should be about the people and not about money.
kathy slagle	Waldorf, MD	2017-12-05	I moved to this county specifically to get away from the congestion and populated areas of Charles and Saint Mary's counties. The citizens deserve to review the plan and share their concerns.
kathy slagle	Waldorf, MD	2017-12-05	I moved out of Waldorf to get away from the congestion. Calvert County is great! Don't keep building.
Thomas Mero	Dunkirk, MD	2017-12-05	I have lived here for 35 years, helped write the Dunkirk Town Center Master Plan, and served on the Dunkirk TC Architectural Review Committee (ARC) for over 15 years. Unfortunately the present commissioners have given a free pass from ARC review to all but single location businesses and they are about to be implemented the new sign ordinance that will quickly turn the attractive Dunkirk TC into Waldorf. The new signage allowed will include electronic billboard signs and temporary signs with no time limits. Special interests, namely developers and businesses, are calling the shots and the citizens are being ignored. The Comprehensive Plan is promoting high density house that will burden our schools and add to our rush hour traffic gridlock. To make matters worse, the

Name	Location	Date	Comment
			commissioners are considering providing high density development in TCs a waiver from our Adequate Facilities Ordinance. This will allow building even if the impacted schools are at or over capacity. We disparately need to slow this process and put
Jacquelyn Jones	North Beach, MD	2017-12-05	I love my little corner of the world. I don't go to Waldorf because of the overgrowth.
Kelsey Herndon	US	2017-12-05	I want Calvert county to stay rural.
Debra Shatrowsky	Prince Frederick, MD	2017-12-05	The rush hour traffic is already heavy we sure don't need to add to it. Please keep Calvert the charming county that it is. Many moved here to Calvert escape what these people are trying to create.
Susan D'Ambrosio	MECHANICSVLLE, MD	2017-12-06	I have many family members in Calvert County and love it just as it is!
Kathleen Fey	Hendersonville, NC	2017-12-06	Calvert County has been home for a long time! Please take care in planning additional construction.
Malerie Boone	Dunkirk, MD	2017-12-06	KEEP CALVERT THE WAY IT IS!
Alice Wells	Owings, MD	2017-12-06	Calvert county is fine just the way it is!!
Katie Nairn Beccari	Long Beach, CA	2017-12-06	Home sweet home
Laura White	Reston, VA	2017-12-06	I like living in a small town county.
Victoria Bradshaw	US	2017-12-06	Keep calvert how it is
Willuam Kuhn	US	2017-12-06	I want Calvert county to stay just as it is
Kimberly Welch	Owings, MD	2017-12-06	I moved here because it wasnt Waldorf!
Sandra Raviv	North Beach, MD	2017-12-06	I am signing because I believe there has been Insufficient opportunity for citizen input and important protections against short-sighted development have been removed.
Rona Hays	Huntingtown, MD	2017-12-06	Keep Calvert the way it is, no Waldorf please.
Marsha Carter	North Beach, MD	2017-12-06	I work in Waldorf and I feel so at ease when I enter Calvert and get out of the mess in Charles County!!!! I HATE HATE HATE WALDORF AND THE PPL WHO DRIVE IN WALDORF THEY ARE INCONSIDERATE AND THE TRAFFIC MAKES IT UNBAREABLE!!!! I hate that it takes 30 min to get what should only take 10 min tops!!! If that mess works it's way to Calvert I'm moving!!!! I've lived here in Calvert County for 25 years and it's been great but if Waldorf starts creeping in I'm out of here and headed to Florida!!! So please let's not let that happen!!!
Lisa Moulden	Ellicott City, MD	2017-12-06	More time is needed for the people to be heard.
TERRIE BALLENGER	La Plata, MD	2017-12-06	We want to keep Calvert County, one if the few places in Southetn Maryland, that is not chaos!!
Amy Figgins	North Beach, MD	2017-12-06	Please Calvert county we have enough traffic as it is

<b>Name</b>	<b>Location</b>	<b>Date</b>	<b>Comment</b>
Mary Caudill	Owings, MD	2017-12-06	I moved to Calvert County to escape the over-developed, crime ridden Prince George's County. Please don't let jeopardize my new home.
Tyler Perry	Lusby, MD	2017-12-06	Look at Waldorf, Look at Lexington Park. No thanks.
Mary Caudill	Owings, MD	2017-12-06	Allow us to voice our opinion. Delay the hearing. We escaped from Prince George's County because of the overcrowding and crime that inevitably follows.
Julie Trollinger	Solomons, MD	2017-12-06	We need time to review this.
Brendan Glowacki	Annapolis, MD	2017-12-06	Yeah, that's not right. Stop taking after the federal government and do your jobs correctly.
Russell Caudill	Hyattsville, MD	2017-12-06	Yes, please do not let this County become a mess like Charles and PGCO. They are trash and will become a dump if mthe citizenry let it go.
Ashley Shrawder	Dunkirk, MD	2017-12-06	Waldorf is ghetto and calvert county is nice. Let's keep it like that..
Clarence Richardson	Waldorf, MD	2017-12-06	Calvert is already over grown and traffic is already crazy.
John Garner	Prince Frederick, MD	2017-12-06	Too much residential growth in the county.Reggie Garner
Bonnie Newlin	Owings, MD	2017-12-06	Please keep Calvert rural and crime down. We moved to Calvert for these reasons.
Mary Clark	Chesapeake Beach, MD	2017-12-06	I am a citizen of Calvert County for 40+ years & enough is enough!
Colleen Canter	Chesapeake Beach, MD	2017-12-06	Whatever happened to "Keep Calvert Country"??????
Betty Wilkinson	Barstow, MD	2017-12-06	Betty Wilkinson
Janelle Showalter	Prince Frederick, MD	2017-12-06	I'm a longtime Calvert resident and don't want our county growing anymore
Wendy Kurtz	Front Royal, VA	2017-12-06	I live in Virginia and travel to Calvert County often to see my family. It is already a three hour drive for us and I can't imagine more traffic and an even longer ride.
JoAnn Slice	Dunkirk, MD	2017-12-06	There is not enough information available to review!
Wendy Honeycutt	Saint Leonard, MD	2017-12-06	Calvert County is our home and we do not want another situation with buildings and stores everywhere and we definitely don't want the crime.
Ethel Hardin	Locust Grove, GA	2017-12-06	Although I am not a citizen of this area, my Granddaughter and her 5 children are. I sign this petition in hopes of supporting her and her 5 children in their endeavor to be allowed additional time for

<b>Name</b>	<b>Location</b>	<b>Date</b>	<b>Comment</b>
			submitting comments before the Planning Commission acts on the Plan!
John Keenan	Chesapeake Beach, MD	2017-12-06	I like the county the way it is, that is why I moved here !!
Sylvia Posten	Huntingtown, MD	2017-12-06	Keep our county the jewel it is. Why do people move here, for the peace and tranquillity....safety, seeing our lovely barns and wildlife, etc. Shopping areas and signs merged into a blob isn't going to attract new residents.
Diane Stafford	Fort Lauderdale, FL	2017-12-06	We are tax payers and we will not be silenced. It sickens me to think that we do not have a vote in this! I vote no!
Diane Stafford	Fort Lauderdale, FL	2017-12-06	I moved here to get my kids out of Pg. co. Where I was raised. I wanted country living. Delay the hearing.
Paula Stahlman	Port Republic, MD	2017-12-06	Because I love Calvert County just the way it is!
Keith Jones	Harwood, MD	2017-12-06	Been living here for over 20 years. Needs to stay country.
Lawren Thompson	Mechanicsville, MD	2017-12-06	I love going home! I love how it is NOT Waldorf!
ZACHARY Cecil	Port Republic, MD	2017-12-06	Keep CC small
Ilona Berk	St Leonard, MD	2017-12-06	It's time to do The Comprehensive Plan! DO YOUR JOBS!
BARBARA BRADY	Huntingtown, MD	2017-12-06	traffic is unbearable as it is now. Safety is a major concern.
virginia carter	St Leonard, MD	2017-12-06	I want Calvert to stay the way it is no malls we don't need the people from other countries with violence coming to our county and is having more then we already have and the traffic is already bad we don't need more of that.
Travis Williams	Chesapeake Beach, US	2017-12-06	I want Calvert to stay like Calvert has always been. I love it for what it is.
Maria Angala, NBCT	Washington, DC	2017-12-06	I care about the community I live in.
Andrea Hurley	Huntingtown, MD	2017-12-06	I volunteer to go to one of the hundreds of holiday events happening in Calvert this season, holding a tablet loaded with a survey. Guarantee 85% or more of the population is unaware of the existence and purpose of the comprehensive plan, that it's being rewritten and how it would affect their daily lives.
Kelsey Goodenough	Lusby, MD	2017-12-06	I like my county the way it is..
Rhonda Conner	North Beach, MD	2017-12-06	I moved to Lusby 13 years ago.. I loved the country atmosphere...I love Solomon's Island.. and the local stores.. bar and people...Let's keep it that way...Keep Waldorf in Charles County
Toni Dettmer	Winter Park, FL	2017-12-06	Toni
Rosa Pinnola Hance	Tall Timbers, MD	2017-12-06	It is not adequate notice for a public comment period. This is being rushed through without traffic studies, without sewer system

Name	Location	Date	Comment
			management or environmental impact assessment. Southern Marylanders look to Calvert for their land preservation TDR program and town center standards of appearance, now is not the time to lower expectations for a rush job. Let's take our time and get it right.
Robert Swann	Solomons, MD	2017-12-06	We need a traffic study along with any master plan changes. Don't bring more people to Calvert until we have roads and other infrastructure capable of supporting them and us.
Ronnie Muffley	Dunkirk, MD	2017-12-06	Don't want Calvert County turning into Waldorf!!
Deborah Campbell	Royal Oak, MI	2017-12-06	We purchased property in Calvert County for the area's natural beauty and open spaces. Land-use decisions such as these will have an impact on property owners and all stakeholders should be allowed an opportunity to have meaningful input! This is too important to simply be rammed through!
Sylvia Denny	North Beach, MD	2017-12-06	I do not want the crime here that comes with what has happened in Waldorf.
Dorothy White	Benedict, MD	2017-12-06	I love Calvert just the way it is!
Matthew Mills	Arlington, VA	2017-12-06	I'm moving to Calvert
Cathy Gaetano	Huntingtown, MD	2017-12-06	I don't want another Waldorf!!!
Lisa Sutton	West River, MD	2017-12-06	As a close neighbor and frequent customer of Calvert County business not having the ability of citizens to properly address these issues will be a problem. People make take their business elsewhere if this area becomes like Waldorf. I know I will rethink doing so.
S. Lazer	Lusby, MD	2017-12-07	Rushing the process implies that there's something to hide. Please make it possible for current residents to learn what is planned, raise their concerns, and be heard.
cyndi osgood	Lusby, MD	2017-12-07	I spend a lot of time in LoudonCounty Va..visit there and see what a mess the future could hold
Frederick Fallon	Chesapeake Beach, MD	2017-12-07	Calvert County has long been a model of smart growth. The lure of tax revenues often leads county government to change agreed-upon policies that the citizens never anticipated. This has happened in PG and Charles Counties to their detriment. Allowing insufficient time for citizen response is a sign that the proposed changes are known to be unpopular.
Marlene Cooke-Stepney	CHESAPEAKE BEACH, US	2017-12-07	Calvert County traffic is ridiculous.
Iris Rowand	Deale, MD	2017-12-07	Traffic is already bad. Need more time to study and come up with solutions.
brittany turner	Prince Frederick, MD	2017-12-07	I'm signing because I like my home how it should be: simple and calm. That's the reason why so many people love Calvert County

<b>Name</b>	<b>Location</b>	<b>Date</b>	<b>Comment</b>
			and flock here during tourist seasons. It is a diamond in a coal mine. Let's not destroy it's timeless simplicity with unnecessary greed.
Brandee Scudera	Hastings, MN	2017-12-07	Include the public!
Kristina Watts	Prince Frederick, MD	2017-12-07	I hate what these commissioners are doing to our county. They are totally screwing it up.
Carrie Kennedy	Raleigh, NC	2017-12-07	Originally from Dunkirk, Keep Calvert Country(ish)!
Karen Ogden	Hollywood, MD	2017-12-07	Public participation is essential.
Ronald Klauda	Prince Frederick, MD	2017-12-07	I'm signing because I agree with what's said in this message. Slow it down, get it right.
Judy McGowan	Annapolis, MD	2017-12-07	This issue is too important to rush!
David Kanter	Waldorf, MD	2017-12-07	there is essentially NO time for public input to this plan. it is immoral for the County to jam this down the throats of Calvert residents.
Sean Miller	Lusby, MD	2017-12-07	I know how bad Waldorf sucks and Calvert county residents deserve more.
Norma Powers	Dowell, MD	2017-12-07	I live here and care about this county and how we move forward.
Sherry Lehnen	Huntingtown, US	2017-12-07	Calvert is known for its beauty and seclusion. A good educational system and everyone knows more growth leads to crime and a lack of respect for what a quiet and beautiful community of living is suppose to be. If we do anything bring things our youth can benefit from and not stores, and mall like areas, gambling, and resteraunts that will do nothing but attract traffic and trash this beautiful country feel of a County.
jeanette redd	abingdon, MD	2017-12-07	I have family in beautiful Calver County.
Katy Blevins	St. Leonard, MD	2017-12-07	Please, take more time to ensure our development and growth occurs in a responsible and transparent way!
Donna Hoffmann	PORT REPUBLIC, MD	2017-12-07	Our citizens fund every aspect of government with our tax dollars and we deserve the oppportunity to review and evaluate everything pertaining to growth. We are Calvert County.
Mary Burke	Sunderland, MD	2017-12-07	I care about calvert county.
jackie cutlip-niles	dunkirk, MD	2017-12-07	Jackie Cutlip-Niles
David Hardy	Lusby, MD	2017-12-07	There are way too many problems not addressed in this plan.
Sunita Liddick	Upper Marlboro, US	2017-12-07	Sunita Liddick
Karla Berezoski	Owings, MD	2017-12-07	I've been a resident of Calvert County for 50 years, and watched the growth and been dismayed by the apparent lack of concern for things like traffic through the county. The solution to the terrible

Name	Location	Date	Comment
			rush hour traffic seems to only be adding more and more traffic lights. Bad idea. And, without plans for county wide water and sewer , how many wells and septic systems can the land we live on tolerate? It seems there are many problems that are not being addressed with concern for the future. I'm sadly disappointed
Kim Walsh	Locust Grove, VA	2017-12-07	Kim Walsh
Ginger Hand	Beltsville, MD	2017-12-08	Keep it as much as possible. NO to another waldorf!
Joyce Alexanderj	Dunkirk, MD	2017-12-08	We have a right to know what the consequences of any and all decisions would be.
John Yoe	Huntingtown, MD	2017-12-08	The plan is too important to our county's future to rush it to completion. Let's work together and take the necessary time to make it a plan that can be proudly executed.
Ben Banyasz	Huntingtown, MD	2017-12-08	Smart growth is needed, not growth for the commissioner's pockets.
Janice Groves	Huntingtown, MD	2017-12-08	Noooo waldorf
Courtney Looman	Canonsburg, PA	2017-12-08	Please continue the land preservation programs
Sandy Bell	Chesapeake Beach, MD	2017-12-08	I moved here in 2001 because I wanted a rural life. I came from Bowie which was being built up like crazy. I surely hope that doesn't happen in Calvert County.
Lili Sheeline	Port Republic, MD	2017-12-08	I believe in democracy... and Calvert County's government gets a failing grade. Our elected officials need to listen to us, and to allow a transparent and inclusive planning process. County residents don't want to lose the treasure we have here! So, we have to protect it ourselves. Please, BOCC, do the right thing!
Helenmary Ball	Owings, MD	2017-12-08	This process is moving too quickly. Proper traffic and water supply studies have not occurred. There is no logical reason to push forward until the plan has been thoroughly reviewed.
Roberta Safer	Port Republic, MD	2017-12-08	Transparency is a serious issue and this plan needs more public input and should not be rushed.. Our last plan needed so many text amendments it was obvious it needed more scrutiny. Our public process needs to be impeccable and well thought out...Please allow more time to make this a really fine document that the citizens will be proud of.
Albert Mayhew	Saint Leonard, MD	2017-12-08	We don't want another mess like waldorf
Jamie Abner	Chesapeake Beach, MD	2017-12-08	The traffic is ridiculous and no one knows their neighbors anymore!
Fritzi Norfolk	St. Leonard, MD	2017-12-08	I live here, and do not not want this coming in.
Lynn Evans-Goldner	Annapolis, US	2017-12-08	I am 100% in favor of extending the review and comment period for the draft plan. 30 days is not long enough. I am familiar with federal rule making process and it is not uncommon for federal comment periods to be extended when stakeholders request

**Name**

**Location**

**Date**

**Comment**

more time to review a proposed project. At least 1000 Calvert County stakeholders are requesting more time to assess this critical plan and to complete necessary studies of infrastructure, traffic, architectural review, and environmental impacts.

# ATTENTION: CALVERT COUNTY CITIZENS

If you value your Quality of Life, please read on.

The County is in the process of adopting a new Comprehensive Plan that will determine future development of Calvert County. Keep Calvert Country is a bi-partisan citizens group who believes in an open government by the people and for the people. We love Calvert's rural character and want to protect Calvert's Quality of Life. We are not anti-growth, but we want Calvert to grow no faster than its infrastructure and environment can sustain. As our tagline states, we are "Citizens for Responsible Growth & Government."

We have evaluated the new Comprehensive Plan and have several concerns, which are listed below. We have met with Planning & Zoning staff and several citizens groups, but feel the need to share our concerns with Calvert Courtians.

The County is currently seeking comments on the Plan from citizens.

### Deadline for Submitting Comments

Friday, December 8, 2017 by 4:30 p.m.

Email your comments to: [pz@calvertcountymd.gov](mailto:pz@calvertcountymd.gov)



### INCOMPLETE PLAN

The 1st Draft is incomplete in that it does not contain the "Implementation" section, which will state how the goals of the Plan will be achieved. We are requesting that the comment period be extended until the complete Plan is released and that we be given 90 days after the release to review and comment.



### TRAFFIC

No traffic studies were conducted in preparation of the new Comprehensive Plan. The Commissioners project traffic on MD 4 to increase from 45,000 trips per day to 83,800 in Prince Frederick by 2030 based on planned growth and expansion. But even this is not reflected in the Plan. If the Commissioners are correct, our traffic count would exceed current counts north of Waldorf on MD 5.



### SEWER

The Plan calls for "developer-funded" sewer expansion outside the Town Centers, into the proposed Residential Areas and Industrial Parks. What it doesn't explain is that the County will take over maintenance of these systems once they're installed. And what happens // when these systems fail?



### BUILDOUT PROJECTIONS

The "buildout" provisions for the current Plan, which tie the amount of residential development to the availability of infrastructure (roads, schools, etc.). The new Plan does not base population growth upon infrastructure costs. The number of households in the County is currently 31,155. How much more growth can we sustain?



### LAND PRESERVATION

The new Plan weakens existing Land Preservation Programs by reducing the number of Transferable Development Rights (TDRS) required for development. These programs have preserved tens of thousands of acres of Calvert County farm and forestland. If the need for TDRs is reduced, farmers lose the incentive to preserve their land.



### TOWN CENTERS & VILLAGES

The new Plan proposes expansion of Town Centers and villages and eliminates the reference to appearance standards. The Prince Frederick Town Center will expand by approximately one-third of its current size, Owings will expand, and the Huntingtown Village will extend across Route 24 on all four corners of the intersection with Cox Road. No studies have been conducted to measure the impact of these expansions on infrastructure.



### MISSING IN ACTION

The new Plan does not include a Chapter from the current Plan — the "Heritage" section, which stressed the need to preserve the County's heritage, history, and cultural features. The "Government" section is also missing. It emphasizes the need for fiscal responsibility and transparency in our government.



### CITIZEN PARTICIPATION

The new Plan is being rushed through, and there is not enough opportunity for citizen participation, as evidenced by the fact that we are expected to comment on the 1st Draft despite the fact that it is incomplete. *We need to Slow It Down and Get It Right!*

*Photo used with permission from [www.somdnews.com](http://www.somdnews.com)*

For More Information, Visit [www.keepcalvertcountry.com](http://www.keepcalvertcountry.com)  
or follow us on Facebook at [www.facebook.com/KeepCalvertCountry](http://www.facebook.com/KeepCalvertCountry)  
email your questions to: [pz@calvertcountymd.org](mailto:pz@calvertcountymd.org) or [keepcalvertcountry@gmail.com](mailto:keepcalvertcountry@gmail.com)

The complete Comprehensive Plan and additional information can be found at:  
[www.co.cal.md.us/futureCalvert](http://www.co.cal.md.us/futureCalvert)

**From:** Bonnie Horan [REDACTED]  
**Sent:** Friday, December 08, 2017 3:44 PM  
**To:** Planning and Zoning <pz@calvertcountymd.gov>  
**Subject:** Calvert 2040

I have lived in the current Town Center in Huntingtown since 1978. I want to inform the Board that I am in favor of extending the Town Center across the highway at Cox Road. I dont see that Dunkirk has a problem with their TC across the highway!

I am also in favor of water and sewer so that other businesses will be able to establish in the TC.

There are very few occupied homes (some have been converted into a business) and vacant lots in the TC so there isn't any feeling of a neighborhood, not to mention the absence of sidewalks or people to walk on them in the TC.

I have currently listed my property for sale and hope to attract businesses worthy of being in Town Center. This is the time to finalize plans for the Town growth. Maybe by keeping Huntingtown as a TC instead of a Village we will be able to connect the pieces of sidewalk together.

Bonnie Horan  
4110 Old Town Road  
Huntingtown 20639

**From:** Chloe [REDACTED]  
**Sent:** Friday, December 08, 2017 4:59 PM  
**To:** Planning and Zoning <pz@calvertcountymd.gov>  
**Subject:** Letter regarding draft Comprehensive Plan

Dear Board Members,

As life-long residents of Calvert County, we are extremely interested in what affects the quality of life in Calvert County.

We are pleased that the visions of this proposed Comprehensive Plan draft have been retained from previous plans and that a focus of the plan is to preserve the rural landscape of Calvert County. It is also good to know that the Priority Preservation Areas have not changed

That being said, there are several areas of concern related to this proposed draft Comprehensive Plan.

\* This entire process is moving too fast and not allowing enough time for citizens to review and comment. Previous Plans over the years have built in plenty of time for Calvert County citizens to meet and discuss what is being proposed.

\* This draft does not include a build-out limit. This is a huge concern, because studies need to be conducted to determine if the infrastructure is in place. Traffic, in the town centers and some of the roads, is already over capacity at times. It is our understanding that the aquifers are being depleted at an alarming rate, and will be unable to sustain the current demands long term.

\* No implementation plan is included in the draft. It is difficult to review a plan without knowing how it is going to be implemented.

\* The goal of preserving 40,000 acres has been removed. The draft says "Continue to support the goal of permanently preserving a minimum of prime farm land and forestland through county, state, and federal land preservation programs and land trusts. The land preservation goal should be reinstated.

\* The Heritage section was not included in the draft. If and where it is put back into the proposed Comprehensive Plan, will it be the same as the current Plan?

Thank you for your attention to these most important matters.

Sincerely,

Bart and Chloe Ewalt

Sent from my Verizon 4G LTE smartphone

**From:** Kim [REDACTED]  
**Sent:** Friday, December 08, 2017 9:06 AM  
**To:** Planning and Zoning <pz@calvertcountymd.gov>  
**Subject:** PETITION

WHY IS THE PETITION TO SLOW DOWN THE PROCESS IN GERMAN???



Larry Hogan, Governor  
Boyd Rutherford, Lt. Governor

Robert S. McCord, Acting Secretary

December 8, 2017

Carolyn McHugh, Chairwoman  
Calvert County Planning Commission  
175 Main St.  
Prince Frederick, MD 20678

RECEIVED

DEC 08 2017

Community Planning  
and Building

Dear Mrs. McHugh,

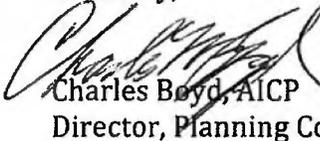
Thank you for forwarding the draft *2017 Calvert County Maryland Comprehensive Plan and Sustainability in the Comprehensive Plan* for preliminary review. The Maryland Department of Planning (Planning) encourages early engagement with local planning departments for a productive dialogue supporting the comprehensive planning process and developing sound planning recommendations and policy. Planning is encouraged by the County's efforts to preserve its rural landscape, create flourishing Town Centers and Villages, and incorporate sustainability principles in its comprehensive plan.

The Department's Planning Coordination and Planning Data Research Units have reviewed the preliminary drafts and prepared comments for Calvert County planning staff and the Planning Commission. We hope that these comments offer a constructive response to the draft Comprehensive Plan, and provide meaningful guidance as the County develops a draft for future 60-day review.

Please consider that Planning's attached review comments reflect the agency's recommendations on ways to strengthen the County's plan, as well as satisfy the requirements and intent of the State Land Use Article. The Transportation chapter is currently under review and will be forwarded upon completion.

Planning offers assistance to the plan drafters during further plan development. Please feel free to contact me at (410) 767-1401 or Karen Mierow, Regional Planner, at (410) 767-3837

Sincerely,



Charles Boyd, AICP  
Director, Planning Coordination

Cc: Pat Keller, Assistant Secretary for Planning Services  
Joseph Griffiths, Local Assistance and Training Manager  
Karen Mierow, Regional Planner

**Maryland Department of Planning Review Comments  
December 8<sup>th</sup>, 2017  
Draft 2017 Calvert County Comprehensive Plan**

The Maryland Department of Planning (Planning) has reviewed the Draft 2017 Calvert County Comprehensive Plan (Plan) and offers the following comments for your consideration. These comments are offered as suggestions to improve the draft comprehensive plan and better address the statutory requirements of the Land Use Article.

**Summary of the Draft Comprehensive Plan**

This is an update to the Comprehensive Plan Calvert County, Maryland, adopted 2004, and amended in 2010.

Planning was asked to review the first draft of the 2017 Calvert County Comprehensive Plan and the November 2017 draft of Sustainability in the Comprehensive Plan, which will be included in the Plan. This review is a courtesy to the Plan drafters, and does not substitute for the standard 60-day Clearinghouse review, which will be completed when the County submits a request at a later date. Other State agencies have not yet reviewed this draft. Planning encourages early and ongoing participation in the development and review of planning documents and appreciates that Calvert County reached out with this request.

Planning commends Calvert County on the inclusion of the 12 State Planning Visions within each section of this draft plan and for the thorough process taken while developing this document. The series of public workshops, on-line engagement, and issue papers used to inform citizens are all useful methods of soliciting valuable public input and an essential element of the comprehensive plan development process.

Other than the change in structure and format between comprehensive plans, there is no other issue or need identified in the current draft document that necessitated a significant departure from the earlier plan.

**Minimum State Law Requirements for Non-Charter Counties**

Maryland's Land Use Article sets forth the required components of a local comprehensive plan but does not mandate a specific format. As such, local governments have addressed these required elements in a manner that fits the needs of their community and the resources available to respond to the issues explored during the planning process. The following checklist summarizes an assessment as to whether each required local plan element is addressed in the Draft 2017 Calvert County Comprehensive Plan.

TABLE 1

<b>Checklist of Maryland Code (Land Use Article) requirements for local comprehensive plans in Maryland</b>			
<b>State Comprehensive Plan Requirements</b>	<b>MD Code Reference</b>	<b>Additional MD Code Reference</b>	<b>Draft 2017 Calvert County Comprehensive Plan page references</b>
(1) A comprehensive plan for a non-charter county or municipality <b>MUST</b> include:	<a href="#">L.U. § 3-102(a)</a>		
(a) a community facilities element	<a href="#">L.U. § 3-102(a)(1)(i)</a>	<a href="#">L.U. § 3-108 -- Community facilities element.</a>	10-1
(b) an area of critical State concern element	<a href="#">L.U. § 3-102(a)(1)(ii)</a>	<a href="#">L.U. § 3-109 -- Areas of critical State concern element</a>	5-1
(c) a goals and objectives element	<a href="#">L.U. § 3-102(a)(1)(iii)</a>	<a href="#">L.U. § 3-110 -- Goals and objectives element</a>	2-1
(d) a land use element	<a href="#">L.U. § 3-102(a)(1)(iv)</a>	<a href="#">L.U. § 3-111 -- Land use element</a>	4-1
(e) a development regulations element	<a href="#">L.U. § 3-102(a)(1)(v)</a>	<a href="#">L.U. § 3-103 -- Development regulations element</a>	These are generally referenced in the Growth Areas section, 4-17
(f) a sensitive areas element	<a href="#">L.U. § 3-102(a)(1)(vi)</a>	<a href="#">L.U. § 3-104 -- Sensitive areas element</a>	5-2
(g) a transportation element	<a href="#">L.U. § 3-102(a)(1)(vii)</a>	<a href="#">L.U. § 3-105 -- Transportation element</a>	7-1
(h) a water resources element	<a href="#">L.U. § 3-102(a)(1)(viii)</a>	<a href="#">L.U. § 3-106 -- Water resources element</a>	9-1
(i) a mineral resources element, IF current geological information is available	<a href="#">L.U. § 3-102(a)(2)</a>	<a href="#">L.U. § 3-107 -- Mineral resources element</a>	5-13
(k) for counties only if located on tidal waters, a fisheries element	<a href="#">L.U. § 3-102(a)(4)</a>	<a href="#">L.U. § 3-113 -- Fisheries element</a>	Not provided
Optional: (2) A comprehensive plan for a non-charter county or municipality <b>MAY</b> include: (a) a community renewal element; (b) a conservation element; (c) a flood control element (d) a housing element; (e) a natural resources element; (f) a pollution control element; (g) information concerning the general location and extent of public utilities; and (h) a priority preservation area (PPA) element	<a href="#">L.U. § 3-102(b)</a>	<a href="#">L.U. § 3-102(b)(2)(i)</a>	Hazard Mitigation element 5-15  Housing element 6-1

<b>Checklist of Maryland Code (Land Use Article) requirements for local comprehensive plans in Maryland</b>			
<b>State Comprehensive Plan Requirements</b>	<b>MD Code Reference</b>	<b>Additional MD Code Reference</b>	<b>Draft 2017 Calvert County Comprehensive Plan page references</b>
(3) Visions -- A local jurisdiction SHALL through the comprehensive plan implement the 12 planning visions established in L.U. § 1-201	<a href="#">L.U. § 3-201(c)</a>	<a href="#">L.U. § 1-201 -- The 12 Planning Visions</a>	Integrated with chapters throughout Plan
Optional: (4) Growth Tiers -- If the local jurisdictions has adopted growth tiers in accordance with L.U. § 1-502, the growth tiers must be incorporated into the jurisdiction's comprehensive plan	<a href="#">L.U. § 1-509</a>		4-7
Additional: (5) Sustainability in the Comprehensive Plan Element			s-1

As shown in the above checklist (Table 1), the Draft 2017 Calvert County Comprehensive Plan does not include a fisheries element, which is required for counties located on tidal waters, as identified in §3-102 of the Land Use Article of the Maryland Annotated Code. The North American Industry Classification (NAICS) code may provide data for this subject, found here <https://www.census.gov/econ/isp/index.php>

**General Comments**

It is Planning’s intent that these comments provide insight and guidance to the Plan drafters and planning commissioners. For this preliminary review, comments are both thematic and intended to provide specific recommendations for future consideration.

The impetus for and methodology used to complete this plan should be more clearly described. Generally, the Plan could provide greater detail on the concepts presented and more closely explain their relationship to the plan. It is not always evident how data, case studies, or other input and research was analyzed to augment and evaluate alternatives.

Goals and objectives are frequently explained in terms of their definition, rather than through evaluation and analysis. Where objectives are identified, actionable steps on how to achieve these outcomes should be presented. The Plan could also identify potential tools, resources, and other stakeholders that could assist with achieving the objectives.

**Changes from the Comprehensive Plan, Calvert County, Maryland amended 2010**

The vision and purpose for this Plan are similar to those for the 2010 Plan. However, this draft represents a shift from the format of the earlier plan. The 2010 Plan contained distinct purpose, plan goals, goal implementation strategies, and funding elements in the overview,

along with clear, succinct information to give support for each vision in this section. That structure established the foundation upon which clearly articulated action steps were identified. The current draft reflects a narrative of concepts depicting a future desired state with less analysis explaining how and why the County will achieve it. Many comments below reflect suggestions on how this Plan can form a more complete vision and strategy for Calvert County.

### **Suggested Technical Edits/Suggestions**

At a minimum, the final comprehensive plan submitted for a 60-day Clearinghouse review should contain:

- Authors name(s), compan(ies)
- Planning/document workgroups, if any
- Consultant group name, individuals and titles
- Names and titles of elected and appointed officials
- County/jurisdiction staff name/title/role in plan
- Statement of purpose of Plan
- List of Maps and Tables
- Glossary
- Appendix
- Make sure maps have consistent basic information, i.e., Growth Tier Map Page 4-7 does not include a date.
- Citations and sources need to be consistently formatted and identified with a date of publication or creation. A complete record of sources should be listed in an index.
- The use of photos, drawings, and diagrams could better represent or explain concepts or examples, and would support visually interesting and compelling document.
- Tables with large amounts of data should be in the Appendix, such as Table 9-2.
- Table 1-2 has 12.9%\* listed as Percent Change (By Decade) for 2010's. The reason for the asterisk should be noted.
- The page layout would read better visually if the Calvert 2040 logo were moved to a footer, along with the document name and chapter.
- Numbers below ten should be spelled out, i.e., "...immediately around 1 mile of the Town Centers..." Page 1-1.
- It would be helpful to provide hyperlinks for plans referenced in each chapter.
- Referencing other plans and programs that could be a resource or support the plan's objectives, i.e. Reinvest Maryland, Sustainable Communities plans, Maryland Affordable Housing Trust could provide the Plan with better context.
- Potential sources and funding mechanisms for programs suggested should be discussed, i.e., public-private partnerships, Tax Increment Financing districts, etc.

## **Data Comments**

### Quantitative data

- The document text and graphics do not substantially support each other to provide a developed story. For instance, graphics could be used to further explain some of the housing typologies referred to in the Land Use chapter.
- The data presented in the form of charts and tables should be used in the analysis of alternatives, not necessarily as standalone content within the document.
- Other plans are referenced at the beginning of each chapter, but it is not apparent if or how they have informed this plan.
- Similarly, other information presented, such as demographic data, is not clearly articulated as to how it was analyzed to make recommendations.

### Qualitative data

- Avoid generalities and subjective statements to qualify goals and objectives such as, “As people age their interest in living near a grocery store, a drug store, a doctor's office, and a hospital increases.”
- More evaluation and analysis of data, best practices, and the development of alternatives could be demonstrated in this Plan.
- Consider adding a separate section describing existing conditions and methods of analysis, to better understand the objectives and the rationale for any future land use decisions.

## **Sustainability in the Comprehensive Plan**

Planning acknowledges the County’s effort in providing an added element describing an approach that establishes a foundation for sound planning practices. The lens of sustainability described here can be used to attain the County’s long-standing twin goals of land preservation and vibrant Town Centers. A continuum of this theme is seen throughout, from the 2010 comprehensive plan to the current draft. Planning encourages the plan drafters to develop this relationship further and give more thought and discussion as to how these sustainability concepts could bear this vision out and influence policy decisions. This section has the potential to develop a strong mission and could serve as a compelling Executive Summary or part thereof.

- Consider expanding the definition of sustainability, here described as a noun or idea, to include sustainable development, which can be a verb or action.
- Page S-1 highlights six principles, but does not describe how the county established them.
- Page S-1 states, “Natural and geographic boundaries - approaching matters based on their natural and geographic characteristics, not artificial and political units.” Define the use of the word matters. It is not clear what the word means in this context.

## **Draft 2017 Calvert County Comprehensive Plan**

### Chapter 1 Executive Summary

Planning commends the inclusion of the Sustainability in the Comprehensive Plan element and encourages the County to use that (or a portion thereof) in the Executive Summary, as it establishes the foundation for future conditions portrayed in the draft plan.

- Page 1-4 indicates that Town Centers have a base density of three dwelling units per acre. Calvert County’s growth is predicted to slow in the future; reaching the desired goals might not be achieved by expanding existing growth area boundaries alone (as described on page 1-1), which may only spread out new development over a larger area. The County should consider increasing the minimum density where appropriate to achieve greater overall density within the existing Town Center boundaries. This is recommended to:
  - realize the County’s goal of community character and sense of place, which are often supported by higher density, mixed-use, walkable environments. The connection between increased density and the desired pattern of development needs to be recognized.
  - capitalize on building design, scale, architecture and proportionality to create interesting visual experiences.
  - foster social interaction and create a sense of community.
  - retain and use local history to help create a sense of place.
  - promote a variety of functional attributes, such as a mix of uses, interconnected paths, and transportation options that contribute to a resident’s quality of life.

### Chapter 2 Goals and Visions

- A definition of what the goals, objectives and policies are should be provided. It is unclear if these are being used interchangeably, and this hinders consistency throughout the document. An objective is how a goal is to be achieved. It should be a measurable step to achieve a strategy. A strategy is a method or approach of achieving this goal.
- Explain the term “by-right development density” (Page 1-1) in this context and how this policy will be used to achieve the type of development desired.

Draft 2017 Calvert County Comprehensive Plan  
 Maryland Department of Planning Comments

- The table on the left below contains land preservation data from the comprehensive plan; the table below right presents data from Calvert County’s 2017 LPPRP. The data differ. Please reconcile in the final draft.

Table 2-1 Acres Preserved by Program

Land In Preservation	Acres
County Agricultural Preservation Program	21,839
Maryland Agricultural Land Preservation Foundation (MALPF)	4,542
Rural Legacy	1,636
Maryland Environmental Trust (MET)	713
<b>Total</b>	<b>28,730</b>

Source: Calvert County Department of Planning & Zoning, March, 2017

Table 10: Preserved Agricultural Land in Calvert County 2013-2017

	2013	2017
	Acres	Acres
<b>County Total</b>	<b>19,422</b>	<b>20,279</b>
Transferable Development Rights (TDRs)	14,442	14,442
Forest Conservation TDRs	693	693
PAR and LAR	4,287	5,144
<b>State Total</b>	<b>7,323</b>	<b>7,323</b>
Maryland Agricultural Land Preservation Foundation	4,715	4,715
Rural Legacy	1,783	1,783
Maryland Environmental Trust	825	825
<b>Combined Total</b>	<b>26,745</b>	<b>27,602</b>

Source: Calvert County; MALPF 2016 Annual Report,

- This table from page 4-3 contains a third set of preserved land totals:

Table 4-1. Preserved Land

Land in Preservation	Acres
County Agricultural Preservation Program	21,839
Maryland Agricultural Land Preservation Foundation (MALPF)	4,715
Rural Legacy	1,636
Maryland Environmental Trust (MET)	713
<b>Total</b>	<b>28,903</b>

- Page 2-3 states quite candidly that land preservation efforts have succeeded better than efforts to create vibrant growth areas. “Nearly 85 percent of Calvert County residential development is categorized as low or very-low density development” (page 2-3). To help promote land preservation and accommodate future growth in a more compact manner, the County may want to plan for and designate in the comprehensive plan more moderate and high density residential areas. However, given limitations of sewer capacity in the County, it is understandable why higher density residential designations are not designated in the draft plan. These steps to encourage development in town centers and villages are positive and supported by Planning:
  1. Better defining the Town Center and Village boundaries, and for Town Centers, better defining the growth areas adjacent to the Town Centers;
  2. Using wastewater treatment facilities and other public infrastructure investments to attract and direct growth to appropriate locations within the Town Centers and Villages; and
  3. Increasing the by-right development density in Town Centers.
    - By reducing the number of TDRs required for each unit in Town Centers, the county will see an increase in the number purchased, because the previous requirements were a disincentive.

- Even so, the plan reports that the 2010 Comprehensive Plans “sets a benchmark that 35 percent of new households locate in Town Centers or immediately around Town Centers, and the county is achieving this goal. While not exactly comparable, Figure 4-2 shows over the last five years, 41 percent of permits for new residential units have gone to areas inside Priority Funding Areas” (page 4-8). The more the county can increase that 41%, the better.

### Chapter 3 Key Issues

- The Plan would be strengthened with an explanation of who developed the key issues and what the rationale for each is. How did they influence the development of this plan? References to how the information gathered at these public workshops contributed to the creation of goals or objectives could provide support for the formulation of the key issues.
- Even within the Town Centers, the housing stock is predominately single-family on large lots, not necessarily suited to the financial and lifestyle choices of many younger and older adults. Incomplete sidewalk networks and limited safe locations for bicycling make automobiles more attractive than other travel modes. Many commercial areas look more like strip centers than mixed use, pedestrian-friendly communities.
- The county held many public meetings to generate and then elaborate on the leading public concerns that guide the plan update. Addressing these concerns will support land preservation and place-making efforts:
  - Preserving Rural Character and Directing Growth to Existing Settlements
  - Strengthening Economic Vitality and Tourism [including a strong agricultural sector]
  - Supporting Options in Community Character
  - Providing an Efficient and Multi-modal Transportation System
  - Fostering Vibrant, Walkable Communities with Multi-Generational Opportunities—These sentences from page 3-2 reiterate one of the county’s main obstacles:

### Chapter 4 Land Use

- Recommendations for changes to the area plans for Town Centers and Villages should be unique to the location. Several of the recommendations for Town Centers contain repeated generic language. Specific area or topical plans, or the potential need for any, should also be addressed.
- It may be helpful to include a discussion on desired community character and design. Also, what planning tools would be used to inform creating community character, i.e. design guidelines, form based codes, and any others?
- Consider including a discussion of any innovative design concepts and guidelines in the documents used by the Design Advisory Panel in its review of projects.

### Chapter 5 Environment and Natural Resources

- The Resource Conservation section of Planning reviewed this Chapter and reiterates the recommendation for increasing the density in Town Centers and Villages to 3.5 du/acre to meet the requirement for PFA designation. If the county decides to take the second approach to resolve the PFA condition noted in the memo, then the county should include a statement in the comprehensive plan acknowledging this approach. Doing so would facilitate a finding of consistency with the comprehensive plan if the county puts forward a water/sewer plan amendment as suggested in the second approach. Further detailed comments may be found in the attached memo.

### Chapter 6 Housing

- This chapter identifies options to solutions for elderly housing and new housing types. This is an opportunity to use photos or other graphics to help explain these ideas more fully (Pages 6-3 to 6-5).
- Determining the current supply and demand for housing, and where it exists, as well as identifying the type(s) of housing needed, and where the potential for are the future needs are, could provide a stronger foundation for the County's proposed housing objectives
- Consider discussing the relationship between affordability and location efficiency. Location efficient communities are dense and vibrant, are walkable, have access to transit, proximity to jobs, with a mix of land uses, and have concentrations of retail and services. These characteristics also support description of sustainability and desired Town Center character.
- Provide the federal determination of affordable housing as a percentage of income in your explanation of affordable housing.
- The plan should consider outlining any groups that have special needs for housing. i.e. homeless or disabled persons to be inclusive to all County residents.
- Page 6-3, the last paragraph of Effects of Land Use Patterns, concludes that the county's pattern of development disconnects residents from other uses or transportation options. Identify and promote alternative transportation strategies. Explain what options, such as a mix of land uses, sidewalks, bicycle lanes, and inter-connected streets mitigate this disconnect and reduce congestion.
- On page 6-2, two concerns are identified to be addressed. "Most housing is out of reach for low-income families and for young adults.", but is not discussed further. Goal 3 has objectives for affordability, but it is not demonstrated why these were identified or how these will be achieved. This is an important conclusion, and it should to be developed further. Explain how planners reached the conclusion of these two "major concerns."
- On page 6-4, five options for accommodating aging seniors are provided. If the goals and objectives in this section come from these options, why and how they do should be explained. The objectives should be consistent with these options. For instance, one of the options states:

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- “Accommodate assisted living and nursing home facilities in a variety of settings around the county.”
- On the next page, Objective 2 indicates “Develop incentives for assisted living facilities and nursing homes to be constructed in Town Centers.”
- And option 2, “Construct senior housing complexes with services provided” seems to contradict other options and objectives where accessible mixed uses in walkable Town Centers are promoted.
- Avoid statements that appear to reflect inconsistent goals and objectives.
- Avoid statements or concepts that are not discussed elsewhere. On page 6-5, the second objective states, “Explore the potential to incorporate multi-family housing into commercial areas *to bring uses closer together, reduce impervious surfaces, and allow for redevelopment and infill housing.*” While these strategies are commendable, it is not shown how they benefit from the provision of multi-family housing. Further explanation would strengthen this objective.
- Avoid generalizations or subjective statements i.e., page 6-4 states, “As people age their interest in living near a grocery store, a drug store, a doctor’s office, and a hospital increases.”
- On page 6-5, Goal 4 states, “Support aging in place through universal design housing units and supportive services, especially near health and supportive services.” This statement is ambiguous and redundant.

Chapter 7 Transportation

- This chapter is currently under review and will be forwarded to Calvert County upon completion.

Chapter 8 Economic Vitality

- A market analysis would have been helpful to understand comments in this plan.
- The plan states that strip commercial developments are not desired. Consider retrofitting older conventional malls and shopping centers, i.e., Mashpee Commons in Mashpee, MA. <https://www.cnu.org/what-we-do/build-great-places/mashpee-commons>
- Are there opportunities for emerging industries such as Agribusiness or Agritourism?
- On page 8-2, the statement “...most of these jobs are in the surrounding counties, and the share of residents commuting out of Calvert County to work has increased in recent decades.” is an important observation. Data that shows this trend and subsequent analysis with alternatives to mitigate this challenge need to be included to support recommendations that come from this.
- On page 8-10, a brief discussion about the solar energy industry and possible benefits to the economy are raised. Rather than “solar farms”, consider using the industry standard of “large scale utility solar installations”, or “solar arrays;”
- Likewise, expand the discussion of the solar energy to include the costs and benefits of these installations, potential sites, and estimates of impacts to the county and its

Draft 2017 Calvert County Comprehensive Plan  
Maryland Department of Planning Comments

residents. Since the plan indicates this may be an emerging industry to the county, a more detailed analysis should be included (Page 8-10).

- Case studies from other counties who have large solar arrays would be helpful to understand the complex land use issues that surround it.

Chapter 9 Water Resources

- The Resource Conservation section of Planning Services reviewed this Chapter. Two main comments necessitate further action by the plan drafters. First, the County Water & Sewer Plan should align with the Comprehensive Plan. Information in the draft plan show inconsistent findings between the two plans. Next, more than one land use option should be evaluated in order to identify the least impactful land use approach. The State's Water Resources Element Models and Guidelines and a reference checklist have been attached to this review and are provided for your use. Detailed comments may be found in the attached memo.

Chapter 10 Community Facilities

- This chapter will be reviewed as part of the 60-day review process

Chapter 11 Implementation (to be added after November 2017 public meetings)

**Inconsistencies:**

- Page 3-1 states, "Generally, the Transferable Development Rights program and the current array of county policies are not perceived as successfully directing growth into designated areas and protecting the rural areas from increased residential development." Elsewhere the document suggests using TDR's as a method to direct desired growth into Town Centers (Page 4-4).
- Page 6-5 states, "Continue to encourage age-restricted (senior or 55+) housing in town Centers by reducing the full requirements of the Adequate Public Facilities Ordinance requirement for schools, school excise taxes, and/or the use of Transferable Development Rights to increase allowable density. Again, the earlier conclusion that the TDR program was not successful in directing desired growth implies that policy may not be as effective as desired, without further study of possible improvements to the TDR program. Planning offers its services if the county wants to study the TDR issue further.
- Also, the objective above references the Adequate Public Facilities Ordinance but does not explain this requirement or how it is used elsewhere in this document. It would be helpful to know why this is being referenced, and to explain its purpose in Chapter 10.

END MARYLAND DEPARTMENT OF PLANNING COMMENTS

2017 Draft Calvert County Comprehensive Plan  
Maryland Department of Planning Comments

**Maryland Department of Planning Review Comments December 8, 2017**

**Draft 2017 Calvert County Comprehensive Plan**

**PLANNING COMMENTS**

The following pages contain comments from the preliminary review of the 2017 Draft Calvert County Comprehensive Plan from other Maryland Department of Planning divisions. When comments from additional divisions are received, they will be forwarded to the County in a timely manner.

Attachments

Resource Conservation division

Planning Data and Research division



## Memo

**To:** Karen Mierow  
**From:** Jason Dubow  
**CC:** Chuck Boyd, Joe Griffiths, Dan Rosen, Deborah Herr Cornwell  
**Date:** November 29, 2017  
**Re:** comments on early draft Calvert County comprehensive plan

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I reviewed Chapter 5 (Environment and Natural Resources) and Chapter 9 (Water Resources) of the early draft Calvert County comprehensive plan, analyzed the adopted tier map against the plan's proposed land use plan and land use plan categories, and evaluated whether the comprehensive plan addresses the Smart Growth Coordinating Committee's condition for Calvert County to designate certain areas in the Solomons/Lusby sewer service area as Priority Funding Areas (PFAs) in order to receive state funding for the expansion of the Solomons WWTP.

### *Smart Growth Coordinating Committee condition*

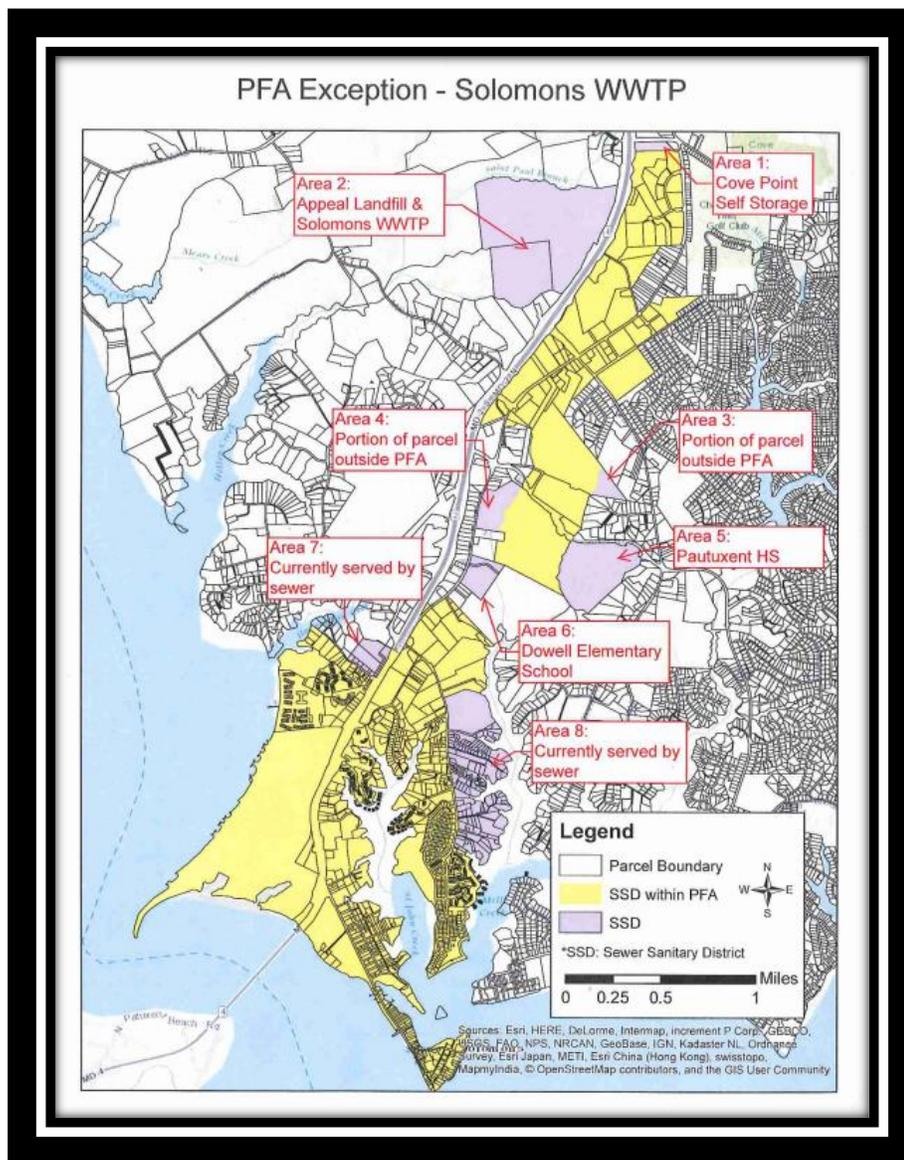
With regard to the Smart Growth Coordinating Committee's condition, several of the non-PFA sewer service areas (portions of Areas 3, 4, 7 and 8 in Figure 1 below) can only be designated as PFAs if they are within the county's designated growth areas and provide for a base density of at least 3.5 units per acre.

Although the areas in question are all now within the county's Town Centers, which are part of the county's designated growth areas, the draft plan only calls for a base density of 3 units per acre within the Town Centers. As a result, the areas in question still cannot qualify as PFAs.

The county can address the Smart Growth Coordinating Committee's condition through two options. The first approach is for the county to set the base density for the Town Centers at 3.5 units per acre, which isn't much more than 3 units per acre. This approach not only would meet the Smart Growth Coordinating Committee's condition, but by designating the areas as PFAs, this would assure

the county that if it needs state funds for important amenities and services (e.g., streetscaping, strategic demolition, sewer) in the Town Centers at some point in the future, then they would be able to obtain those funds because of the PFA designation. The second approach is for the county to not revise the base density of its Town Centers and to instead amend its water and sewer plan to add language that the areas in question will be allocated a certain amount of the Solomons Island WWTP capacity that existed prior to the WWTP expansion.

Figure 1. Solomons WWTP sewer service areas not yet designated as PFA



### *Growth Tiers Map*

The draft comprehensive plan includes a future land use plan map (Figure 4-4) that includes changes to the boundaries and areas for several land use categories (e.g., Farm and Forest, Rural Residential, Town Center) in comparison to current zoning.

As a result, the county's growth tiers map (Figure 4-1) should be amended to reflect the new boundaries and areas for those land use categories. For example, there are several areas in Figure 4-4 that are designated Farm and Forest that are not designated as Tier IV in Figure 4-1.

### *Chapter 5: Environment and Natural Resources*

In the Steep Slopes section (p. 5-6), the county could clarify whether additional work is needed to finalize and implement the Steering Committee's recommendations.

In the Protection Measures section (p. 5-7), a Resource Protection Zone is mentioned, but the Goals and Objectives section doesn't mention a Resource Protection Zone. Perhaps clarify in the Protection Measures section why the county decided not to use a Resource Protection Zone.

For the Watershed Management section (p. 5-8), consider including an overarching goal for the condition to be achieved in each of the county's waterbodies by a certain date. Also, since the Streams section (p. 5-5) covers many of the same issues, consider combining the two sections. The county might also want to clarify which of its watershed management actions are optional and which are currently required by law. Lastly, consider listing the waterbodies within Calvert County for which local TMDLs exist (the Patuxent River Policy Plan lists two).

For all of the Goals and Objectives (p. 5-16) in this chapter, the plan does not appear to make a case for why additional regulations or requirements are needed. As a result, the strategies have less likelihood of being implemented. If possible, the plan should cite an existing study of current regulations and requirements that has identified gaps in the protection of the resource. If such a study hasn't been completed yet, the plan could call for such an analysis to be completed to demonstrate the need for the strategies, or a study could be

completed prior to the plan being adopted.

For Goal 1 (p. 5-16), consider replacing the word “encourage” with “increase” since many of the strategies propose new requirements rather than incentives. Alternatively, the county could revise the wording of the strategies so that they are incentives rather than requirements.

Under Goal 2, consider adding the words “fund and implement” to Objective 1 (p. 5-17): “Create, adopt and update watershed plans for each major watershed in the county.” Also, consider setting a deadline for when all of the watershed plans will be adopted, and a separate deadline for when all of the watershed plans will be implemented.

Under Objective 1 (p. 5-17) of Goal 3, consider adding a voluntary deadline to the following quantitative goal: “Require replacement of 100% of forest loss since 2010 outside the Critical Area, town centers and villages.” The deadline could be based on a county workplan for how to achieve this goal.

Under Objective 1 (p. 5-18) of Goal 4, consider adding the following strategy to reflect the likely worsening of hazards due to climate change: “Increase resilience by making periodic adjustments to county protection strategies based on updated forecasts of how and where hazard impacts might change over time”.

There’s an extra sentence in the Forested Land section: “forests provide important habitat for wildlife, induce groundwater recharge and minimize flooding” (p. 5-12).

#### *Chapter 9: Water Resources*

Table 9-2 in the Drinking Water Capacity section and Table 9-3 in the Wastewater Treatment Capacity section should include columns that indicate the forecasted 2040 demand for each system. Doing so will demonstrate why the planned expansions listed in the tables are needed, and will meet the legal requirement for the Water Resources Element to identify drinking water and other water resources that will be adequate for the needs of existing and future development proposed in the land use element of the plan. Also, within these tables, any dates in the Planned Expansion data field that are in the past should be updated if the expansions haven’t yet occurred.

The county’s water and sewer plan includes forecasted 2040 demands for each system. The county should assess whether these demands need to be updated

based on the proposed land use plan and strategies of the draft comprehensive plan. For example, if more growth will be directed to the Town Centers, then should the county plan for more wastewater demand from the Prince Frederick WWTP? Also, the forecasted 2040 demand for the Chesapeake Beach Inter-Jurisdictional System should be informed by the Municipal Growth Element goals and growth areas established by the Towns of North Beach and Chesapeake Beach.

Page 9-13 includes a statement about which systems need capacity by 2030, but this doesn't match the findings of the county's water and sewer plan (Table 9, page 60) regarding which systems need capacity. The county might want to clarify whether a new analysis has been completed for the purposes of the comprehensive plan and that an amendment to the county water and sewer plan will occur to reflect the new analysis. Also, the statement on page 9-13 should refer to 2040 projections given the planning horizon of the comprehensive plan.

For both water and sewer, the county should discuss in the plan the feasibility of the county's proposed methods for obtaining additional capacity, and if not, what other proposed methods should be considered as a back-up. For example, in some cases, obtaining an expanded water appropriation might not be feasible given groundwater limitations.

The data in Table 6 (p. 9-15) appears to conflict with the text preceding it. For example, not all of the septic system locations in the table are proposed to connect to the Prince Frederick WWTP.

The county doesn't appear to have evaluated more than one land use plan option (as the state's Water Resources Element guidance indicates) in order to identify the least impactful land use approach. The state currently suggests that the evaluation assess the differences in future impervious cover and future forest cover that would result from the implementation of each land use plan option.

The county should discuss the suitability of its receiving waters to meet the stormwater management and wastewater disposal needs of the county. This discussion could capture some of the information from the Streams and Watershed Management section of Chapter 5, as well as the results of an evaluation of different land use options.

Under Goal 4 (pp. 9-19 and 9-20), consider adding deadlines for when the

county would like to achieve the various quantitative goals. Also, this section should clarify how the strategies under this section relate to the county's Phase II WIP and/or other watershed plans.

The strategy on p. 9-19 to "permit community or shared water and sewer in Villages" should also be included in the Wastewater Treatment System Expansion Policies section (pp. 9-14 and 9-15), which currently doesn't include a policy related to the provision of sewer to Villages.



Larry Hogan, Governor  
Boyd Rutherford, Lt. Governor

Robert S. McCord, Acting Secretary

**To:** Erin Goodnough  
**CC:** Alfred Sundara  
**From:** Krishna Akundi  
**Date:** December 6, 2017  
**Subject:** 2017 Calvert County Comprehensive Plan, Draft Update

I have reviewed the following sections of the 2017 Calvert County Comprehensive Plan Update as they relate to population and related socio-economic data: Chapter 1 Executive Summary- Managing Residential Growth, Chapter 2 Goals and Visions- Driving Forces and Trends, Chapter 4 Land Use- Managing Residential Growth, Chapter 6 Housing- Background and Existing Conditions, and Chapter 8 Economic Vitality.

### General Observations

- There are sections and sentences where specifics would be preferred to general statements.
- Should consider providing source information in a footnote especially when referencing values and concepts.
- Should update 2014 Median Household Income data to the more recent 2015 data.

### Managing Residential Growth

1. See (page 1-2): Please consider revising the first sentence under sub-head **Managing Residential Growth**: *“Implementation of the previous Comprehensive Plan policies has successfully reduced the county’s growth rate...”* This is a rather strong assertion, one not supported here by any evaluation of factors contributing to growth (or lack thereof) in Calvert County. It would perhaps seem more appropriate to say that the implementation of previous comprehensive plans contributed to better management of growth in the County.

2. Please make corrections to Table 1-2 (see page 1-2). In the section on Percent Change (By Decade), 2010's, it is unclear how the 12.9% figure was calculated. The figure does not represent the change between 2010 and 2020 nor is it the change between 2010 and 2040.
3. See (page 4-2), [Background](#), first paragraph, fourth sentence: "***This type of development contributes to...***" Please be specific, and reword to 'Strip development contributes' .... Also, consider reworking the following phrase in the list "***...reduces the drawing power of commercial uses by preventing them from benefitting from proximity to other commercial uses...***" This phrase is somewhat confusing. What does it mean? Is it that strip development reduces foot traffic (i.e. sales) at smaller businesses?
4. See Table 4-4 on page 4-11, it would not be accurate to cite Maryland Department of Planning as the source of this data without qualification. Unlike the data reported by Planning, these numbers have been rounded down. Please include a footnote noting the rounding.
5. See Table 4-2 on page 4-10. It seems to be an exact duplicate of the table on page 1-1.

### **Driving Forces and Trends**

6. See (page 2-4), [Recent and Projected Growth](#): The issue identified in item 1 above is repeated here again. Also, note the first paragraph last sentence: ***As a result, Calvert County has gone from being the fastest growing county in Maryland to one of the slowest.*** The sentence appears to suggest that previous plan policies are solely responsible for declining growth. Does this mean that inflation and recession played no role in slower growth between 1970 and 1980? Did the housing crash and subsequent Great Recession have no role in fewer persons/families moving to the County between 2000 and 2010? It would be advisable to rephrase the paragraph.
7. See (page 2-5), [Slowing Population Growth](#): Avoid the assertion that the County could somehow manipulate the growth rate. That seems unlikely. It is more reasonable to say that the County's policies were directed at better management of land uses and development activity. The inference (which is better left to the reader) is that growth management policies have economic consequences which could affect consumer choice.
8. See (page 2-5), last paragraph first sentence under [Changing Employment](#): ***The population growth of the county over recent decades has brought new high income residents.*** This sentence requires further clarification. Is it that population growth has caused high income earners to also move into the county or is it that in the last ten years (or twenty years?) a majority of movers into the county have been high income earners?

Also, specify recent decades (1990-2000 and/or 2000-2010). Add a footnote with the source of the information as well as a definition of high income residents.

9. See (page 2-6), first full sentence on page. Please avoid using “**Based upon median household income, Calvert County is one of the wealthiest counties in Maryland...**” Consider an alternative phrasing, for example, Calvert County is the second wealthiest county in Maryland and the wealthiest in Southern Maryland. Calvert County’s 2015 median household income (adjusted for inflation) was \$106,247 above Montgomery County’s \$98,917 but less than Howard County’s \$110,892.

### **Housing – Background and Existing Conditions**

10. See (page 6-2), Table 6-1 Total Housing Units in Calvert County, 1990-2015. The unit count for years 2011 to 2015 do not match those found in the ACS Demographic Profile (DP04) on Housing. Please check the numbers against those reported at the Maryland Department of Planning State Data Center website for ACS Annual Data. If the numbers in Table 6-1 are not from the ACS or for the 1-year estimates please specify the source.
11. See (page 6-2), Table 6-2 Units per Residential Structure in Calvert County, 2005-2014. The figures in this table seem to be a bit off. Please compare these numbers with those reported for the ACS 5-year estimates at the State Data Center website.
12. See (page 6-3), section on [Housing Values and Affordability](#). What is the source of these numbers? Is it the ACS 1-year estimates from DP04? Were 2015 data not available to use at the time of this publication. Also, it appears that these values have been rounded down, please include this fact in a note.

### **Economic Vitality**

13. The data presented in this chapter and in the [Regional Employment Growth](#) section is quite informative and well-sourced.
14. See (page 8-5), [Commuting](#), Table 8-4 Employment In and Out of Calvert County (Number of People). First, a more detailed source is needed. Please recheck these numbers they do not appear to reflect what is reported in ACS Table B08130.



## Memo

**To:** Karen Mierow  
**From:** Scott Hansen  
**CC:** Chuck Boyd, Michael Bayer, Joe Griffiths, Bihui Xu  
**Date:** December 13, 2017  
**Re:** preliminary review of draft 2017 Calvert County Comprehensive Plan

RECEIVED  
 DEC 13 2017  
 Community Planning  
 and Building

The Maryland Department of Planning's (Planning) Infrastructure and Development Unit has reviewed the Draft 2017 Calvert County Comprehensive Plan. We offer the following transportation-related comments for consideration:

- The County may want to consider revising the transportation vision statement to include guiding principles as outlined in the transportation and other chapters. For example, the County may want to include language identifying Calvert County's desire to include safe, multimodal facilities for all users, protect air quality by reducing vehicle miles traveled and associated greenhouse gas emissions, reduce local and state expenditures on infrastructure while providing a high quality of life, supporting growth in town centers and designated growth areas, and minimizing impacts to rural resources (i.e. agricultural lands).
- We are encouraged to see the County's desire to incorporate complete streets standards as appropriate. We suggest Calvert County consider developing a complete streets policy to provide increased transportation choices and increased mobility for all users. The State Highway Administration (SHA) has done extensive work with communities across Maryland to develop roads in local communities that respect the community's character. We encourage the County to review SHA's "When Main Street Is a State Highway." More information on SHA's complete streets efforts is available at: <http://www.sha.maryland.gov/OHD/MainStreet.pdf>
- We appreciate the County's "dual goals of preserving the rural landscape and creating vibrant town centers and villages." On page 7-5, the plan indicates that the county considers the gradual conversion of MD 4 and MD 2/4 into an access controlled expressway as key to resolving traffic congestion. This consideration

appears to conflict with the county's twin goals. It will likely increase the amount of development along the upgraded facility by providing new high-speed, convenient access to largely undeveloped land. It may create multimodal access barriers for planned town centers and villages. It will be important to develop strategies on where and what types of development are desired along the corridor. For example, will land adjacent the new facility be re-zoned as highway commercial or will it remain largely undeveloped? Will access control strategies and land use policies be developed and implemented to help limit access and discourage strip and/or low-density development low-density along the corridor? These are some questions the county may want to consider. Staff SHA, the Department of Transportation (MDOT) and Planning are available to assist the County in developing transportation and land use strategies to improve traffic operations along the MD-4/MD-2 corridor.

- Roughly 67% of the current Calvert County labor force commute outside the County for employment (page 8-5). To help reduce the impacts of the jobs and housing imbalance, the County may want to consider increasing the density of its employment development within its Town Centers, which would reduce the need for expansion of business/commercial/industrial lands while encouraging and accommodating employment development. In addition, well-planned and high-density employment land uses would make multimodal transportation access feasible, which would help reduce residents' needs for long distance commuting. The County may also want to investigate financial incentives to attract new businesses.
- We encourage Calvert County to update A Transportation Plan for Calvert County, approved and adopted November 1997, updated 2010. Table IV-10 outlines recommendations for improvement of bicycle and pedestrian facilities. We suggest that once the transportation plan is updated, the County incorporate its findings and recommendations into the transportation chapter and the implementation chapter of an amended County Comprehensive plan.
  - The plan may consider including vehicular, pedestrian and bicyclist circulation as well as identifying gaps in the existing transportation network.
  - It would be helpful to clarify the responsibilities (e.g., the state, local jurisdictions, and private developers), funding mechanisms, timeframes and prioritization for proposed roadway, sidewalk or trail improvement projects. The circulation plan should discuss the rationale for the priority,

e.g., supporting planned growth in the PFAs, providing needed connections to address local traffic, etc.

- Information on how the County plans on funding new non-motorized facilities would be beneficial. SHA's Transportation Alternatives Program may be a funding option for sidewalk construction. More information can be found at <http://www.roads.maryland.gov/Index.aspx?PageId=144>.

**From:** Andrea Banks [REDACTED]  
**Sent:** Monday, December 11, 2017 7:00 AM  
**To:** Planning and Zoning <pz@calvertcountymd.gov>; Greg Bowen <gbowen@acltweb.org>  
**Subject:** Comments Regarding the New Comprehensive Plan

Good Morning Planning Commission Members,

On the evening of Thursday, November 30th, I joined other Calvert citizens in attending a discussion of the New Comprehensive Plan. I listened intently as the facilitator of the meeting, Greg Bowen, Executive Director of the American Chestnut Land Trust, very credibly presented an overview of the proposal plan from his vantage point of years of county planning experience.

As a citizen and President of the Calvert County Historical Society, I wish to share a few of my concerns.

- Lack of traffic studies in preparation for the new plan is problematic. It is known that according to the County Commissioners' projections, traffic will go from approximately 46,000 to 83,600 by 2030. ( My friends on Mason Road who have to contend with the accidents as they attempt to get out of their road on to route 231 will definitely feel ignored.)
- There is the matter of sewer costs and who pays. Will citizens be expected to eventually foot the bill if " developer - funded" sewer proceeds as planned?
- There is no mention in the plan of how to preserve the County's rich heritage. All are concerned with economic development but retail establishments and apartment buildings are not the only sources of revenue. There is much to be said about the tourism prompted by people visiting Calvert to enjoy it's contributions to Maryland's history. Additionally, historic districts must be preserved and not suffer the fate of the Locust Inn. Quoting from Greg Bowen's handout related to the plan, it states that the plan does not, " emphasize the need for fiscal responsibility or other accountability or transparency that government has to it's citizens. On the night of the 30th, a county staff person responded in regards to questioning about Calvert heritage being "missing in action", that of course heritage would be included. He acknowledged the work being done by Historic Preservationist, Kirsti Uunila in the area of heritage. My question is -**Why was it not mentioned in the plan if it was known that heritage was a concern?** As President of the the Calvert Historical Society, I know that it's members- consisting mainly of Calvert Citizens- expect to see it mentioned in the plan. Suggestions forthcoming.

Your work is extremely important and it is essential that this plan not be rushed to allow for citizen contribution as much as possible.

Thank you for your time and your effort on behalf of the citizens of Calvert County.

Sincerely,

Chris Banks  
President

Calvert County Historical Society  
70 Church Street  
Prince Frederick, MD 200678

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com) [mailto:[noreply@civicplus.com](mailto:noreply@civicplus.com)]  
**Sent:** Wednesday, August 09, 2017 3:48 PM  
**To:** BOCC <[BOCC@calvertcountymd.gov](mailto:BOCC@calvertcountymd.gov)>; Viverette, Lisa M. <[Lisa.Viverette@calvertcountymd.gov](mailto:Lisa.Viverette@calvertcountymd.gov)>  
**Subject:** Online Form Submittal: Contact Us

Justin Scaparro

Subject: white sands zoning as waterfront

Message:

Hello, I am a resident of calvert that has grown up and experienced a lot of the neighboring communities. Looking at the list that was compiled as waterfront, I can see cove point, plum point, and the others minus white sands. White sands may have some homes on the hillside with the water behind them, but nothing in that community...even the restaurant...makes it feel like a waterfront community. There is no community feeling filled with people that are walking around and going toward the water...instead its more like, lets not walk outside because we are putting ourselves at risk. The neighborhood has succumbed to crime, drugs, and violence and the wooded paths are common places for handoffs by drug dealers. The restaurant Vera's is even a sad excuse for a tiki bar. It is just a bar that has a band and cheap drinks to attract drinkers and brings drunk driving into the community. The food is not worth going for. I would call the neighborhood a village or hamlet, not waterfront.

###

From: Viverette, Lisa M.  
Sent: Thursday, August 10, 8:27 AM  
Subject: RE: Online Form Submittal: Contact Us  
To: [scaparro33@gmail.com](mailto:scaparro33@gmail.com)  
Cc: Willis, Julian M., Cook, Mary Beth, Cherry, Denise M.

Good morning, Mr. Scaparro –

Thank you for contacting us; you have reached us via the general "Contact Us" portion of the Calvert County Government website.

I have copied staff from our Department of Planning & Zoning on this reply so they can review your message below.

Thank you again for your comments.

Best regards,

**Lisa M. Viverette**

Executive Administrative Assistant to the County Administrator  
Calvert County Government  
175 Main Street, Courthouse  
Prince Frederick, MD 20678  
Local: (410) 535-1600, x2201

Metro: (301) 855-1243, x2201  
Fax: (410) 535-5594  
Email: [Lisa.Viverette@calvertcountymd.gov](mailto:Lisa.Viverette@calvertcountymd.gov)  
###

**From:** Justin Scaparro [<mailto:scaparro33@gmail.com>]  
**Sent:** Thursday, August 10, 2017 9:50 AM  
**To:** Viverette, Lisa M. <[Lisa.Viverette@calvertcountymd.gov](mailto:Lisa.Viverette@calvertcountymd.gov)>  
**Subject:** RE: Online Form Submittal: Contact Us

Hello Lisa,

Thank you! Not sure why it bothered me so much to read that article. I think the biggest concern I had was that the county did not seem to convey an interest in the idea of affordable housing for our younger population. When I got out of high school and college it was either work at the base, plant, or in d.c. or work part time and not be able to afford housing. And the first three options required college more often than not. I was going to college, worked full time, had a child, and still lived at home til I was 25. I couldn't afford to live on my own because there wasn't anywhere that was catered to that income level or age group. Even section 8 is centered around people who live on welfare or have six kids or no jobs. It is just disappointing. There are lots of businesses making there way into the county and neighboring counties yet the housing remains focused on families. If I had the capital, I would build an apartment complex for single occupants or small families who can't afford more. Would the county rather have people living in other people's basement and paying those homeowners/landlords or business owners who own apartments and collect taxes from their occupants? Sounds like a no brainer. Perhaps I am just being brash and uneducated about all this but if you ask the young people around Calvert they will all tell you finding a place to live they can afford is hard or unrealistic! Thank you!

V/R,

Justin Scaparro

**From:** Viverette, Lisa M. <[Lisa.Viverette@calvertcountymd.gov](mailto:Lisa.Viverette@calvertcountymd.gov)>  
**Sent:** Thursday, August 10, 2017 10:00:56 AM  
**To:** Justin Scaparro  
**Subject:** RE: Online Form Submittal: Contact Us

You're welcome! May I ask which article you are referring to?

**From:** Justin Scaparro [<mailto:scaparro33@gmail.com>]  
**Sent:** Thursday, August 10, 2017 10:35 AM  
**To:** Viverette, Lisa M. <[Lisa.Viverette@calvertcountymd.gov](mailto:Lisa.Viverette@calvertcountymd.gov)>  
**Subject:** RE: Online Form Submittal: Contact Us

Fostering vibrant, walkable communities with multi-generational opportunities

V/R,

Justin Scaparro