



DEPARTMENT OF PLANNING & ZONING
INTEROFFICE MEMORANDUM

TO: Planning Commission
VIA: J. Mark Willis, Director 
Carolyn Sunderland, AICP, Planning Commission Administrator
FROM: Jenny Plummer-Welker, AICP, Long Range Planner 
DATE: June 14, 2018
SUBJECT: Calvert County Comprehensive Plan Update – Planning Commission Work Session on Second Draft

Background:

The Planning Commission (PC) reviewed the first draft, the *Calvert County Comprehensive Plan-October 2017 Draft*, at its work session on Oct. 25, 2017. The PC received the first set of comments at its meeting on Dec. 13, 2017. Since the beginning of 2018, the PC has discussed updating the Comprehensive Plan at the following regular and special meetings.

- Jan. 10, 2018: The PC held a special meeting/work session on Comprehensive Plan Update to review public comments (including additional comments received), discuss the PC's concerns, review the draft by chapter/topic, discuss the public review timeframe, and discuss topics for the joint work session with the Board of County Commissioners. The PC directed that several topics be addressed in the second draft of the plan. There was consensus among the Planning Commission members to request an inter-modal transportation plan.
- Jan. 17: The PC decided on what topics to discuss with the BOCC.
- Feb. 6: The PC and BOCC held a joint work session to review and discuss proposed updates to the Comprehensive Plan.
- Feb. 21: Staff asked the PC if there were any additional subjects the PC would like researched or if there was any additional guidance the PC would like to provide at that time. PC Chair Carolyn McHugh requested Mr. Willis to check on when comments were received on the first draft. There was a brief discussion about traffic and the request from the PC to have a traffic study (inter-modal plan) completed.
- March 29: The draft Heritage Chapter, which the PC had directed to be written for inclusion in the second draft of the plan, was provided for review. The PC did not have any questions or comments on the draft Heritage Chapter. The meeting package included additional comments received on the first draft. Staff provided the requested data on when comments were received on the first draft. The PC had no comments or questions on the data.
- At the PC's April 18 meeting, Mr. Willis explained his intent was to wait at least one more session before bringing the Second Draft to the PC to make sure staff was moving in the correct direction. The PC voted to instruct Mr. Willis to complete a memorandum to the BOCC to secure funding necessary to do a Transportation Plan; to expand Huntingtown Town Center to include only the Huntingtown High School property; to propose the expansion of the Prince Frederick Town Center in two phases; to delete references to "Villages" and retain the current designation of "Minor Town Centers" for St. Leonard, Huntingtown, and Owings; and to retain the one-mile radius around the Minor Town Centers. The meeting package included additional comments received on the first draft. There was discussion about the proposed Farm and Forest designation within the one-mile radiuses, to review those areas and possibly change them to Rural Residential.

Planning Commission Memorandum

June 14, 2018

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- May 30: The special meeting/work session agenda included discussion of the draft plan (May 2018 draft, the second draft) and next steps. The PC directed staff to hold three open houses, in the north, middle, and south areas of the county, before the public hearing on the draft Comprehensive Plan is held.

Discussion:

The May 2018 Draft was updated based upon discussion between staff and the Planning Commission at the Planning Commission's Work Session on May 20, 2018. Commissioner Maria Buehler requested staff to look at the statement regarding traffic in Chapter 2's section on geography, and Mr. Willis, requested that statements regarding public sewer be modified. The marked up and clean copy pages along with an updated cover page are attached. The updated plan was posted to the Future Calvert web page on June 5, 2018 along with the announcement of the dates and locations of the Open Houses. The Open House events were added to the Calvert County website's calendar on June 6. Automatic email messages were sent on the same date to people who have subscribed to receive the Department's Planning & Zoning calendar events (288 subscribers), and additional messages sent on June 7, June 12, and June 13. The Department of Communications and Media Relations staff created a flier for the event (attached). DCMR staff posted a NewsFlash web announcement/email on June 8 (487 News & Highlights subscribers), which P&Z staff used for the Future Calvert (273 subscribers) and Planning and Zoning (437 subscribers) NewsFlashes.

Three open houses were held: Prince Frederick on June 11 with 39 people signing in (not including staff or Planning Commission members), Dunkirk on June 12 with 32 people, and Solomons on June 13 with 15 people for a total of 86 people. People were invited to submit comments on the second draft. Comments received before the end of June 13 are attached for your review. Comments received after June 13 will be provided to you at your next meeting in July.

Next Steps:

1. Review and discuss the *Calvert County Comprehensive Plan, May 2018 Draft* at the Planning Commission's meeting on June 20, 2018.
2. Review comments received on the *May 2018 Draft* and the Comprehensive Plan process.
3. Decide how the Planning Commission would like to proceed. Possibilities include:
 - A) Designate the May 2018 Draft as the Planning Commission's "Draft for Public Hearing".
 - B) Make revisions at the meeting and designate the revised draft as the "Draft for Public Hearing."
 - C) Provide staff with further guidance on updating the Comprehensive Plan.
4. Once the Planning Commission is ready to proceed to take a draft to public hearing, the Planning Commission will need to direct staff to:
 - a. Distribute the "Draft for Public Hearing" to the State and adjoining jurisdictions.
 - b. Post the "Draft for Public Hearing" to the county's website for the public to review.
 - c. Schedule a joint public hearing with the Board of County Commissioners with a 60-day advance review period in accordance with state law.

Attachments: Calvert County Comprehensive Plan (May 2018 Draft) updated cover page and Pages 2-2, 9-15, and 11-22 (marked up and clean copies); Open House Flier; and Comments Received by June 13, 2018

cc: Calvert County Department of Planning & Zoning, Comprehensive Plan & Zoning Ordinance Update Staff Team
WSP USA Inc. Staff: Jacquelyn Seneschal, Holly Storck, and Nathan Domme



CALVERT COUNTY COMPREHENSIVE PLAN MAY 2018 DRAFT

Planning Commission Worksession Version

Updated Based Upon Planning Commission's May 30, 2018 Meeting



CALVERT
2040
Your county. Your future.



rugged with an upland plain running from the northwest to the southeast. The Chesapeake Bay edges are characterized by high cliffs that extend from the shoreline to heights of 120 to 130 feet. The higher areas in the middle of the county gradually slope west toward the Patuxent River where the highest concentration of prime farmland is found. There are many creeks in Calvert County, and water generally drains from the central elevation east towards the Chesapeake Bay or west to the Patuxent River.

Calvert County's topography has influenced where roads are located and how the road network has developed. MD 2/4 follows the county's spine with other roads branching off, providing access to development and the waterfront. Because the peninsula is narrow and there are numerous streams and creeks traversing the county, it is difficult to provide multiple north/south routes. There is limited space for alternative routes, and the numerous stream crossings add complexity and cost to any project. Calvert County's transportation spine and many of its local roads have been in place for centuries and have shaped how development has and continues to occur in the county.

In addition, Calvert County's peninsula land form has shaped the location, type, and amount of development that has occurred. The north end of the county has seen a great deal of development because of its proximity to the Washington, DC region and the jobs to be found there. The southern end of the county is very connected to the water, and does not have significant connections to major employment centers. Much of the residential development in the southern end was originally built as summer homes and has been converted to year-round use.

Because Calvert County is a peninsula, it ~~does not receive much through traffic~~ has limited connections to neighboring jurisdictions. This is a benefit in terms of traffic volumes; however, it means that commercial businesses must rely on local demand rather than attracting additional demand from outside travelers. This impacts the amount and type of businesses that Calvert County can support.

Slowing Population Growth

An important trend Calvert County must contend with is slowing population growth. Beginning in 1988, the county government took policy actions to intentionally slow its rate. Because of the slow growth rate and the small number of new households and businesses that locate in Calvert County each year, the location of these developments is critically important.

In many areas within the Town Centers, the housing stock is predominately single family dwellings on mid-size lots, and the commercial areas are dispersed and vehicle-oriented. It will be difficult to transform these areas to mixed-use, pedestrian-friendly, vibrant communities without an influx of jobs and houses into these areas. Therefore, Calvert County must encourage, incentivize, and direct the development that does occur to the locations most desirable from the perspective of achieving its visions.

Changing Employment Characteristics

The changing nature of employment within the county, the influx of non-residents filling jobs within the county, and an increasing number of residents traveling long distances to their out-of-county jobs have an impact on the character of the county. Historically, Calvert County's local economy was based upon agriculture, tourism, construction, energy production, and local-serving retail and service businesses. Residents both lived and worked in Calvert County. Today, the largest employers in Calvert County are the Calvert County Public Schools, Calvert County Government, CalvertHealth (formerly Calvert

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- 9.2.1.3 Be proactive in the development of wastewater collection infrastructure in the Town Centers served by public sewer systems. [PW]

Goal 3: Protect public health and water quality.

Objective 1: Minimize new sewerage service areas outside of Town Centers.

- 9.3.1.1 Allow community or shared water and sewer systems in all Town Centers when needed to support environmental health and/or to support county-identified economic development goals, when and if cost effective and economically feasible. [PW, P&Z]
- 9.3.1.2 ~~Allow~~ Consider allowing developer-funded extensions of public sewer systems in the designated Residential areas surrounding Major Town Centers. [PW, P&Z]
- 9.3.1.3 Permit new sewerage service areas in rural areas only to serve existing developed lots in septic failure areas. [PW, P&Z]

Objective 2: Minimize pollution from wastewater treatment plants and septic systems.

- 9.3.2.1 Require new wastewater treatment systems to be land application systems. [PW, P&Z]
- 9.3.2.2 Require septic systems in Town Centers to connect to public WWTPs when sewage collection systems are available and in the event the septic system fails. [PW]
- 9.3.2.3 Assure that existing effluent discharges into bodies of water minimize any adverse environmental impacts on oyster beds, spawning areas and fishing areas. [MDE]
- 9.3.2.4 Develop incentives for the use of nitrogen-removing technologies for new, replacement, and existing septic systems and for shared facilities to reduce nutrient pollution of our waterways. [EH]
- 9.3.2.5 Continue and expand the educational program to promote regular pumping of septic tanks. [EH]
- 9.3.2.6 Install more nitrogen-removing septic systems per year through the county's ongoing Bay Restoration Fund (BRF) Grant Program. [EH]
- 9.3.2.7 Require new septic systems and replacement septic systems in the Critical Area to be nitrogen reducing systems (as required by Maryland Law) [EH]
- 9.3.2.8 Monitor septage haulers and septage quantities to ensure proper disposal is occurring and that adequate capacity for septage is maintained at the county's WWTP. [PW]

Objective 3: Take steps to minimize sewage discharge in the Chesapeake Bay and Patuxent River.

- 9.3.3.1 Require existing marinas to provide adequate toilet facilities to eliminate the discharge of raw sewage from water craft. [EH]
- 9.3.3.2 Continue to require new marinas and expansion of existing marinas (greater than 10 slips) to provide pump-out facilities to receive raw sewage from water craft. [MDE, DNR]

Goal 4: Install or enhance stormwater management systems to reduce pollution in the Chesapeake Bay and Patuxent River.

Objective 1: Upgrade existing failing and inadequate stormwater management facilities.

- 9.4.1.1 Convert dry extended detention ponds and grass swales to wet ponds, wetlands and bioswales where appropriate. [PW]
- 9.4.1.2 Increase current drainage channel repair and stream restoration implementation. [PW]

- 9.2.1.3 Be proactive in the development of wastewater collection infrastructure in the Town Centers served by public sewer systems. [PW]

Goal 3: Protect public health and water quality.

Objective 1: Minimize new sewerage service areas outside of Town Centers.

- 9.3.1.1 Allow community or shared water and sewer systems in all Town Centers when needed to support environmental health and/or to support county-identified economic development goals, when and if cost effective and economically feasible. [PW, P&Z]
- 9.3.1.2 Consider allowing developer-funded extensions of public sewer systems in the designated Residential areas surrounding Major Town Centers. [PW, P&Z]
- 9.3.1.3 Permit new sewerage service areas in rural areas only to serve existing developed lots in septic failure areas. [PW, P&Z]

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9.1.2.9 Work with the county Health Department to conduct a survey of the WHPA and inventory any potential sources of contamination, including unused wells. Keep records of new development within the WHPA and new potential sources of contamination that may be associated with the new use.	Ongoing	PW, P&Z
Objective 3: Take steps to decrease water consumption.	Timeframe	Responsible Parties
9.1.3.1 Continue to urge residents to consume less water	Ongoing	PW
9.1.3.2 Maintain an education program to prevent waste of water	Ongoing	PW
9.1.3.3 Consider a tiered rate structure to promote water conservation.	Ongoing	PW
9.1.3.4 Continue to require the use of water saving equipment in all new development and redevelopment.	Ongoing	PW

Goal 2: Ensure sufficient wastewater treatment capacity to support development in Town Centers served by public sewer systems.

Objective 1: Manage wastewater system capacity to ensure the systems are able accommodate new development in Town Centers served by public sewer.	Timeframe	Responsible Parties
9.2.1.1 Continue to update wastewater capacity management plans for all county-owned or operated sewerage systems.	Ongoing	PW
9.2.1.2 Provide adequate public wastewater treatment facilities to accommodate planned future development in North Beach, Chesapeake Beach, Prince Frederick, Lusby, and Solomons Town Centers.	Ongoing	PW
9.2.1.3 Be proactive in the development of wastewater collection infrastructure in the Town Centers served by public sewer systems.	Ongoing	PW

Goal 3: Protect public health and water quality.

Objective 1: Minimize new sewerage service areas outside of Town Centers.	Timeframe	Responsible Parties
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9.3.1.2 Allow <u>Consider allowing</u> developer-funded extensions of public sewer systems in the designated Residential areas surrounding Major Town Centers.	Ongoing	PW, P&Z
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CALVERT 2040

Your county. Your future.

Calvert County Comprehensive Plan Public Open Houses

The Calvert County Planning Commission is seeking comments on the second draft of the Calvert County Comprehensive Plan. Offer your input at one of three open houses.

Each open house will feature stations with information boards and staff available to answer questions. The open houses are self-paced; you may come and go throughout the events.

Submit your comments during any of the open houses, or in writing by mail, email or fax. Comments submitted by June 13 (11:59 p.m.) will be provided to the Planning Commission for its June 20 meeting. Comments received after June 13 will be provided to the Planning Commission at its next meeting in July.

Each open house is scheduled for 6:30-8 p.m.

Open House Schedule

Monday, June 11

Harriet Elizabeth Brown
Community Center
901 Dares Beach Road,
Prince Frederick

Tuesday, June 12

Dunkirk Volunteer
Fire Department
3170 West Ward Road,
Dunkirk

Wednesday, June 13

Calvert Marine Museum
14200 Solomons Island Road
South, Solomons



Visit the Future Calvert webpage at www.co.cal.md.us/FutureCalvert to see the second draft of the Comprehensive Plan and learn more about the update process.

Mail: 175 Main Street, Prince Frederick, MD 20678

Email: pz@calvertcountymd.gov • 410-535-1600, ext. 2356 • Fax: 410-414-3092

Any reasonable accommodation for persons with disabilities or linguistic barriers should be requested by contacting the Calvert County Department of Planning & Zoning at 410-535-1600, ext. 2356 or TTY: 1-800-735-2258.

Comments on the Calvert County Comprehensive Plan (May 2018 Draft)
Comments received through June 13, 2018

NAME	GROUP/AGENCY	ADDRESS	Date Received	# of Pages
Andrea Hurley			5/26/18	1
Kurt Evers			5/29/18	1
Jennifer Hazzard			5/29/18	1
Robert Daniels		Prince Frederick	5/29/18	1
Liudmyla Jones		Chesapeake Beach	5/29/18	1
Cynthia Peil		3120 Hickory Road Dunkirk, MD	5/30/18 & 6/12/18	4
Kent Mountford Nancy Mountford	Estuarine Ecologist & Environmental Historian Cove Corporation	10200 Breeden Road Lusby, MD 20657	5/29/18	1
Anna Isalenko		Chesapeake Beach	5/30/18	1
Joseph Schwenk		Dunkirk	5/30/18	1
Thomas Goucher			5/30/18	1
Miriam Gholl		Port Republic	5/25, 5/29, 5/30, & 6/8/18	6
Bill Peil		3120 Hickory Ridge Rd, Dunkirk, MD	5/30/18, 6/1/18 & 6/12,/18	18
Carolyn Anderson			5/29/18, 6/2/18, & 6/9/18	6
Terry Pennington		Huntingtown, MD	6/8/18 & 6/12/18	3
David Bury			6/8/18	2
JP and Phyllis Sherkus		Dunkirk, MD	6/10/18	1
No name/Open House-Prince Frederick			6/11/18	1
No name/Open House-Prince Frederick			6/11/18	1
No name/Open House-Prince Frederick			6/11/18	1
Kelsey Hernden		Chesapeake Beach	6/11/18	1

NAME	GROUP/AGENCY	ADDRESS	Date Received	# of Pages
James Arthur		128 Bay Ave Prince Frederick	6/11/18	1
Betsy Detwiler		2829 Bay Blvd Huntingtown	6/11/18	1
Gary Dzurec		4215 Weeping Willow Huntingtown	6/11/18 & 6/13/18	3
Karen Hesson		1640 Lottie Fowler Prince Frederick	6/11/18	2
Amelia Johnson		413 Paula Terrace Prince Frederick	6/11/18	2
<u>nonitalian1</u>			6/11/18	1
Cheryl Reese		3604 Bayview Dr. Chesapeake Beach	6/11/18	2
James Springfield		225 Chesapeake Ave	6/11/18	1
Linda Springfield		225 Chesapeake Ave	6/11/18	1
Huntingtown Citizens Association	Huntingtown Citizens Assoc.	Huntingtown, MD	6/11/18 & 6/13/18	8
Porawi Luatthong		Prince Frederick, MD	6/11/18	1
Jackie Eanes			6/11/18	1
Anita Brown			6/12/18 8:39, 8:53 & 9:22	3
Tim Grover		St. Leonard	6/11/18	5
Margo Hallisay		Dunkirk	6/11/18	1
No name/Open House-Dunkirk			6/12/18	1
Karen Skirchak			6/12/18	1
John Bennett		2729 Icehouse Court Dunkirk, MD	6/12/18	1
Mark Power		Breezy Point Chesapeake Beach, MD	6/12/18	1
Clare Bennett		2729 Icehouse Court Dunkirk, MD	6/12/18	1
Phyllis Sherkus			6/12/18	1
G. Macy Nelson, LLC	Calvert Coalition for Smart Growth, Inc.	401 Washington Avenue, Towson, MD	6/13/18	5
Tom Mero			6/13/18	2
JP Sherkus		Dunkirk, MD	6/13/18 10:00 am, 10:24 am, & 10:46 am	3

NAME	GROUP/AGENCY	ADDRESS	Date Received	# of Pages
Anthony Thomas		910 Guadalupe Trail Lusby, MD	6/13/18	1
David Ballot		220 Chesapeake Ave Dares Beach, MD	6/13/18	1
Susie Hance Wells		3900 Adelina Road Prince Frederick, MD	6/13/18	2
Jean McDougall		Solomons, MD	6/13/18	1
Tricia Powell		422 Overlook Drive Lusby, MD	6/13/18	2
Jane		Prince Frederick, MD	6/13/18	1
Walt Boynton		2005 Henry Hutchins Rd, Prince Frederick	6/13/18	2
No name/Open House-Solomons			6/13/18	1
Buddy Hance		Port Republic	6/13/18	2
Randi Vogt		Port Republic	6/13/18	3
Mary Burton			6/13/18	2
Jeff Klapper			6/13/18	2
Lo Vill			6/13/18	2
Maria Sanchez	Organization Development and Change Management		6/13/18	2
Ed Bender		145 Owings Hill Court Owings, MD	6/13/18	1
Margaret Dowell		Sunderland, MD	6/13/18	1
Diane Bachek		5051 Breezy Point Rd Chesapeake Beach	6/13/18	1
Susan and Gary Dzurec			6/13/18	2
Von Willey			6/13/18	2

From: Andrea Hurley <sweetpeaandrea@aol.com>
Sent: Saturday, May 26, 2018 8:45 AM
To: Planning and Zoning <pz@calvertcountymd.gov>
Subject:

Hello P & Z,

Do we really want to encourage more participation on the Comprehensive Plan rewrite process? Here are a few ideas.

I could not locate a notice about the May 30th Planning Commission work session in which the 2nd draft is presented in the Calvert Recorder newspaper. (I have the Friday 5/25 and Saturday 5/26 Calvert Recorder and I can't locate it in the Calendar section starting on B1.) I thought this was the ideal place to post this type of event since posting is free.

Also I don't see a posting about this event on Calvert County's own calendar, available on the home page of the web site. This also seems like a free way to publicize and get more people involved.

Finally, there is no more recent information on the Comp Plan Update and Zoning Ordinance Rewrite page which you can get to from the services tab and then by selecting Planning & Zoning. This would be the ideal place to locate info about the release of the 2nd draft on May 30th.

Andrea

-----Original Message-----

From: kurt.superior@gmail.com <kurt.superior@gmail.com>

Sent: Tuesday, May 29, 2018 9:21 PM

To: Sunderland, Carolyn V. <Carolyn.Sunderland@calvertcountymd.gov>

Subject: Draft 2

I am requesting the county take its time and get citizen feed back on the proposed draft.

Kurt Evers

Sent from my iPhone

From: Jennifer Sizemore <beingshortisokay@yahoo.com>
Sent: Tuesday, May 29, 2018 11:03 AM
To: Sunderland, Carolyn V. <Carolyn.Sunderland@calvertcountymd.gov>
Subject: Calvert Comprehensive Plan

Dear Carolyn,

As a citizen living in Calvert County, I am reaching out to ask that the Planning Commission please take time, and allow public review, comments and questions before recommending a draft for public hearing. It is important to hear what the citizens would like of Calverts future plans, and for the Planning Commission to know what our worries, likes and dislikes are. Please let the citizens speak, and take time to listen. Thank you.

Best regards,

Jennifer Hazzard

From: Robert Daniels <bob_bythebay@yahoo.com>
Sent: Tuesday, May 29, 2018 10:49 AM
To: Sunderland, Carolyn V. <Carolyn.Sunderland@calvertcountymd.gov>
Subject: 2nd draft of Comprehensive plan

Good Morning, I am writing to urge you and the board to seek out and listen to all citizen comments before approving the 2nd draft to go to the commissioners. Citizens viewpoints and comments are being ignored by our Board of County Commissioners and even with a 60 day comment period, I fear we will simply be ignored for 60 days and the plan will be adopted carte blanc, without the wishes of our citizens taken into account. This would be egregious, after all this is our Government. Therefore, it is imperative that the Planning Commissioners take citizen input before it is approved for the County Commissioners consideration.

One thing I fear must be addressed is the subject of a Traffic Study, to determine the feasibility of the Comprehensive plan, before it is approved. A transportation plan after the fact would be putting the cart before the horse and could render the entire plan unworkable. It seems to me we should know what we could be facing if the plan is approved as written, before it becomes an issue. As you may be aware, rush hour traffic is horrendous already on Rt. 4 and is bound to get worse with this plan, literally ruining our current pleasant living conditions. Imagine, commuting from DC only to have to take back roads once you get to Dunkirk, just to get home for dinner on time. Traffic already backs up nearly from Prince Frederick all the way to Huntingtown (Plum Point Rd.) during the evening rush.

Thank you for your time and consideration and please know that I am not the only citizen who feels this way. I have noticed similar comments and concerns all over FB. Have a great day and I am looking forward to having a plan we can all get behind presented to our County Commissioners.

Robert J. Daniels
Prince Frederick

From: A Concerned Citizen <no-reply@powr.io>
Sent: Tuesday, May 29, 2018 11:54 PM
To: Planning and Zoning <pz@calvertcountymd.gov>
Subject: Comments From ludajones@gmail.com

To: Planning Commission & County Commissioners:

From:
Email Address
Town
My Comments:

Liudmyla Jones

ludajones@gmail.com

Chesapeake Beach

Dear Planning Commission and County Commissioners, I am a resident of Calvert County since 2005. This county is dear to me and I care about its future. I enjoy the quality of life in this area and this is why I have concerns about the new comprehensive plan, which implements fast growth and development of Calvert with unavoidable consequences: negative environmental impact and decrease of quality of life of its residents. I respectfully ask you to give citizens of Calvert county more time to get accustomed with the newly developed plan and to base major decisions on the future of the county with consideration of the environmental impact. With best regards, Liudmyla

Locale

US

From: Cynthia Peil <bpeil@comcast.net>

Sent: Wednesday, May 30, 2018 3:48 PM

To: Sunderland, Carolyn V. <Carolyn.Sunderland@calvertcountymd.gov>; bill & Cindy <bpeil@comcast.net>

Cc: Plummer-Welker, Jenny L. <Jenny.Plummer-Welker@calvertcountymd.gov>; Parkinson, Josephine R. <Becky.Parkinson@calvertcountymd.gov>

Subject: Re: Please allow citizen comments before recommending a draft plan.

Comprehensive Plan Draft – Comments from Cindy Peil

Good afternoon. Please record the following comments concerning the Draft Comprehensive Plan

Slow the process. The new plan isn't due until 2020, and should not be voted on by the BOCC until after elections. Allow 90 days for public comment following the May 30 public meeting, and following any plan changes to allow the people time to evaluate and respond to any changes. Please add the wording below to the new plan.

Thank You,

Cindy Peil

Chapter 5: Environmental Protections. Install air monitoring around the LNG Terminal. Work in unity with area Universities and government agencies to determine best monitoring devices for known pollutants becoming airborne because of the Cove Point LNG Terminal operations. Work with outside agencies to determine best locations for monitoring and report results to the public on a timely basis

Chapter 10: Community Facilities: Public Safety

Add public notification for possible emergencies at the Cove Point LNG Terminal that will include signage as is posted for Nuclear Power Plant emergencies.

Hire an appropriate independent firm to complete a Quantitative Risk Assessment (QRA) safety study on the Cove Point LNG Terminal. The QRA should reference the most recent National Fire Prevention Association (NFPA) 59A Standard for the Production, Storage and Handling of Liquefied Natural Gas (LNG). The QRA should use accurate population locations of residents/schools/ public facilities near the terminal. All recommendations for public safety referenced in the study should be followed.

Future Land Use: Any and all expansion of LNG gas infrastructure as well as any new gas infrastructure in the county should be absolutely prohibited by language in the Comprehensive

Plan in whatever section it would be appropriate.

JUN 12 2018

RECEIVED

The Calvert County Planning Commission is interested in your thoughts on the draft Calvert County Comprehensive Plan (May 2018). So that we can better understand your concerns, please write legibly and include relevant page numbers as appropriate.

Overall Comments: Slow the entire process.

~~BOCC~~ BOCC should not vote on this plan until after elections

Add section stating no new/expanded gas infrastructure in Calvert. No expansion of anything at DCP. No expansion of pipelines, no T+M (transfer and metering) gas facilities, no compressor stations no ~~is~~ increased storage capacity.

Chapter and Topic: (Circle all that apply)

- | | | |
|--------------------------------|--------------------------------------|---|
| Executive Summary | 4) Environment and Natural Resources | 8) Economic Vitality |
| 1) Purpose, Mission, & Visions | 5) Heritage | 9) Water Resources |
| 2) Key Issues | 6) Housing | 10) Government and Community Facilities |
| 3) Land Use | 7) Transportation | 11) Implementation |

Page number(s): _____

Comments: _____

① Traffic study not just plan before traffic needs are called "adequate" for huge increase in growth.

9. Water resources: provide evidence, through scientific data, of quality of water from public wells.

JUN 12 2018

RECEIVED

Chapter and Topic: (Circle all that apply)

- Executive Summary
- 1) Purpose, Mission, & Visions
- 2) Key Issues
- 3) Land Use
- 4) Environment and Natural Resources
- 5) Heritage
- 6) Housing
- 7) Transportation
- 8) Economic Vitality
- 9) Water Resources
- 10) Government and Community Facilities
- 11) Implementation

Page number(s):

Comments:

④ Environment: Add air monitoring at border, and 1 mile, 2 mile + 3 mile radius to track PM 2.5 and other needed pollutants that cause health issues - work with Johns Hopkins Health or Univ. of MD health (env. health) to identify what is needed to allow people to do what they need to do to try to stay healthy. People deserve to know what is in the air they breath

DCP terminal

Chapter and Topic: (Circle all that apply)

- Executive Summary
- 1) Purpose, Mission, & Visions
- 2) Key Issues
- 3) Land Use
- 4) Environment and Natural Resources
- 5) Heritage
- 6) Housing
- 7) Transportation
- 8) Economic Vitality
- 9) Water Resources
- 10) Government and Community Facilities
- 11) Implementation

Page number(s):

Comments: Keep Dunkirk a minor town center

Add new risk assessment and update emergency evacuation route for DCP. Emergency plan should be updated every 5 years or when any changes are made Quantitative Risk Analysis (QRA) which puts focus on risk to people is needed

Name: Cynthia Red

Address: 3120 Hickory Ridge Rd. Dunkirk, MD 20754

Use additional pages, if necessary.

Comments received by Wednesday, June 13, 2018, (11:59 p.m.) will be provided to the Planning Commission for its regular meeting on June 20, 2018. Comments received after June 13 will be provided to the Planning Commission at its next meeting in July.

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

By email: pz@calvertcountymd.gov, please put Calvert 2040 Comments in the subject line

By fax: 410-414-3092

Written comments become part of the public record for the Comprehensive Plan update.

From: Kent Mountford Gmail <kentmountford@gmail.com>

Sent: Tuesday, May 29, 2018 10:22 AM

To: Sunderland, Carolyn V. <Carolyn.Sunderland@calvertcountymd.gov>; Mountford <covelab@chesapeake.net>; Miriam Gholi <ghollma@yahoo.com>; Peter Vogt <ptr_vogt@yahoo.com>; ree47@comcast.net; marcia.olson1@gmail.com; balinski.dawn@gmail.com; flagboatyard@gmail.com

Subject: CountyMaster Plan Revision

My wife Nancy and I are Calvert County small business people (Cove Corporation Established 1980- 38 years). We are full time residents and taxpayers for 44 years, and I've visited this county for it's rural beauty over 54 years. Our interests are pro-Calvert County from the word go.

We are, however, deeply disturbed about the trends you and this Board of Commissioners have established. This should not continue as the current Master Plan "draft" recommends. We are not rehashing the points brought up by Keep Calvert Country, but they are correct in all substance, and ignoring them is done at real hazard to the interests, present and future, of all Calvert citizens.

It is preposterous to maintain, for example, that traffic has not worsened. We personally have watched the incredible escalation since 1971, when there was one traffic light at Rt. 4 / 231. I personally drove the routes to DC and to Annapolis over 21 years and navigating these paths today is a poor, time-and-fuel wasting experience. So is simply shopping in Prince Frederick, which we now seek to minimize.

Escalating unwise development and sewage production anywhere in this delicate rural ecosystem is foolish and can only be espoused by selfish persons and entities which will make their fortunes and go elsewhere to live, leaving later deleterious outcomes for others to endure. There is mess enough now without creating any more.

Do not go this on your own, or on what current County Government instructs. Solicit, pay attention to and implement corrections brought you after broad public inquiry. We watch closely how you will respond.

Dr. Kent Mountford, Estuarine Ecologist and Environmental Historian
Nancy Kirk Mountford, President, Cove Corporation
10200 Breeden Rd. bldgs 1 and 2, Lusby, MD 20657

From: A Concerned Citizen <no-reply@powr.io>
Sent: Wednesday, May 30, 2018 9:01 PM
To: Planning and Zoning <pz@calvertcountymd.gov>
Subject: Comments From annaisaienko1@gmail.com

To: Planning Commission & County Commissioners:

From:
Email Address
Town
My Comments:

Anna Isaienko
annaisaienko1@gmail.com

Chesapeake Beach

Dear Planning Commission & County Commissioners, I care very deeply about this county and I've had plenty of opportunities to move elsewhere, but I have not, and will not, because I love where I live. I love the beautiful backroads that are surrounded by trees, farms and fields, I love the small mom & pop stores that are so welcoming and caring, and I love hearing crickets and frogs at night. The new planning and zoning will destroy some of the things that I love the most. I am already very disappointed in the developments of this county. I want to keep this county as is. Please stop caring about the money.. and care a little more about the residents that move here from so many other places just for this peace and quiet. I want my voice to be heard! Please consider my message and slow down the growth of this county. Thank you, Anna Isaienko

Locale

US

From: A Concerned Citizen <no-reply@powr.io>
Sent: Wednesday, May 30, 2018 9:07 PM
To: Commissioners <COMMISS@calvertcountymd.gov>
Subject: Comments From josephschwenk7@gmail.com

To: Planning Commission & County Commissioners:

From: Joseph Schwenk
Email Address josephschwenk7@gmail.com
Town Dunkirk

My Comments: Hello All, I was born and raised here. I love our river, the nature and small town centers that are in this county. The traffic has already been getting worse on route 4, and with you developing more homes, stores, offices, etc, this will only worsen. Our roads were not developed to have this much traffic.. I do not want to see this get worse. I don't want this place to be like Waldorf or Annapolis or Bethesda, etc. Our county is known for its small growth/small development and conservancy to our nature. Please keep it this way. The county brings in enough money from other places around here, you do not need to keep building and keep destroying lands. Don't let the building developers to take over our County and have it their way of building buildings on buildings... because that all they care about! But for once, lets care about the county and the vision/mission that it has had since 1970's. Thank you - Joseph Schwenk

Locale

US

-----Original Message-----

From: Thomas Goucher <tgoucher@yahoo.com>

Sent: Wednesday, May 30, 2018 6:48 AM

To: Sunderland, Carolyn V. <Carolyn.Sunderland@calvertcountymd.gov>

Subject: Comprehensive Plan

As a resident of 44 years in this most wonderful county I urge you to take time to listen to residents before approving a comprehensive plan. We don't want to be Waldorf, we want to remain a rural county. With no plan to address traffic increase issues any plan would be useless for residents. I challenge you all to drive from PFVFD to the northern county line between 6AM and 7AM, and then from the northern county line back between 4:30PM and 5:30PM before you rush to a final decision. Please take time to listen to residents on these issues.

Sent from my iPad

From: Miriam Gholi <ghollma@yahoo.com>

Date: May 29, 2018 at 6:41:43 PM EDT

To: "gregory [REDACTED]"

Subject: Fw: Re: RE: PC Choices on Draft 2

Greg - thanks for chatting with me about the Comp Plan. Below is my email exchange with Jenny Plummer-Welker. My comments are in red.

I really hope the PC will take more time and not declare this draft ready for public hearing already! Please give the citizens and agencies time to review before you decide to go to public hearing!

Miriam

----- Forwarded Message -----

From: Miriam Gholi <ghollma@yahoo.com>

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

Sent: Tuesday, May 29, 2018, 12:00:03 PM EDT

Subject: Re: RE: PC Choices on Draft 2

Thanks, Jenny. I understand your answers but I'm concerned about this strategy. It seems like the PC should first request comments from agencies and the public with a specified timeframe; then discuss the comments in detail and decide whether they warrant changes; then make changes as necessary; and then after all that, they should declare that draft as the one that goes to public hearing.

Have they had time to review this draft before tomorrow night? If not, how can they be expected to know whether it's the one they want to take to public hearing?

It doesn't make sense to me that you would schedule the public hearing and then make any changes suggested by agencies or the public. What happens if the changes made after the public hearing are substantive and require a 2nd hearing?

I have to admit I'm baffled.

Miriam

On Tuesday, May 29, 2018, 11:43:15 AM EDT, Plummer-Welker, Jenny L. <Jenny.Plummer-Welker@calvertcountymd.gov> wrote:

Dear Miriam,

Thank you for contacting me with your questions regarding the Planning Commission and the draft Calvert County Comprehensive Plan.

Isn't the "Recommended Plan" the one that is taken to Public Hearing? Since this is the first time the PC will have seen it, will they be prepared to declare that it's their "Recommended Plan" on Wednesday?

Yes, the Recommended Plan is the plan that is taken to public hearing. The Planning Commission will determine at the commission's work session on May 30th whether the commission is prepared to designate the May 2018 Draft as the Recommended Plan.

What about public comments and agency comments? At what point will the PC have the opportunity to make changes to the Plan if they feel it necessary based on public and agency comments?

Once the Planning Commission has designated a plan as the Recommended Plan, the plan will be distributed to agencies and the public for comment. After the public hearing, after the public record closes, the Planning Commission will review comments from agencies and the public. The Planning Commission can make changes to the plan. Once the Planning Commission has made the changes it wants, the Planning Commission would vote to approve the plan and forward the Approved Plan to the Board of County Commissioners for adoption. The Board has the authority to adopt, modify, remand or disapprove the plan or part of the plan.

Is there a reason they're being limited to only those 3 choices?

The Next Steps are staff's recommendations. The Planning Commission is not limited to those three choices, the Planning Commission can chose to do something different.

Sincerely,
Jenny

From: Miriam Gboll <ghollma@yahoo.com>

Sent: Friday, May 25, 2018 1:30 PM

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

Subject: PC Choices on Draft 2

Hi Jenny,

I have a few questions about the memo attached to next Wednesday night's agenda. Under "Next Steps", the PC is given only 3 choices:

The Planning Commission can: A) Designate the May 2018 Draft as the Planning Commission's "Recommended Plan" and proceed with Step #3. B) Make revisions at the meeting, designate the revised draft as the "Recommended Plan" and proceed with Step #3. C) Direct staff to make revisions and bring the revised plan back to the Planning Commission for review.

Isn't the "Recommended Plan" the one that is taken to Public Hearing? Since this is the first time the PC will have seen it, will they be prepared to declare that it's their "Recommended Plan" on Wednesday?

What about public comments and agency comments? At what point will the PC have the opportunity to make changes to the Plan if they feel it necessary based on public and agency comments?

Is there a reason they're being limited to only those 3 choices?

Thanks in advance,

Miriam

From: Sunderland, Carolyn V.

Sent: Wednesday, May 30, 2018 3:09 PM

To: Carolyn McHugh [REDACTED]; Greg Kernan [REDACTED]; John Toohey [REDACTED]; Maria Buehler [REDACTED]; Richard Holler [REDACTED]; Rob Reed [REDACTED]; Jones, Steven R. [REDACTED]

Cc: Plummer-Welker, Jenny L. <Jenny.Plummer-Welker@calvertcountymd.gov>; Waddell, Britany J. <Britany.Waddell@calvertcountymd.gov>; Willis, Julian M. <Julian.Willis@calvertcountymd.gov>; Parkinson, Josephine R. <Becky.Parkinson@calvertcountymd.gov>

Subject: Request to send link

Dear Planning Commission Members:

Miriam Gholl requested that the link below be sent for your consideration.

<https://www.keepcalvertcountry.com/single-post/2018/05/29/Comprehensive-Plan-Draft-2-The-GoodThe-Bad-The-Ugly>

Respectfully,

Carolyn V. Sunderland, AICP
Planning Commission Administrator
Dept. of Planning & Zoning
County Services Plaza
150 Main Street
Prince Frederick, MD 20678
410 535-1600 x2380

We would appreciate your feedback: <https://md-calvertcounty.civicplus.com/FormCenter/Customer-Satisfaction-Surveys-40/Community-Planning-and-Building-Customer-73>



From: Miriam Gholi <ghollma@yahoo.com>
Sent: Friday, June 08, 2018 5:12 PM
To: Sunderland, Carolyn V. <Carolyn.Sunderland@calvertcountymd.gov>
Cc: Willis, Julian M. <Julian.Willis@calvertcountymd.gov>; Plummer-Welker, Jenny L. <Jenny.Plummer-Welker@calvertcountymd.gov>
Subject: Fw: Comprehensive Plan Process: Who Benefits?

Please share this blog (link below) and my comments with the PC members. Notifying people on Friday of a Monday night meeting is unacceptable, especially at this time of year. And using the open house format is very ineffective - just a "divide and conquer" tactic.

Citizens need a presentation on this Plan, followed by a Q&A session. That's what I was expecting at the May 30th PC meeting, but all we heard was a reading of staff's memo summarizing the changes. At what point are the PC members going to be given presentations on each section and time to discuss and debate the policies proposed? Observing such a presentation and hearing such discussion would aid in understanding the reasons behind the policies, because they certainly aren't laid out clearly in the Plan.

And at what point are the PC members going to discuss and debate the 100's of comments they've received?

Miriam

----- Forwarded Message -----

From: Keep Calvert Country <keepcalvertcountry@pb05.wixshoutout.com>
To: Miriam Gholi <ghollma@yahoo.com>
Sent: Friday, June 8, 2018, 12:54:47 PM EDT
Subject: Comprehensive Plan Process: Who Benefits?

Comprehensive Plan Process: Who Benefits?

Posted: 08/06/2018

At a special meeting on May 30th the Calvert County Planning Commission received the second draft of the Calvert County Comprehensive Plan. The 196-page draft had been publis...

Continue Reading (<https://shoutout.wix.com/so/aMFWKHgW/click?w=LS0tDQo0YmYyYjQ4Yy1lZTdmLTQ5MmYtYmVmYy1mNDE1NGJhNWlzMWUNCmh0dHBzOi8vZ29vLmdsL2RpYkR6aw0KLS0t>)

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w=LS0tDQo2NGNIZDFINC05NDgwLTQ3YTUtMDQ4

From: Bill Peil <BPEIL@COMCAST.NET>
Sent: Wednesday, May 30, 2018 12:47 AM
To: Sunderland, Carolyn V. <Carolyn.Sunderland@calvertcountymd.gov>; BPEIL <BPEIL@COMCAST.NET>
Subject: Please allow citizen comments before recommending a draft plan.

To the *Planning Commission*

*From William Peil
3120 Hickory Ridge Road
Dunkirk, Md 20754*

Cell Phone 301-509-5710

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.

The following areas would require expansion:

- 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 are either long past replacement OR not available to meet current demand. Increased population will only increase this need.
- 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 residents 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 is substantial and has 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 more 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: Bill Peil <BPEIL@COMCAST.NET>

Sent: Friday, June 01, 2018 7:09 AM

To: Sunderland, Carolyn V. <Carolyn.Sunderland@calvertcountymd.gov>

Subject: Please send this "2016 Annual Drinking Water Quality Report" to the Long Range Planning Commission - the levels of arsenic are increasing throughout the county and this report says so.

Of the 18 public wells in Calvert county 10 are stated:

**"it was determined that arsenic, a naturally occurring contaminant,
does pose a risk to the water supply."**

An increase in Calvert counties residential or commercial development will only
amplify this exist problem.

Calvert County

2016 Annual Drinking Water Quality Report

The Calvert County Water and Sewerage Division is pleased to present the 2016 Drinking Water Quality Report for the County operated water systems. The Safe Drinking Water Act (SDWA) requires that water utilities issue an annual Customer Confidence Report (CCR) to customers in addition to other notices that may be required by law. This report details where the water comes from, what it contains, and the risks our water testing and treatment are designed to prevent. The Calvert County Water and Sewerage Division is committed to providing its customers with drinking water that meets or exceeds all state and federal drinking water standards. Informed consumers are our best allies in maintaining safe drinking water, so we encourage you to take the time and read this report to learn more about the quality of your drinking water.



East Prince Frederick Elevated Storage Tank

Water Source

The County operates multiple public water systems as illustrated on the map inside this report. The Calvert County water systems are supplied by wells in the Aquia, Piney Point, Nanjemoy, Magothy and Low Patapsco Aquifers. The water is chlorinated to ensure bacteriological purity and in some systems, phosphate is used to sequester nuisance metals such as iron. After treatment, the finished water enters the distribution system. It is delivered to approximately 5,300 customers throughout Calvert County. The water distribution systems are comprised of over 100 miles of water mains, 750 fire hydrants, 14 elevated storage tanks, 7 hydropneumatic tanks and various components that make it possible for the finished water to be delivered to County's residential and commercial customers.

National Primary Drinking Water Regulation Compliance

This report was prepared using CCR Builder and technical assistance provided by the American Water Works Association. We are happy to answer any questions about the Calvert County Water and Sewerage Division and the water quality in the Calvert County public water systems. Call the Water & Sewer Division office (410) 535-1600 ext. 2329, Monday through Friday, 8 a.m. – 4 p.m.

Definitions of Terms Used in the Water Quality Data Table

The table shows the results of our water quality analysis. Every regulated contaminant detected in the water, even in most minute traces, is listed here. The table contains the name of each substance, the highest level allowed by regulation (Maximum Contaminant Level, or MCL), the ideal goals for public health, the amount detected, the usual sources of such contamination, footnotes explaining our findings, and a key to units of measurement. Definitions of MCL and Maximum Contaminant Level Goal (MCLG) are important.

Key to Table

AL = Action Level

MCL = Maximum Contaminant Level

MCLG = Maximum Contaminant Level Goal

N/A: Not applicable

ND: Not detectable at testing limit

pCi/L= picocuries per liter (a measure of radioactivity)

ppm = parts per million, or milligrams per liter (mg/L)

ppb = parts per billion, or micrograms per liter (ug/L)

MRDLG = Maximum Residual Disinfectant Level Goal

MRDL = Maximum Residual Disinfectant Level

Maximum Contaminant Level Goal or MCLG: The level of contaminant in drinking water below which there is no known or expected risk to health. MCLG's allow for a margin of safety.

Maximum Contaminant Level or MCL: The highest level of a contaminant that is allowed in drinking water. MCL's are set as close to the MCLG's as feasible using the best available treatment technology.

Maximum Residual Disinfectant Level Goal or MRDLG: The level of a drinking water disinfectant below which there is no known or expected risk to health. MRDLG's do not reflect the benefits of the use of disinfectants to control microbial contaminants.

Maximum Residual Disinfectant Level or MRDL: The highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants.

Action Level Goal or ALG: The level of a contaminant allowed in drinking water below which there is no known or expected risk to health. ALGs allow for a margin of safety.

Action Level or AL: The concentration of a contaminant which, if exceeded, triggers treatment or other requirements which a water system must follow.

Important Information from the EPA

Lead

If present, elevated levels of lead can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with service lines and home plumbing. Calvert County Water and Sewerage is responsible for providing high-quality drinking water, but cannot control the variety of materials used in home plumbing components. When your water has been sitting for several hours, you can minimize the potential for lead exposure by flushing your tap for 30 seconds to two minutes before using the water for drinking or cooking. If you are concerned about lead in your drinking water, you may wish to have your water tested. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available from the EPA Safe Drinking Water Hotline at 1-800-426-4791 or at <http://www.epa.gov/safewater/lead>.

Disinfectant by-products

Trihalomethanes: Some people who drink water containing trihalomethanes in excess of the MCL over many years may experience problems with their liver, kidneys, or central nervous systems, and may have an increased risk of getting cancer.

Haloacetic Acids: Some people who drink water containing haloacetic acids in excess of the MCL, over many years may have an increased risk of getting cancer.

Arsenic

While your drinking water meets U.S. Environmental Protection Agency's (EPA's) standards for arsenic, it does contain low levels of arsenic. EPA's standard balances the current understanding of arsenic's possible health effects against the costs of removing arsenic from drinking water. EPA continues to research the health effects of low levels of arsenic, which is a mineral known to cause cancer in humans at high concentrations and is linked to other health effects such as skin damage and circulatory problems.

Radium

Radium is a naturally occurring substance which, if exposed to acidic conditions (low pH), can leach into groundwater. The EPA has set maximum contaminant levels for radium that are based on lifetime exposure. Some people, who drink water containing combined radium in excess of the MCL over many years, may have an increased risk of getting cancer. However, the risk is very small. The susceptibility of the water supply to Radon, a naturally occurring element, will depend upon the final MCL that is adopted for this contaminant.

Required Additional Health Information

To ensure that tap water is safe to drink, EPA prescribes limits on the amount of certain contaminants in water provided by public water systems. FDA regulations establish limits for contaminants in bottled water.

Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that the water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the EPA's Safe Drinking Water Hotline by calling 1-800-426-4791.

The sources of drinking water (both tap water and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs, and wells. As water travels over the surface of the land or through the ground, it dissolves naturally occurring minerals and radioactive material, and can pick up substances resulting from the presence of animals or from human activity. Contaminants that may be present in source water include:

- (A) Microbial contaminants, such as viruses and bacteria, which may come from sewage treatment plants, septic systems, agricultural livestock operations, and wildlife.
- (B) Inorganic contaminants, such as salts and metals, which can be naturally occurring or result from urban storm runoff, industrial or domestic wastewater discharges, oil and gas production, mining, or farming.
- (C) Pesticides and herbicides, which may come from a variety of sources such as agriculture, stormwater runoff, and residential uses.
- (D) Organic chemical contaminants, including synthetic and volatile organics, which are byproducts of industrial processes and petroleum production, and can also, come from gas stations, urban stormwater runoff and septic systems.
- (E) Radioactive contaminants, which can be naturally occurring or be the result of oil and gas production and mining activities. In order to ensure that tap water is safe to drink, EPA prescribes regulations, which limit the amount of certain contaminants in water provided by public water systems. FDA regulations establish limits for contaminants in bottled water, which must provide the same protection for public health.

Some people may be more vulnerable to contaminants in drinking water than is the general population. Immunocompromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune system disorders, some elderly persons, and infants can be

particularly at risk from infections. These people should seek advice about drinking water from their health care providers.

Source Water Assessment

The Maryland Department of the Environment's Water Supply Program (WSP) has conducted Source Water Assessments for water systems in Calvert County. The required components of this report as described in Maryland's Source Water Assessment Program (SWAP) are: 1) delineation of an area that contributes water to the source; 2) identification of potential sources of contamination; and 3) determination of the susceptibility of the water supply to contamination.

Cavalier Country

The susceptibility analysis is based on a review of the existing water quality data for each water system, the presence of potential sources of contamination in the individual assessment areas, well integrity, and aquifer characteristics. It was determined that the Cavalier Country water supply is not susceptible to contaminants originating at the land surface due to the protected nature of confined aquifers.

Chesapeake Heights

The susceptibility analysis is based on a review of the existing water quality data for each water system, the presence of potential sources of contamination in the individual assessment areas, well integrity, and aquifer characteristics. It was determined that the Chesapeake Heights water supply is not susceptible to contaminants originating at the land surface due to the protected nature of confined aquifers. However, it was determined that arsenic, a naturally occurring contaminant, does pose a risk to the water supply.

Cross Point

The susceptibility analysis is based on a review of the existing water quality data for each water system, the presence of potential sources of contamination in the individual assessment areas, well integrity, and aquifer characteristics. It was determined that the Cross Point Subdivision water supply is not susceptible to contaminants originating at the land surface due to the protected nature of confined aquifers.

Dares Beach

The susceptibility analysis is based on a review of the existing water quality data for each water system, the presence of potential sources of contamination in the individual assessment areas, well integrity, and aquifer characteristics. It was determined that the Dares Beach water supply is not susceptible to contaminants originating at the land surface due to the protected nature of confined aquifers. However, it was determined that arsenic, a naturally occurring contaminant, does pose a risk to the water supply.

Hunting Hills

The susceptibility analysis is based on a review of the existing water quality data for each water system, the presence of potential sources of contamination in the individual assessment areas, well integrity, and aquifer characteristics. It was determined that the Hunting Hills water supply is not susceptible to contaminants originating at the land surface due to the protected nature of confined aquifers. However, it was determined that arsenic, a naturally occurring contaminant, does pose a risk to the water supply.

Kenwood Beach

The susceptibility analysis is based on a review of the existing water quality data for each water system, the presence of potential sources of contamination in the individual assessment areas, well integrity, and aquifer characteristics. It was determined that the Kenwood Beach water supply is not susceptible to contaminants originating at the land surface due to the protected nature of confined aquifers.

Lakewood

The susceptibility analysis is based on a review of the existing water quality data for each water system, the presence of potential sources of contamination in the individual assessment areas, well integrity, and aquifer characteristics. It was determined that the Lakewood water supply is not susceptible to contaminants originating at the land surface due to the protected nature of confined aquifers.

Marley Run

The susceptibility analysis is based on a review of the existing water quality data for each water system, the presence of potential sources of contamination in the individual assessment areas, well integrity, and aquifer characteristics. It was determined that the Marley Run water supply is not susceptible to contaminants originating at the land surface due to the protected nature of confined aquifers. However, it was determined that arsenic, a naturally occurring contaminant, does pose a risk to the water supply.

Paris Oaks

The susceptibility analysis is based on a review of the existing water quality data for each water system, the presence of potential sources of contamination in the individual assessment areas, well integrity, and aquifer characteristics. It was determined that the Paris Oaks water supply is not susceptible to contaminants originating at the land surface due to the protected nature of confined aquifers.

Prince Frederick

The susceptibility analysis is based on a review of the existing water quality data for each water system, the presence of potential sources of contamination in the individual assessment areas, well integrity, and aquifer characteristics. It was determined that the Prince Frederick water supply is not susceptible to contaminants originating at the land surface due to the protected nature of confined aquifers. However, it was determined that arsenic, a naturally occurring contaminant, does pose a risk to the water supply.

Shores of Calvert

The susceptibility analysis is based on a review of the existing water quality data for each water system, the presence of potential sources of contamination in the individual assessment areas, well integrity, and aquifer characteristics. It was determined that the Shores of Calvert water supply is not susceptible to contaminants originating at the land surface due to the protected nature of confined aquifers.

Solomons

The susceptibility analysis is based on a review of the existing water quality data for each water system, the presence of potential sources of contamination in the individual assessment areas, well integrity, and aquifer characteristics. It was determined that the Solomons water supply is not susceptible to contaminants originating at the land surface due to the protected nature of confined aquifers. However, it was determined that arsenic, a naturally occurring contaminant, does pose a risk to the water supply.

St. Leonard

The susceptibility analysis is based on a review of the existing water quality data for each water system, the presence of potential sources of contamination in the individual assessment areas, well integrity, and aquifer characteristics. It was determined that the St. Leonard water supply is not susceptible to contaminants originating at the land surface due to the protected nature of confined aquifers. However, it was determined that arsenic, a naturally occurring contaminant, does pose a risk to the water supply.

Summit/Highlands

The susceptibility analysis is based on a review of the existing water quality data for each water system, the presence of potential sources of contamination in the individual assessment areas, well integrity, and aquifer characteristics. It was determined that the Summit/Highlands water supply is not susceptible to contaminants originating at the land surface due to the protected nature of confined aquifers.

Tapestry North

No source water assessment information available at this time.

Tara

The susceptibility analysis is based on a review of the existing water quality data for each water system, the presence of potential sources of contamination in the individual assessment areas, well integrity, and aquifer characteristics. It was determined that the Tara Subdivision water supply is not susceptible to contaminants originating at the land surface due to the protected nature of confined aquifers. However, it was determined that arsenic, a naturally occurring contaminant, does pose a risk to the water supply.

Walnut Creek

The susceptibility analysis is based on a review of the existing water quality data for each water system, the presence of potential sources of contamination in the individual assessment areas, well integrity, and aquifer characteristics. It was determined that the Walnut Creek water supply is not susceptible to contaminants originating at the land

surface due to the protected nature of confined aquifers. However, it was determined that arsenic, a naturally occurring contaminant, does pose a risk to the water supply.

White Sands

The susceptibility analysis is based on a review of the existing water quality data for each water system, the presence of potential sources of contamination in the individual assessment areas, well integrity, and aquifer characteristics. It was determined that the White Sands water supply is not susceptible to contaminants originating at the land surface due to the protected nature of confined aquifers. However, it was determined that arsenic, a naturally occurring contaminant, does pose a risk to the water supply.

Notes for the Water Quality Data Table

*Compliance with the MCL for arsenic is based on a running average of four quarterly samples for the following water systems: Dares Beach, Marley Run, Prince Frederick, Hunting Hills, and Tara. The arsenic values that are located in the "highest level" column for these systems are actually the highest running annual average (RAA) arsenic values.

The lead and copper results are reported from tests taken within customers' dwellings. There is no lead or copper in the raw water. Compliance with the MCL for lead and copper is based on the 90th percentile value of all analysis results.

Although we ran tests for many constituents, only the listed substances were found. They are all below the required MCL.

Testing for most parameters is not required on an annual basis.

Drinking Water Quality Data 2016

PARAMETERS	UNITS	MAXIMUM CONTAMINANT LEVELS		CAVALIER COUNTRY		CHESAPEAKE HEIGHTS		DUNN HILLS		LAFAYETTE BEACH		HUNTING HILLS		KEMPWOOD BEACH		LIKELY SOURCE OF CONTAMINATION
		MCL	MCLG	highest level detected	range of levels detected	highest level detected	range of levels detected	highest level detected	range of levels detected	highest level detected	range of levels detected	highest level detected	range of levels detected	highest level detected	range of levels detected	
Radioactive Contaminants																
Gross alpha	pCi/L	15	0	6	6-6	ND	ND	Erosion of natural deposits.								
Beta/photon emitters	pCi/L	50	0	8.4	8.4-8.4	9.6	9.6-9.6	9.9	9.9-9.9	10.1	10.1-10.1	11.2	11.2-11.2	10.1	10.1-10.1	Decay of natural and man-made deposits
Combined radium 226/228	pCi/L	5	0	1.7	1.7-1.7	ND	ND	Erosion of natural deposits.								
Inorganic Contaminants																
Arsenic	ppb	10	0	ND	ND	4	4-4	2.4	2.4-2.4	8.5	7.9-8.5	5.9	5.9-5.9	4	4-4	Erosion of natural deposits, runoff from orchards, runoff from glass and electronics production wastes.
Barium	ppm	2	2	ND	ND	0.047	0.047-0.047	0.038	0.038	ND	ND	ND	ND	ND	ND	Discharge of drilling wastes; discharge from metal refineries; erosion of natural deposits.
Fluoride	ppm	4	4	0.23	0.23-0.23	0.22	0.22-0.22	1.2	0.1-0.2	0.23	0.23-0.23	0.22	0.22-0.22	0.28	0.26-0.28	Erosion of natural deposits, water additive which promotes strong teeth; discharge from fertilizer and aluminum factories.
Lead	ppb	AL=15	0	ND	ND	2	2	ND	ND	ND	ND	5	5	1	1	Corrosion of household plumbing systems, erosion of natural deposits.
Copper	ppm	AL=1.3	1.3	0.22	0.22	0.063	0.063	0.49	0.49	0.055	0.055	0.23	0.23	0.084	0.084	Erosion of natural products; Leaching from wood preservatives, corrosion of household plumbing systems.
Disinfection-By-Products																
Chlorine	ppm	4	4	1.5	1.1-1.5	1.2	0.9-1.2	1	0.7-1	0.9	0.8-0.9	1.3	0.9-1.3	1.4	1.2-1.4	Water additive used to control microbes
Total Trihalomethanes	ppb	80	no goal	5.8	5.8-5.8	18.4	18.4-18.4	4.3	0.4-0.9	4.8	3.96-4.8	2.09	2.09-2.09	4.7	4.7-4.7	By-product of drinking water disinfection.
Total Haloacetic Acids	ppb	60	no goal	4	4-4	4.9	4.9-4.9	1	1-1	1.7	1.7-1.7	ND	ND	1.1	1.1-1.1	By-product of drinking water disinfection.
Volatile Organic Compounds																
Ethylbenzene	ppb	700	700	ND	ND	ND	ND	ND	ND	0.5	0.5-0.5	ND	ND	ND	ND	Discharge from petroleum refineries.
Total Xylenes	ppm	10	10	ND	ND	ND	ND	ND	ND	0.0019	0.0019	ND	ND	ND	ND	Discharge from petroleum and chemical factories.

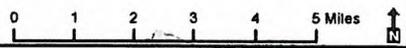
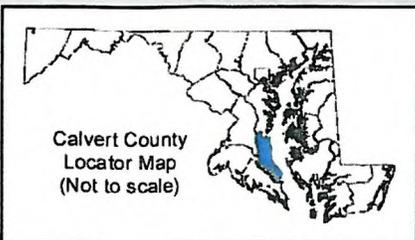
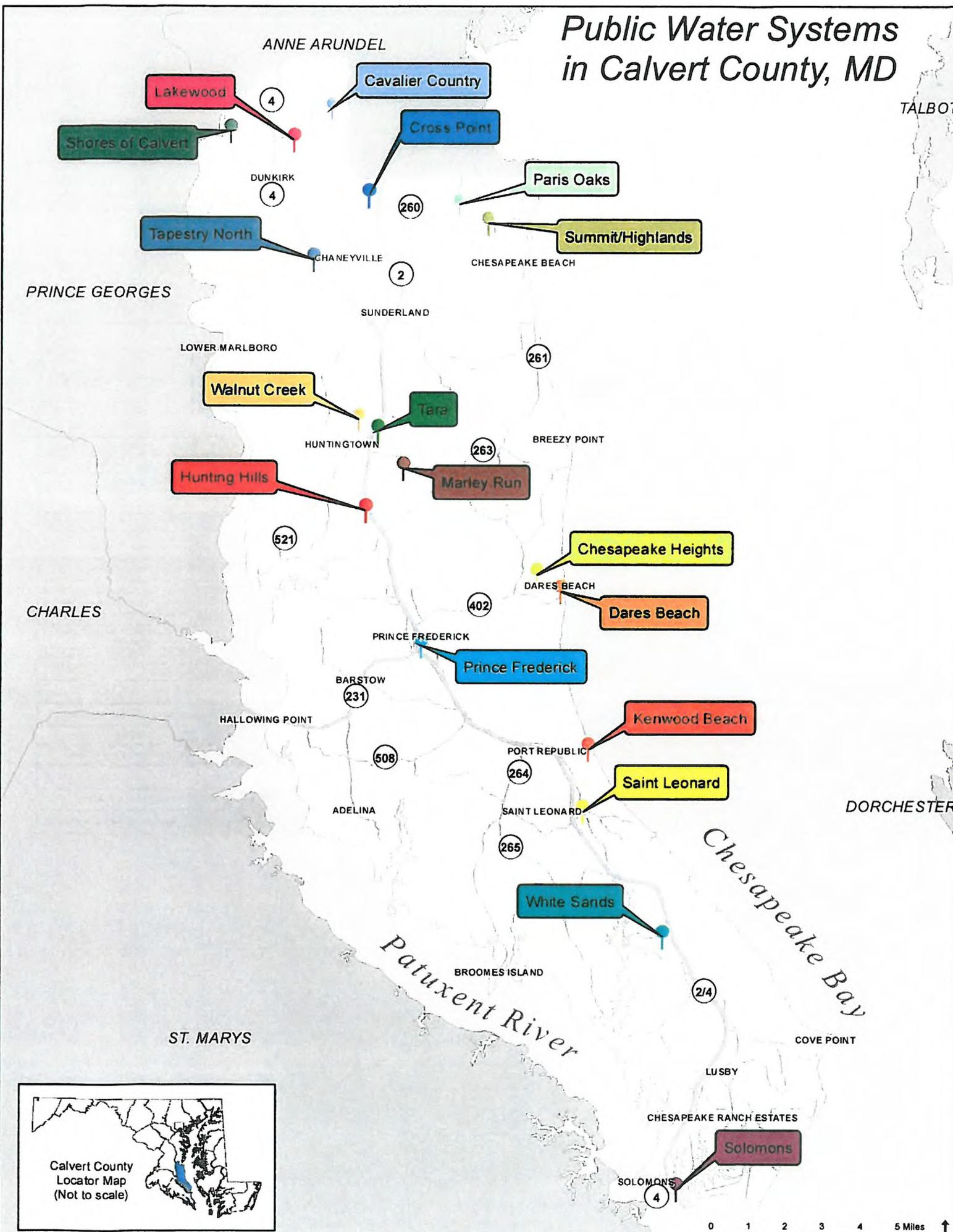
Drinking Water Quality Data 2016

PARAMETERS	UNITS	MAXIMUM CONTAMINANT LEVELS		AKSE WOODS		BARRETT RUN		PARIS OAKS		PRINCE FREDERICK		THOMAS BRIDGEVIEW		TODDMEAD		LIKELY SOURCE OF CONTAMINATION
		MCL	MCLG	highest level detected	range of levels detected	highest level detected	range of levels detected	highest level detected	range of levels detected	highest level detected	range of levels detected	highest level detected	range of levels detected	highest level detected	range of levels detected	
Radioactive Contaminants																
Gross alpha	pCi/L	15	0	ND	ND	Erosion of natural deposits.										
Beta/Photon emitters	pCi/L	50	0	3.5	7.5-7.5	11.2	11.2-11.2	6.7	6.7-6.7	13.6	13-19.6	4.6	4.6-8.8	5.7	5.7-5.7	Decay of natural and man-made deposits.
Combined radium 226/228	pCi/L	5	0	ND	ND	ND	ND	ND	ND	ND	ND	2.8	4.8-7.7	ND	ND	Erosion of natural deposits
Inorganic Contaminants																
Arsenic	ppb	10	0	ND	ND	9.9	7.8-9.9	ND	ND	8.3	5-8.3	ND	ND	4	4-4	Erosion of natural deposits; runoff from orchards; runoff from glass and electronics production wastes.
Barium	ppm	2	2	ND	ND	ND	ND	0.064	0.064-0.064	0.022	0.22-0.22	0.051	0.053-0.053	ND	ND	Discharge of drilling wastes; discharge from metal refineries; erosion of natural deposits
Fluoride	ppm	4	4	ND	ND	0.17	0.17-0.17	0.21	0.21-0.21	0.23	0.23-0.23	0.25	0.25-0.25	0.33	0.32-0.33	Erosion of natural deposits; water additive which promotes strong teeth; discharge from fertilizer and aluminum factories
Lead	ppb	AL=15	0	2	2	ND	ND	Corrosion of household plumbing systems; erosion of natural deposits								
Copper	ppm	AL=1.3	1.3	0.18	0.18	0.34	0.34	0.20	0.20	0.18	0.18	0.11	0.11	0.041	0.041	Erosion of natural products; Leaching from wood preservatives; corrosion of household plumbing systems.
Disinfection-By-Products																
Chlorine	ppm	4	4	1.1	0.8-1.1	0.5	0.1-0.5	1.1	0.7-1.1	0.6	0.6-0.6	1.1	0.5-1.1	1	0.8-1	Water additive used to control microbes
Total Trihalomethanes	ppb	80	no goal	1.09	1.09-1.09	1.8	1.3-1.8	1.82	1.82-1.82	13.5	0.78-13.5	0.5	0.4-0.5	9.5	3.90-9.5	By-product of drinking water disinfection.
Total Haloacetic Acids	ppb	60	no goal	ND	ND	1.1	1.1-1.1	3	3-3	3.2	3.2-3.2	1	7-7	1.5	1.5-1.5	By-product of drinking water disinfection.
Volatile Organic Compounds																
Ethylbenzene	ppb	700	700	ND	ND	Discharge from petroleum refineries.										
Total Xylenes	ppm	10	10	ND	ND	Discharge from petroleum and chemical factories.										

Drinking Water Quality Data 2016

PARAMETERS	UNITS	MAXIMUM CONTAMINANT LEVELS		ST. LEONARD		SUMMIT/ HIGHLANDS		FAIRVIEW NORTH		FAIRVIEW		WALNUT CREEK		WHITE SANDS		LIKELY SOURCE OF CONTAMINATION	
		MCL	MCLG	highest level detected	range of levels detected	highest level detected	range of levels detected	highest level detected	range of levels detected	highest level detected	range of levels detected	highest level detected	range of levels detected	highest level detected	range of levels detected		
Radioactive Contaminants																	
Gross alpha	pCi/L	15	0	ND	ND	ND	Erosion of natural deposits										
Beta/Photon emitters	pCi/L	50	0	15.9	15.9-15.9	5.1	5.1-5.1	9.4	8.4-9.4	10.5	10.5-10.5	7.5	7.5-7.5	14.9	14.9-14.9	14.9	Decay of natural and man-made deposits
Combined radium 226/228	pCi/L	5	0	ND	ND	ND	Erosion of natural deposits.										
Inorganic Contaminants																	
Arsenic	ppb	10	0	5	5-5	2	2-2	4.5	4.5-4.5	6.5	5.1-6.5	6.4	6.4-6.4	4	4-4	4	Erosion of natural deposits, runoff from orchards; runoff from glass and electronics production wastes.
Barium	ppm	2	2	0.051	0.051-0.051	0.096	0.096-0.096	0.1	0.1	ND	ND	ND	ND	ND	ND	ND	Discharge of drilling wastes; discharge from metal refineries; erosion of natural deposits.
Fluoride	ppm	4	4	0.26	0.26-0.26	0.22	0.22-0.22	0.25	0.22	ND	ND	ND	ND	0.24	0.24-0.24	0.24	Erosion of natural deposits; water additive which promotes strong teeth; discharge from fertilizer and aluminum factories.
Lead	ppb	AL=15	0	ND	ND	ND	ND	2	2	ND	ND	ND	ND	2	2	2	Corrosion of household plumbing systems; erosion of natural deposits.
Copper	ppm	AL=1.3	1.3	0.061	0.061	0.39	0.39	0.064	0.064	0.39	0.39	0.16	0.16	0.084	0.084	0.084	Erosion of natural products; Leaching from wood preservatives; corrosion of household plumbing systems.
Disinfection-By-Products																	
Chlorine	ppm	4	4	1.1	0.9-1.1	2.7	1.5-2.7	1	0.7-1	0.6	0.5-0.6	1	0.7-1	1	0.7-1	1	Water additive used to control microbes.
Total Trihalomethanes	ppb	80	no goal	7.2	7.2-7.2	9	9.4-9.4	0.8	0.8-0.8	2.1	2.1-2.1	0.9	0.9-0.9	6.6	6.6-6.6	6.6	By-product of drinking water disinfection.
Total Haloacetic Acids	ppb	60	no goal	1.7	1.7-1.7	12.9	12.9-12.9	ND	ND	2	2-2	2	2-2	1.5	1.5-1.5	1.5	By-product of drinking water disinfection.
Volatile Organic Compounds																	
Ethylbenzene	ppb	700	700	ND	ND	ND	Discharge from petroleum refineries										
Total Xylenes	ppm	10	10	ND	ND	ND	Discharge from petroleum and chemical factories.										

Public Water Systems in Calvert County, MD



JUN 12 2018

RECEIVED

The Calvert County Planning Commission is interested in your thoughts on the draft Calvert County Comprehensive Plan (May 2018). So that we can better understand your concerns, please write legibly and include relevant page numbers as appropriate.

Overall Comments: It still appears that the ARSENIC
issue is being ignored in the 2040 Long
RANGE PLAN. The problem is stated but NEVER
ADDRESSED (NO SOLUTION) AND THE CAUSE IS
INCREASED WATER USAGE CAUSED BY THE
rapidly increasing population drawing Aquifer
levels Down - see pages 9-6, 9-14, 11-21

Chapter and Topic: (Circle all that apply)

- | | | |
|--------------------------------|--|--|
| Executive Summary | <input checked="" type="checkbox"/> 4) Environment and Natural Resources | <input checked="" type="checkbox"/> 8) Economic Vitality |
| 1) Purpose, Mission, & Visions | <input type="checkbox"/> 5) Heritage | <input checked="" type="checkbox"/> 9) Water Resources |
| 2) Key Issues | <input type="checkbox"/> 6) Housing | <input type="checkbox"/> 10) Government and Community Facilities |
| 3) Land Use | <input type="checkbox"/> 7) Transportation | <input type="checkbox"/> 11) Implementation |

Page number(s): Page # 9-6, 9-14 and 11-21

Comments: PUT SOMETHING in the 2040
LONG RANGE PLAN

Like CONTROLLING Population
Growth

Chapter and Topic: (Circle all that apply)

- | | | |
|--------------------------------|--------------------------------------|---|
| Executive Summary | 4) Environment and Natural Resources | 8) Economic Vitality |
| 1) Purpose, Mission, & Visions | 5) Heritage | 9) Water Resources |
| 2) Key Issues | 6) Housing | 10) Government and Community Facilities |
| 3) Land Use | 7) Transportation | 11) Implementation |

Page number(s): _____

Comments: _____

Chapter and Topic: (Circle all that apply)

- | | | |
|--------------------------------|--------------------------------------|---|
| Executive Summary | 4) Environment and Natural Resources | 8) Economic Vitality |
| 1) Purpose, Mission, & Visions | 5) Heritage | 9) Water Resources |
| 2) Key Issues | 6) Housing | 10) Government and Community Facilities |
| 3) Land Use | 7) Transportation | 11) Implementation |

Page number(s): _____

Comments: _____

Name: William Peil

Address: 3120 Hickory Ridge Rd. Dunkirk, Md

Use additional pages, if necessary.

Comments received by Wednesday, June 13, 2018, (11:59 p.m.) will be provided to the Planning Commission for its regular meeting on June 20, 2018. Comments received after June 13 will be provided to the Planning Commission at its next meeting in July.

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

By email: pz@calvertcountymd.gov, please put Calvert 2040 Comments in the subject line

By fax: 410-414-3092

Written comments become part of the public record for the Comprehensive Plan update.

From: Carolyn Anderson <calvertpoplarsfarm.crln@gmail.com>
Sent: Tuesday, May 29, 2018 2:58 PM
To: Sunderland, Carolyn V. <Carolyn.Sunderland@calvertcountymd.gov>
Subject: "Wasting" May 29, 2018 Version

Carolyn,

Time, Energy, Money, and Private Forests all follow one Big Principle: Use them wisely or they leave.

As citizens have been enticed meeting after meeting in charette and many more talking about Calvert 2040 plans, substance remains basically stale with the same NEGATIVE Future Calvert 2040 Vision based on WASTING LESS. Isn't there anyone in the process who will set a POSITIVE VISION for the FUTURE? Why aren't citizens listened to after we attend meetings for years? Many of us who attended those meetings want better possibilities for our Fifty-something children now, because statistically, we will not be here to fight this battle in 2040.

This county needs a Positive Vision of Good Management of Resources, using best management practices, recycling, reusing, reducing, and restoring, which we discussed at a meetings, rather than being less-bad wasters of resources. However at that 2017 meeting, the Comprehensive Plan was not available for viewing. So here we are again with NO EVIDENCE of any understanding of what it takes to manage and preserve private forests, even with 100+ Land Preservation of Private Forests which is still named Agriculture which is a land use profession that may receive regular income often yearly. Forest lovers maintain for decades hoping their heirs will be able to hang on fighting invasives, insects, disease, weather events out of their other income rather than sell to development. At the apex is the unfortunate Vision that a fallowed field is bad and harvesting is bad if it is forest land so we will try to "waste less", not realizing that these strategies are often part of E, after being referred currently to Christine Finamore.nvironmental Best Management Practices.Which the county Vision calls wasting????

Carolyn, I'm actually appalled, understanding your interest in improving this overriding Vision and placing it in the positive light our citizens deserve, to see it in the to-be-approved version. I'm still receiving delays by my current series of emails to address concerns. After the adoption, it's useless until 2040. Very sad, because I care and so do many others who may not be here to try again in 2040. Regulations don't keep private forests in the county, but regulations do convert forests to development.

Once again, Time, Energy, Money, and Private Forests all follow one Big Principle: Unless we use them wisely they leave us. Calvert County will learn to treat private forests, as well as agricultural lands and wetlands respectfully, or today's private forests will continue to leave. Can you help bring positive change?

Ever hopeful, though disappointed again,
Carolyn Anderson

From: Carolyn Anderson <calvertpoplarsfarm.crln@gmail.com>
Sent: Saturday, June 02, 2018 4:29 PM
To: Sunderland, Carolyn V. <Carolyn.Sunderland@calvertcountymd.gov>
Subject: Keeping Preserved Land forested

Documents that profess to keep forests don't really say so, they just say preserved. Read carefully any document I've received about Forest TDRs which essentially requires waiting until a builder requires Forest TDRs in order to record them.

Of many forest acres in Calvert, most could have timber removed under current policy, since few forests are preserved. Deceptive wording of documents needs attention, yes, the vision of wasting, too, but what will it take?

Thank you,
Carolyn

Thank you Carolyn Sunderland!

Finally, I've found the person who understands that **Words Matter**, whether a vision of waste, even for less of it, or describing the ups and downs of Calvert's topography and still declaring it to be prime, which is a category of relatively level land formation, and contiguous also used incorrectly. Veronica Cristo removed those last two words from a previous document, but here they appear again. Many related concerns have been answered with 'it doesn't mean that', 'you should have known', or 'you could use a different way'. How are citizens to know how to interpret a poorly stated idea when we are told different interpretations to 'get around' troublesome wording? Just wait until we get to ordinances concerning eco- versus agri- regulations for different parts of farm tour activities. What are we talking about when there is no concise definition of wasting, contiguous, or prime, when it varies from common fact or practice?

Another definition issue arises with the land use words when farm, forest, and agriculture are used interchangeably. In the Calvert definition, is a farm agriculture as field crops, a row vegetable crop, animal production, or can it also contain forested or wetland acreage, all preserved and called Land Preservation by State of Maryland, but the same preserved property name limits its scope to 'Agriculture' Land Preservation under the May 2018 codified LPPR document. Yet forested land is included in this document, even though forest is not included in the Department of Agriculture guidelines or frame of interest. When we know or care what our documents say, **Words Matter**. It's time for an accurate title update of an exceptional document for PRIVATE LAND PRESERVATION.

So then what does the Calvert regulation call the preserved silviculture, commonly known as forest that covers 45% or 62,500 acres and is the largest and best use (Page 4-10) of the soil of our county? Is it a different category, or is the local regulation claiming it is all agriculture? Logically, if forestry requires 50 or so years before harvest, it cannot be agriculture, which depends on cost effective regular turnover of product and income. 'Everybody knows' does not answer the question. If forest is called agriculture, when it is silviculture? Updating the **Words that Matter** to begin the preservation legacy, will show its more inclusive nature, using the state Land Preservation title to INCLUDE ALL CALVERT PRESERVED PRIVATE LANDS.

First of all, we are not talking about county or public ownership of property. This is PRIVATE LAND preserved voluntarily, where development is no longer an option, all benefitting Calvert County forever! Especially here **Words Matter**, where incorrect usage of agriculture as inclusive of all preserved property is untrue and counter-productive. Since many Calvert Farms are part forest and part agriculture, and both uses as well as wet land uses are included providing numerous free environmental services which would otherwise add a heavy tax burden to the county budget and taxes.

Digesting and responding to planners' long-term efforts is extremely time consuming and exhausting, especially in relatively short review periods permitted. Regulators don't see the on-site negative results of their errors and when called, concern themselves

whether 'rules' were followed. Seeing often is believing, but none who understood and named the actual cause of the problem, remain on County payroll. John Norris wrote a Special POA that would have eliminated regulation-caused problems, but it is no longer used. Citizens deal with regulatory problems ever after or move to other states. If used, John's **Words Still Matter** to protect other property owners where even our hiring of FOUR ATTORNEYS COULD NOT PROTECT OUR FOREST from a 30-month access delay and irreparable permanent damage.

On Pages 4-15 through 18; Goals and Objectives, we wonder: Will these **Words Matter**?

How do we interpret the guidelines to track, report, and replace 100% of forest loss since 2010, when we view 2018 hillside where lots have forest, litter, and duff removed with sandy soil eroding to be deposited into our stream? Does it mean Planning and Engineering errors must be mitigated and restored where regulations failed? Will education efforts include defining the regulatory practices or mind-set?

What would happen if ACLT's environmental leaders such as Karen Edgecomb, Peter Vogt, and Holly Budd would actually be consulted, along with Greg Bowen, too, (who investigated ways to support use of forest products just before his retirement) about the importance for our rural landscape and money value of the PRIVATELY PRESERVED FORESTED WATERSHED, when 'the agriculture community' is often reported as source for regulatory decisions. Does anyone know who is consulted or heard prior to environmental or forest decisions? Since there is no visible forester on County payroll, who makes determinations that permit such practices as scalping forested land to the stream bed or ignoring every applicable environmental regulation? Have ACLT leaders been consulted? Certainly, preserving 3000 forest acres should make knowledge of forest-related **Words Matter**. When you ask the right question of the right source person, you can expect a right answer.

Where **Words Matter**, simple action is necessary:

Action 1: Make Land Use Goals more inclusive by removing the limiting terms 'prime' and 'contiguous' (pp.3-1 and 3-23) to include most Calvert land which fits neither category. Likewise, update Land Preservation documentation GOALS INCLUSIVE OF PRIVATE FORESTS AND WETLANDS, by removing the title word limit of "Agriculture".

Action 2: Consult and listen to a variety of Calvert's environmental experts and PRIVATE FOREST OWNERS in processes before regulating forestry for development purposes or for private land use ordinance and regulatory restrictions. Ideally if permitted, and to prevent future forest owners from high grading, returning to pasture or field crops, our forests would be preserved, not just our land, but **Protective Words that Matter** aren't there.

From: Carolyn Anderson <calvertpoplarsfarm.crln@gmail.com>
Sent: Saturday, June 9, 2018 2:38 PM
To: Sunderland, Carolyn V.
Subject: Again and Again, attachment:

Why the big speed push, when Staff reports not even able to read all comments? If the guiding principles aren't adequate, and citizens' concerns regarding the operating document are pushed aside, there is no way ordinances can possibly be reasonable.

Thank you again for actually hearing and passing on information, which hopefully Staff will be granted time to read and seriously consider.

Please see attachment, and as before, thank you for passing it on.

Carolyn Anderson

Carolyn 3

NO! Here we are again **pushing the same speedy top-down agenda**. The last Open House was a useless waste of time for debate, and this Open House has no possibility to show any improvement. We need an opportunity to make our obvious environmental issues matter. What is the hurry to push an agenda packed with so many short comings? Calvert Count does not need and will suffer increasingly from another rehash of an imposed agenda. Is this the plan again, to push something through, while people are focused toward summer vacations. **(This is the precise diversion method that permanently removed three Northern Virginia counties to become part of West Virginia, while voters were fighting the Civil War.)**

YES! Citizens repeatedly ask for open dialog, discussion, and debate, which is repeatedly denied. The previous snippets of small group discussions contained gems of insightful environmentally based knowledge, all of which in time became condensed into the oblivion of documentation minus the basic environmental impact of improvement. **it is past time to merely explain 'the County 2040 plan'**. We see repeated environmental degradation such as arsenic and diesel related substances in our water sources, added to traffic congestion, and silting of our waters, all excused when inspections report regulations are being followed all with repeated damaging results, **YES, actually listen and ACT ON CITIZENS' CONCERNS.**

Trying to 'hold staff to schedule' this month of June, when even **staff report no time to read all comments** before the decision-meeting, is a counter-productive disregard for citizens' collective judgement. **What is the big hurry** to make these decisions before information is available to digest, before we act upon a plan for 2040' s next 20 years? **End imposed-speed government.**

When is the time to even discuss the serious water contamination recently reported or the unresolved serious traffic congestion problems in a meaningful way? **Calvert County, stop the war for haste and against citizens' concerns. Return the right to the people, with time to focus on resolving our unique environmental obligations without regret for congestion and environmental damages in 2040.**

Neither visitors nor citizens are here for the Comprehensive Plan, but both have left Calvert County after implementation of its provisions. Let's take time to do this right.

Thank you.
Carolyn Anderson

From: Terry Pennington [REDACTED] >
Sent: Friday, June 8, 2018 9:09 PM
To: Planning and Zoning; Sunderland, Carolyn V.
Subject: TOO short notice of on the public meetings for NEXT WEEK with only days notice!

Dear pz and Carolyn Sunderland,

With all due respect, the notice for the public open houses is SO very short -- less than days away! Not enough time for people to rearrange schedules and babysitters. Many of us have already made our commitments for NEXT WEEK!

The meetings are all in the same week as well, when people might be on vacation. It's the last week of school for many!

It feels like these changes are being rushed rushed rushed to the detriment of the public.

I'm writing to ask... that these meetings be given with far more notice.

Was there time to put an announcement in the newspaper? Many are not on social media and may never learn of the meetings until after the fact.

Thank you,

Sincerely,

Terry Pennington
[REDACTED]

From: Terry Pennington [REDACTED] >
Sent: Tuesday, June 12, 2018 12:42 PM
To: Planning and Zoning <pz@calvertcountymd.gov>; Sunderland, Carolyn V. <Carolyn.Sunderland@calvertcountymd.gov>
Subject: Comments on comprehensive plan draft 2

Dear PZ,PC,and Carolyn Sunderland,

Please consider the following comments in the comp plan draft 2:

*Traffic: Traffic through PF is currently terrible during rush hours. With trips expected to increase, the comp plan should adequately address traffic issues and be realistic about the growth that our tiny peninsula can support. The transportation section of the plan needs to be improved. The plan should include a strategy for evacuation -- if we increase the town centers and change zoning to allow for multistory structures, how will we get people out when PF is in the kill zone of the nuclear reactor, we have Dominion Natural Gas Facility, and we are located along the coast in a hurricane-prone area. What is the plan to get people out?

*Growth:

- The consultant misrepresents the growth potential and underestimates projected growth.
- The build-out (max # of households) has been removed and the Plan recommends actions that will increase residential development.
- It increases density to the benefit of developers, who will be allowed to develop more in the Town Centers while purchasing fewer TDRs (also adversely affecting the agricultural preservation program)
- New "Residential Areas" are proposed around Town Centers which will increase residential buildout.
- Developer-funded extension of public water and sewer into the "Residential Areas" is recommended around Prince Frederick, Lusby and Solomons.
- The Plan allows privately-funded community sewage treatment facilities to serve commercial, industrial and employment uses located outside Town Centers and Residential Areas, intensifying the amount of commercial development allowed.
- Prince Frederick is proposed to increase by 83% and Solomons and Lusby are being expanded and combined, but these expansions are not factored into projections for residential growth.
- The growth section needs to address the limited water supply due to compromised aquifers

*Town Centers:

- The Plan calls for tremendous expansions of the Town Centers, yet It includes very few recommendations for how to make our towns "vibrant".
- Dunkirk is now a Major Town Center, which translates to greater commercial & residential development.
- It fails to recognize the importance of town center design, community involvement, etc.

and does not address traffic.

Agricultural Preservation:

- Although we are happy that the Plan retains the goal of preserving 40,000 acres of farm and forest land, it fails to propose solutions that would revitalize the agricultural preservation program.
- It reduces the # of TDRs required in Town Centers, thereby reducing the market for them which in turn adversely affects the agricultural preservation program.

Adequate time for public comment and Adequate Public Feedback. And adequate Incorporation of that Feedback!

*By setting up a meeting at 9 am on a Friday with the meeting to begin the following Monday on the last week of school when people already have set their plans for the week to follow is unfair and unkind to the citizens (who by the way are the ones that pay the taxes).

Thank you,

Sincerely,

Terry Pennington



From: David Bury <burydav@gmail.com>

Sent: Friday, June 08, 2018 12:57 PM

To: Planning and Zoning <pz@calvertcountymd.gov>; Carolyn McHugh [REDACTED]; Gregory Kernan [REDACTED]; John Toohey [REDACTED]; Robert Reed [REDACTED]

Subject: Comprehensive Plan Open Houses Poorly Advertised

Dear Sir/Ma'am

Please excuse my reaching out to Planning Commission members directly (at least, those I have e-mail addresses for) on a Planning and Zoning Department decision, instead of allowing time for P&Z to forward my concerns to the PC, but unfortunately time is of the essence.

I am writing to complain about how the P&Z Department executed the Planning Commission's direction to hold three Open House information sessions for the public on the second draft of the new Comprehensive plan. The public announcement scheduling these sessions only appeared on the Calvert County website this morning (Friday 8 June, link at <http://www.co.cal.md.us/civicalerts.aspx?AID=1159>). The sessions are scheduled for the following Monday, Tuesday and Wednesday evenings (11-13 June). To my knowledge, no other notice to the public of the Open House schedule has yet been made.

This limited public notice, given with exceedingly short forewarning, gives members of the public little time to clear their schedules to attend. It also effectively limits public awareness to the relatively few people who either happen to look at the County website between today and early next week, or subscribe to the County website update feed. The net effect is to depress the amount of public attendance that might otherwise have occurred.

While I understand that, by being billed as informational Open Houses, these events technically do not violate the letter of the law requiring seven days of public notice before an official meeting or hearing can be called, they certainly violate the spirit of that requirement.

The County website notice specifies that these Open houses were scheduled "on behalf of the Calvert County Planning Commission." Were the individual Planning Commission members made aware of and approve this short-notice scheduling and limited advertising?

Unfortunately, the P&Z Department's implementation of the Planning Commission's direction has the unintended effect of adding to current perceptions by many members of the public that the Comprehensive Plan is being rushed, and that the County Commissioners seek to limit public participation in the Comprehensive Plan creation process. My own perception is that this public sentiment is widespread and that the public credibility of the Comprehensive Plan that eventually emerges is seriously at risk.

I respectfully request that these Open House sessions be postponed, and rescheduled with enough advance notice and advertising to allow for the heightened public participation that this critical planning process deserves.

Your truly

David Bury
burydav@gmail.com

From: Sherkus <jpsherkus@comcast.net>
Sent: Sunday, June 10, 2018 9:31 PM
To: Planning and Zoning <pz@calvertcountymd.gov>; Sunderland, Carolyn V. <Carolyn.Sunderland@calvertcountymd.gov>
Cc: 'Arscott, Bob' <BobArscott@comcast.net>; 'Brown, Anita' <anitawb@comcast.net>; 'Fisk, Jim' <Jim_Fisk@comcast.net>; 'Grasso, Frank' <nonitalian1@hotmail.com>; 'Kriemelmeyer, Joe' <joebeyk@aol.com>; 'Nale, Len' <lenale_engineering@comcast.net>; 'Sherkus, JP' <sherkus.jp@comcast.net>; 'Sherkus, Phyllis' <jpsherkus@comcast.net>
Subject: Meeting notice and format for Draft #2

Planning and Zoning -
Planning Commission -

We appreciate all the work Planning and Zoning has put into the Comprehensive Plan update and are ready to go over Draft #2. At the May 30th Special Meeting, the Planning Commission directed P&Z to give the public a chance to read and comment on the 196 page plan that had only been released 5 days prior to the meeting. P&Z was also directed to hold public meetings in the county. The notice of the meetings was released on Friday June 8th for meetings on Monday (11th), Tuesday (12th) and Wednesday (13th). With the ever present call for public participation in this process, this tactic of short notice meetings will not pull in a large audience nor will the format of an open house. But maybe that is your plan. Nearly everyone we have talked to feels that the open houses are a waste of time and they much prefer a meeting where there is audience participation and interaction. We have been involved in this process from the beginning and have yet to understand the rush to get this plan passed when it is not even due until 2020. We need to do this right the first time. Many also feel that this Board of County Commissioners should let the next board decide if this is the right plan for the county as they will be the ones to deal with decisions made.

JP & Phyllis Sherkus

JUN 11 2018

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The Calvert County Planning Commission is interested in your thoughts on the draft Calvert County Comprehensive Plan (May 2018). So that we can better understand your concerns, please write legibly and include relevant page numbers as appropriate.

Overall Comments: I AM OPPOSED TO THE EXTENSION OF THE HUNTINGTOWN TOWN CENTER ACROSS MD RT 4.

I AM OPPOSED TO THE DEVELOPMENT OF HIGH DENSITY HOUSING IN HUNTINGTOWN

I WOULD LIKE TO MAINTAIN HUNTINGTOWN AS A SMALL RURAL COMMUNITY WITH MINIMAL COMMERCIAL / RESIDENTIAL DEVELOPMENT

Chapter and Topic: (Circle all that apply)

- | | | |
|--------------------------------|--------------------------------------|---|
| Executive Summary | 4) Environment and Natural Resources | 8) Economic Vitality |
| 1) Purpose, Mission, & Visions | 5) Heritage | 9) Water Resources |
| 2) Key Issues | 6) Housing | 10) Government and Community Facilities |
| 3) Land Use | 7) Transportation | 11) Implementation |

Page number(s): _____

Comments: _____

IF RESIDENTIAL DEVELOPMENT MUST HAPPEN, THE MINIMUM LOT SIZE SHOULD BE 10 ACRES

REDUCE THE SIZE OF THE HUNTINGTOWN TOWN CENTER AND MAKE IT A MINOR TOWN CENTER.

The Calvert County Planning Commission is interested in your thoughts on the draft Calvert County Comprehensive Plan (May 2018). So that we can better understand your concerns, please write legibly and include relevant page numbers as appropriate.

Overall Comments: With growth, especially higher density
growth, divided at town centers -- limitations
on new businesses and housing will be limited
by water and sewer availability. Example -
size of customer seating in a new restaurant.
Will Strategic Plan rely on business developers
in town centers to invest in water/sewer for new
businesses or will there be a multi-year plan and
expedited private investment plan to accomplish the town
center expansions.

Chapter and Topic: (Circle all that apply)

- | | | |
|--------------------------------|--------------------------------------|--|
| Executive Summary | 4) Environment and Natural Resources | <input checked="" type="checkbox"/> 8) Economic Vitality |
| 1) Purpose, Mission, & Visions | 5) Heritage | 9) Water Resources |
| 2) Key Issues | 6) Housing | 10) Government and Community Facilities |
| 3) Land Use | 7) Transportation | 11) Implementation |

Page number(s): _____

Comments: In general, any county government plans,
licensing agreements to increase Broad Band access
to ~~the~~ town centers. To facilitate upgrades
in current capabilities

The Calvert County Planning Commission is interested in your thoughts on the draft Calvert County Comprehensive Plan (May 2018). So that we can better understand your concerns, please write legibly and include relevant page numbers as appropriate.

Overall Comments: _____

I would like a line in the Comprehensive plan

that says

~~"Assuming"~~ "As long as the infrastructure & Aquifer
Study can sustain it"

Chapter and Topic: (Circle all that apply)

- | | | |
|--------------------------------|--------------------------------------|---|
| Executive Summary | 4) Environment and Natural Resources | 8) Economic Vitality |
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| 3) Land Use | 7) Transportation | 11) Implementation |

Page number(s): _____

Comments: _____

From: A Concerned Citizen <no-reply@powr.io>
Sent: Monday, June 11, 2018 6:25 PM
To: Planning and Zoning <pz@calvertcountymd.gov>
Subject: Comments From kaherndon1993@gmail.com

To: Planning Commission & County Commissioners:

From:	Kelsey Hernden
Email Address	kaherndon1993@gmail.com
Town	Chesapeake Beach
My Comments:	<p>To Whom it May Concern I am unhappy with the plans that I've heard in regards of Planning & Zoning in Calvert County. I like this place just the way it is; with trees everywhere, farms, and not a lot of traffic. (though there is already enough traffic). Route 4 is already too packed and I do not think the road is big enough for this much traffic. Please consider the people that live here.. we do not want traffic! We move out here for a reason. If people want to live in busier places they can move to DC, Bethesda, Waldorf, etc. We paid big money to move here for the peace and quiet... and it is unfair if the county keeps getting bigger and more populated - this is NOT the reason why we moved here. Also, with more traffic, population, there comes more crime. We've already had an increase in crime in this area. Please consider this note when making plans for Calvert. Please keep it as it is... no more development.. no more cutting down trees and getting rid of farms. Thank you!</p>
Locale	US

Chapter and Topic: (Circle all that apply)

- | | | |
|--------------------------------|--------------------------------------|---|
| Executive Summary | 4) Environment and Natural Resources | 8) Economic Vitality |
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| 2) Key Issues | 6) Housing | 10) Government and Community Facilities |
| 3) Land Use | 7) Transportation | 11) Implementation |

Page number(s): _____

Comments: 1. Sufficient Copies Need to be made available
2. Why push ~~the~~ for the plan to be adopted before the
election?

Planning & Zoning
JUN 11 2018
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Chapter and Topic: (Circle all that apply)

- | | | |
|--------------------------------|--------------------------------------|---|
| Executive Summary | 4) Environment and Natural Resources | 8) Economic Vitality |
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| 2) Key Issues | 6) Housing | 10) Government and Community Facilities |
| 3) Land Use | 7) Transportation | 11) Implementation |

Page number(s): 7-4

Comments: The comprehensive plan is lacking data showing traffic
counts on the Collector roadways. With out this data you are
looking at an incomplete picture of the Roadway system.
Based on my own commuting patterns most days Waze
directs me off of MD-4 due to the Rush hour backups.

Name: James Arthur

Address: 128 Bay Ave Prince Frederick, MD

Use additional pages, if necessary.

Comments received by Wednesday, June 13, 2018, (11:59 p.m.) will be provided to the Planning Commission for its regular meeting on June 20, 2018. Comments received after June 13 will be provided to the Planning Commission at its next meeting in July.

By mail: Calvert 2040 Comments, Calvert County Department of Planning & Zoning
175 Main Street, Prince Frederick, MD 20678
By email: pz@calvertcountymd.gov, please put Calvert 2040 Comments in the subject line
By fax: 410-414-3092

Written comments become part of the public record for the Comprehensive Plan update.

Chapter and Topic: (Circle all that apply)

- | | | |
|--------------------------------|--------------------------------------|---|
| Executive Summary | 4) Environment and Natural Resources | 8) Economic Vitality |
| 1) Purpose, Mission, & Visions | 5) Heritage | 9) Water Resources |
| 2) Key Issues | 6) Housing | 10) Government and Community Facilities |
| 3) Land Use | 7) Transportation | 11) Implementation |



Page number(s): _____

Comments: _____

FOR 2 years the public has NOT HAD A VOICE IN THE COMMISSIONERS RUSH TO APPROVE THE DEVELOPER SLANTED COMP. PLAN

Planning & Zoning

JUN 11 2018

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Chapter and Topic: (Circle all that apply)

- | | | |
|--------------------------------|--------------------------------------|---|
| Executive Summary | 4) Environment and Natural Resources | 8) Economic Vitality |
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| 3) Land Use | 7) Transportation | 11) Implementation |

Page number(s): _____

Comments: _____

Name: _____

Betsy Detwiler

Address: _____

2829 BAY RID 20639

Use additional pages, if necessary.

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The Calvert County Planning Commission is interested in your thoughts on the draft Calvert County Comprehensive Plan (May 2018). So that we can better understand your concerns, please write legibly and include relevant page numbers as appropriate.

Overall Comments: Announcement of Open Houses schedule
did not provide enough time for citizens to read
and respond. Not having a Traffic study as the
basis of projected growth is a major omission.
Reducing the number of TDR's required in Town
Centers will negatively impact preservation

Chapter and Topic: (Circle all that apply)

- | | | |
|--------------------------------|--------------------------------------|---|
| Executive Summary | 4) Environment and Natural Resources | 8) Economic Vitality |
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| 2) Key Issues | 6) Housing | 10) Government and Community Facilities |
| 3) Land Use | 7) Transportation | 11) Implementation |

Page number(s): _____

Comments: What are plans to address quantity and
quality of drinking water. Arsenic levels
must be monitored and dealt with

Chapter and Topic: (Circle all that apply)

- | | | |
|--------------------------------|--------------------------------------|---|
| Executive Summary | 4) Environment and Natural Resources | 8) Economic Vitality |
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| 3) Land Use | 7) Transportation | 11) Implementation |

Page number(s): _____

Comments: Need of RA for the Forest Mountain
Security

Chapter and Topic: (Circle all that apply)

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

Comments: _____

Name: Gary Dzurec

Address: 4215 Weeping Willow Lane Huntingtown

Use additional pages, if necessary.

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175 Main Street, Prince Frederick, MD 20678

By email: pz@calvertcountymd.gov, please put Calvert 2040 Comments in the subject line

By fax: 410-414-3092

Written comments become part of the public record for the Comprehensive Plan update.

From: Susan and Gary Dzurec <bayserenity@yahoo.com>
Sent: Wednesday, June 13, 2018 11:48 PM
To: Sunderland, Carolyn V. <Carolyn.Sunderland@calvertcountymd.gov>
Subject: Comprehensive Plan Feedback

Ms. Sunderland,

My specific comments on the content of the plan are included in the response my wife, Susan, is sending you. However, I have found the timeframe allowed for reading the 196-page document and attending the open houses or sending written comments totally unrealistic. The open houses were announced on Friday and started Monday. Also, many staff could not answer my questions, especially on traffic studies and water quality. The usefulness of the open houses was not worth the time of the small number of citizens and staff involved. less than 90 citizens attended the open houses. A Q & A forum which allows information exchange heard by all at once, would have been a much more effective format.

On pages 7-3 and 7-4, the paragraph that starts with "In each case,..." is repeated.

Thanks,

Gary Dzurec

JUN 11 2018

RECEIVED

Chapter and Topic: (Circle all that apply)

- | | | |
|--------------------------------|--------------------------------------|---|
| Executive Summary | 4) Environment and Natural Resources | 8) Economic Vitality |
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| 2) Key Issues | 6) Housing | 10) Government and Community Facilities |
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Page number(s): _____

Comments: I moved to Calvert County from the Eastern Shore to live in a quiet country county with slow development and a small town community. And now my county is going into debt to build a new gov't building to abandon the historic district of P. Instead of embracing the county

Chapter and Topic: (Circle all that apply)

- | | | |
|--------------------------------|--------------------------------------|---|
| Executive Summary | 4) Environment and Natural Resources | 8) Economic Vitality |
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Page number(s): _____

Comments: history & keeping the historical life alive - fear down to build new! So sad! I understand needing updated facilities, so update your current building - cannot be more than the billion dollar budget I heard was planned. I don't want a Lowes or Home Depot or another Wal-Mart or another grocery store.

Name: Karen Hesson

Address: 1140 Lottie Fowler Rd, Prince Frederick MD
20678

Use additional pages, if necessary.

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175 Main Street, Prince Frederick, MD 20678

By email: pz@calvertcountymd.gov, please put Calvert 2040 Comments in the subject line

By fax: 410-414-3092

Written comments become part of the public record for the Comprehensive Plan update.

Please spend money to improve our roads & water & build a community center. I am heart broken thinking about our town of PF becoming over developed and it will result in me & my family moving out of County even though my husband is a small business owner in downtown PF.

As this freight train of a development plan moves forward I hope there can be more transparency and less conspiracy. Having developers post a proposed plan online and then ripped down after community back lash, is only showing how much the community is not being included. If we were then everyone would have easily known the developer overstepped, instead of finding out a few days later.

I heard multiple people tonight mention they felt like they are being lied to their face or if a discrepancy from a rep to their was written, is pointed out then the back peddling began. Too much politics & secrets not enough information.

The Calvert County Planning Commission is interested in your thoughts on the draft Calvert County Comprehensive Plan (May 2018). So that we can better understand your concerns, please write legibly and include relevant page numbers as appropriate.

Overall Comments: My comment and concern regards the manner that this entire plan has been developed, most especially the total LACK of input from the citizens of Calvert County.

Why this rush to push through this plan?

I am also personally very concerned re the ^{proposed} build-up in the Prince Fred town center.

I am totally against the use of Armory Rd. area to build and place new county executive offices, etc

Chapter and Topic: (Circle all that apply)

Executive Summary

1) Purpose, Mission, & Visions

2) Key Issues

3) Land Use

4) Environment and Natural Resources

5) Heritage

6) Housing

7) Transportation

8) Economic Vitality

9) Water Resources

10) Government and Community Facilities

11) Implementation

Page number(s):

Comments: We moved to Calvert Co. in 1976 because we were drawn to the beauty of a rural county. While it is understandable that further growth will continue we need to make sure to protect the integrity of the vision that was in place up to now -

I love Calvert Co. and am proud to call it home. I was fortunate to be able to raise my children here and want to see it stay as close to

Written comments become part of the public record for the Comprehensive Plan update. the past plans as possible.

Chapter and Topic: (Circle all that apply)

- | | | |
|--------------------------------|--------------------------------------|---|
| Executive Summary | 4) Environment and Natural Resources | 8) Economic Vitality |
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Page number(s): _____

Comments: Schools need to be ~~priority~~ a priority.
Cal. Co. has gone from attracting the best teachers
to losing many of our best to other counties because
of lack of support, including not funding contractual
pay raises for all staff.

Chapter and Topic: (Circle all that apply)

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

Comments: We need to respect heritage and history of
our county

Name: Amelia Johnson

Address: 413 Paula Terrace Prince Fred MD 20678

Use additional pages, if necessary.

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175 Main Street, Prince Frederick, MD 20678

By email: pz@calvertcountymd.gov, please put Calvert 2040 Comments in the subject line

By fax: 410-414-3092

Written comments become part of the public record for the Comprehensive Plan update.

From: MSN Service <nonitalian1@hotmail.com>

Sent: Monday, June 11, 2018 8:57 AM

To: Sherkus <jpsherkus@comcast.net>

Cc: Planning and Zoning <pz@calvertcountymd.gov>; Sunderland, Carolyn V.

<Carolyn.Sunderland@calvertcountymd.gov>; Arscott, Bob <BobArscott@comcast.net>; Brown, Anita

<anitawb@comcast.net>; Fisk, Jim <Jim_Fisk@comcast.net>; Kriemelmeyer, Joe <joebeyk@aol.com>;

Nale, Len <lenale_engineering@comcast.net>; Sherkus, JP <sherkus.jp@comcast.net>

Subject: Re: Meeting notice and format for Draft #2

I will be out of town and will not be there for the meeting. Evan and various group are pushing hard to get this approved before the new commissioner's.

Sent from my iPhone

The Calvert County Planning Commission is interested in your thoughts on the draft Calvert County Comprehensive Plan (May 2018). So that we can better understand your concerns, please write legibly and include relevant page numbers as appropriate.

Overall Comments: I Am very concerned with the current traffic

conditions + proposed growth of new housing developments within Pr. Fred without ROAD improvement. Many yrs ago the plan was for Rte 4 thru Pr. Fred to be "free flowing" traffic with by passes to businesses etc. What happened to that plan?

Things seem to be pushed all of a sudden to get these issues passed. You have to have more public meetings or forums rather than open houses

Chapter and Topic: (Circle all that apply)

- | | | |
|--------------------------------|--------------------------------------|---|
| Executive Summary | 4) Environment and Natural Resources | 8) Economic Vitality |
| 1) Purpose, Mission, & Visions | 5) Heritage | 9) Water Resources |
| 2) Key Issues | 6) Housing | 10) Government and Community Facilities |
| 3) Land Use | 7) Transportation | 11) Implementation |

Page number(s):

Comments: I do not want county offices @ Armany Square!

(b) Quit catering to Developers - smarter + well thought out developments rather than slapping down town house on every corner.

Chapter and Topic: (Circle all that apply)

- | | | |
|--------------------------------|--------------------------------------|---|
| Executive Summary | 4) Environment and Natural Resources | 8) Economic Vitality |
| 1) Purpose, Mission, & Visions | 5) Heritage | 9) Water Resources |
| 2) Key Issues | 6) Housing | 10) Government and Community Facilities |
| 3) Land Use | 7) Transportation | 11) Implementation |

Page number(s): _____

Comments: _____

Chapter and Topic: (Circle all that apply)

- | | | |
|--------------------------------|--------------------------------------|---|
| Executive Summary | 4) Environment and Natural Resources | 8) Economic Vitality |
| 1) Purpose, Mission, & Visions | 5) Heritage | 9) Water Resources |
| 2) Key Issues | 6) Housing | 10) Government and Community Facilities |
| 3) Land Use | 7) Transportation | 11) Implementation |

Page number(s): _____

Comments: _____

Name: Sherry Drees

Address: 3604 Bayview Dr. Chesapeake Beach MD

Use additional pages, if necessary.

Comments received by Wednesday, June 13, 2018, (11:59 p.m.) will be provided to the Planning Commission for its regular meeting on June 20, 2018. Comments received after June 13 will be provided to the Planning Commission at its next meeting in July.

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

By email: pz@calvertcountymd.gov, please put Calvert 2040 Comments in the subject line

By fax: 410-414-3092

Written comments become part of the public record for the Comprehensive Plan update.

James Springfield
225 Chesapeake Ave



Planning & Zoning

JUN 11 2018

RECEIVED

The Calvert County Planning Commission is interested in your thoughts on the draft Calvert County Comprehensive Plan (May 2018). So that we can better understand your concerns, please write legibly and include relevant page numbers as appropriate.

Overall Comments: Living in Davis Beach and on the bay I am amazed
that the county has NO plan for installing a sewer system.
Septic systems are routinely failing due to age of the
home and a hundred is applied via the high cost nitrogen
depletion system. One must assume that the county
leadership does not care about the health of the
Chesapeake Bay or this shortfall, lack of planning
would be fixed.

Chapter and Topic: (Circle all that apply)

- | | | |
|--------------------------------|--------------------------------------|---|
| Executive Summary | 4) Environment and Natural Resources | 8) Economic Vitality |
| 1) Purpose, Mission, & Visions | 5) Heritage | 9) Water Resources |
| 2) Key Issues | 6) Housing | 10) Government and Community Facilities |
| 3) Land Use | 7) Transportation | 11) Implementation |

Page number(s): _____

Comments: _____

Linda Springstube
225 Chesapeake Ave



Planning & Zoning

JUN 11 2018

RECEIVED

The Calvert County Planning Commission is interested in your thoughts on the draft Calvert County Comprehensive Plan (May 2018). So that we can better understand your concerns, please write legibly and include relevant page numbers as appropriate.

Overall Comments: let's take a vote and find out
how many citizens support this vs the
handful of Commissioners. Traffic will only
get worse, educational is already poor.
I don't think this is really what

Chapter and Topic: (Circle all that apply)

- | | | |
|--------------------------------|--------------------------------------|---|
| Executive Summary | 4) Environment and Natural Resources | 8) Economic Vitality |
| 1) Purpose, Mission, & Visions | 5) Heritage | 9) Water Resources |
| 2) Key Issues | 6) Housing | 10) Government and Community Facilities |
| 3) Land Use | 7) Transportation | 11) Implementation |

Page number(s): _____

Comments: _____

From: Huntingtown Citizen <huntingtowncitizens@gmail.com>
Sent: Monday, June 11, 2018 9:59 AM
To: Sunderland, Carolyn V. <Carolyn.Sunderland@calvertcountymd.gov>
Subject: 2nd Draft Open house June 11-13

Ms. Sunderland,

The Huntingtown Citizens Association (HCA) would like to express our shock at learning about the schedule of the open houses for the 2nd Draft of the Comprehensive Plan. This is not acceptable.

An e-mail called "Future Calvert news flash" on Friday June 8th at 12:25pm detailed the schedule. As you know, the first open house begins at 6:30pm today, Monday June 11, 2018. That is one business day and 4.5 business hours of notice for this event.

We are certain that you yourself, members of the Planning Commission and the general public for which these open houses are directed, have the busiest of schedules and plan weeks in advance. It takes me longer to draft my grocery shopping list.

This timing gives the appearance of either one of two things. Either the Planning Commission does not care to educate the citizens of Calvert and obtain their feedback and opinions. Or the Planning Commission is being pressured to act fast, and is not strong enough to withstand this pressure.

Finally, would you please advise the Plan writers that Huntingtown is misspelled as Huntington in at least two places in the draft? Section ES-5 on page 8 and Section 3-14 on page 46. If errors like these can slip through, HCA can hardly be confident that the Planning Commission members and the Planning and Zoning staff have themselves had enough time to read every page of this document. We will provide a detailed comment on the draft in the near future.

Sincerely,

The Huntingtown Citizens Association (HCA)

To: Calvert County Planning & Zoning, pz@calvertcountymd.gov

175 Main St, Prince Frederick, MD 20678

From: Huntingtown Citizens Association(HCA), huntingtowncitizens@gmail.com

Web page: huntingtowncitizensassociation.com

Facebook page: <https://www.facebook.com/HuntingtownCitizensAssociation/>

Date: 13 June 2018

Re: Calvert 2040 Comments 2nd draft

Planning & Zoning

JUN 13 2018

RECEIVED

Kindly include these comments on the 2nd Draft (May 2018) of the Calvert County Comprehensive Plan in the official record shared with the Planning Commission at the 20 June 2018 meeting.

1. Though we appreciate the sentiment of the three open houses June 11-13, 2018 and we attended 2 of the 3 sessions, the timing and the format were unacceptable. I'm certain you can discern this from the lower turnout, about 35 people per session.
 - a. We received an e-mail notification on Friday June 8th about the open houses. Certainly members of the P&Z staff as well as the Planning Commission plan their few evenings after work well in advance of 1 business day. Also, those you might need to adjust their work schedule or obtain child care to attend an open house, would fit this near impossible with such short notice.
 - b. Some members of the P&Z staff had difficulty answering our questions. Some information such as a graph in Station 1, were from an appendix which staff could locate for us in the 2nd draft and indicated the graph was from the appendix which has not yet been shared with the public.
 - c. Do not use the open house format again. Present the same info to all parties at the beginning with the opportunity for citizen's questions. Many of us had the same questions, to which staff had to repeat answers. After initial presentation, offer 15 minute rotations where citizens can visit with the subject matter expert on each chapter.
2. <http://www.co.cal.md.us/futurecalvert> has links for 1st draft comments through Feb 13, 2018. Does this mean that no additional comments were received on the Plan after that? If so, this should be noted on the web site.
3. Overall, the draft relies exclusively on Maryland Department of Planning (MDP) August 2017 studies and projections based on all CURRENT policies, zoning, etc. Calvert County needs to invest the time and resources to study potential effects of zoning changes, addition of land to Town Centers, the 1 mile radius, etc and other aspects of this plan.
4. Front Page. Consider a photo credit as well as name or location of the photos depicted on the front cover. Perhaps this is in the appendix, but that is not available to the public yet.

5. Es-3, Table ES-1. How many people are in the households described? If this is not available in the MDP study, another source perhaps US Census should be cited to give household size in the number of persons.
6. Es-4 page 7 Minor Town Centers: What is the conventional density inside Minor Town Centers currently, what is proposed in the 2nd draft and can they be increased by purchase of TDR's? This would follow the format of the other growth areas on this page.
7. ES-5 page 8 AND 3-14 page 46 Figure 3-4. Huntingtown is misspelled as Huntington on these maps. This type of typo indicates that our own staff, who would certainly know the proper spelling, has not had sufficient time to review this draft.
8. 1-2 page 20. Webster definition of sustainability is the meeting of needs of the present without compromising the well-being of future generations. Sustainability is not just about balancing environmental concerns with social equity and economics.
9. 1-5 page 23 item 3. "Using wastewater treatment facilities..." should apply only to Major Town Centers not to Minor Town Centers such as Huntingtown.
10. 2-1 page 25 Table 2-2 is lacking the entire footnote found beneath this table when it appears on page 42. ("numbers are rounded to the nearest 100.")
11. 2-1 page 25. Add in how many acres or square miles of land there is in Calvert County? I believe this is 213 square miles of land and 136,320 acres, but please check the math.
12. 2-2 page 26 "Because Calvert County is a peninsula, it does not receive much through traffic." You need a chart, graph or to cite a source of this information as it does not feel correct.
13. 2-4 page 28. Notice the largest word RURAL. How many people attended the 5 workshops on the key issues? This number is missing especially since you cited over 210 attended the four Issue Identification workshops.
14. 2-7 page 31 5th bullet point: "There were SOME concerns among commercial property owners that restricting the range or intensity of uses in villages may have a negative effect on property values."
 - a. According to the Calvert 2040 site a total of about 135 comments were submitted up to Feb 18, 2018. (Note that if you view each and every comment, not all of them make it onto the first page chart or summary.) The majority of comments were concern over development and loss of rural character.
 - b. One comment from Patrick Buehler from St. Leonard dated 12/8/2017 specifically mentions this concern for the village designation for his property in St Leonard. (It can be found on page 209 of the Dec comments.) Comments from Elaine Williams of St. Leonard also dated 12/8/2017 and Tim Grover of St Leonard dated 2/5/2018 express concerns over their specific properties and their depiction on the Land Use Map as

Farm & Forest (Comments by Feb 13/2018 page 3.) Certainly no Plan will make everyone happy, but our Plan should be what the majority of vocal and participatory citizens want to see, not what a select few with relatives on the Planning Commission desire.

- c. In comparison, of the 24 comments from Huntingtown, only 2 were in support of expanding it while the remaining 22 were in favor of the village designation. The majority of citizens in Huntingtown love their home the way it is, support our local and small businesses and do not wish to see it change much at all. They are not in support of increased density using TDR's in the Huntingtown Minor Town Center nor in the 1 mile radius and don't want developer funded water or sewer service either. They are quite vocal and clear on these subjects.

15.3-2 page 34 "A sustainable Calvert can be a place of people living in small, farm-oriented communities with a strong sense of unity surrounded by wide-open spaces." This MIGHT apply to the non-growth areas outside of Town Centers and should be stated as such, as it certainly is not a vision for ALL of Calvert per this Plan.

16.3-3 page 35 The TDR program began in 1978 and reached the goal of 20,000 acres preserved in about 20 years; which is a rate of about 1,000 acres per year. In 1998 another 20,000 acre goal was set to make a total of 40,000 acres preserved. Thus, if proceeding at the rate of 1,000 acres per year, we should already have reached our 40K goal in about 2018. Yet we are only at about 30,000 acres currently. This section should describe what happened to slow the rate.

17.3-4 page 36 Table 3-1 Land in Preservation. This area should state the total acres of land available in Calvert so we can see how much is preserved by each of the preservation methods listed.

- a. Why did the county place a moratorium on the creation of new ADP's in 2013? Could the creation of them have continued but the petition of certification of development rights be denied?

18.3-5 page 37 first line at the top refers to the Prince Frederick, Lusby and Solomon's Major Town Centers only concerning the 2015 newly adopted amendments to TDR requirements. Thus this first line on page 37 should indicate either Major Town Centers, or only the aforementioned ones and do not apply to Minor Town Centers.

- a. What year were the Purchase and Retirement Fund (PAR) and the Leveraging and Retirement Fund (LAR) created?
- b. PAR: perhaps since it is now June 2018, the 2016 data is not the most recent and 2017 data can be used?

19.3-6 Page 38 when was the last review of the Calvert County Critical Areas program, which local governments are required to review every 6 years?

20. 3-10 page 42 Managing Residential Growth: What other factors have contributed to the county's reduced growth rate? There must be outside influences as the implementation of the 2010 Comp Plan is not the ONLY factor. Were there nationwide economic concerns, financial market instability, decline in birth rates, etc?
21. 3-11 page 43 Does the Development Capacity Analysis from MDP in 2016 account for the Prince Frederick, Lusby and Solomon's 2015 newly adopted amendments to TDR requirements? What other changes have been made since MDP's analysis that are already having an effect in the County?
22. 3-12 page 44 Table 3-5 would be more helpful if it contained the mid-point or middle numbers in each category as neither Scenario #4 nor scenario # 6 will exactly occur.
23. 3-15 page 47 Farm and Forest area should contain the current definition of a minor subdivision in terms of the number of houses or lots.
24. 3-19 page 51. Lusby Town Center is not located along Route 2/4 as most of it cannot even be seen from Rt 2/4. It is located on route 765 HG Trumann Rd and 760 Rousby Hall Rd.
25. 3-21 page 53. Citizens comments from Huntingtown overwhelmingly indicated they did not want to retain the policy of permitting higher residential density with the use of TDR's within a one mile radius..." This was why they supported the village terms, in hopes it would not bring with it higher housing density.
26. 3-22 page 54. We maintain that Huntingtown citizens do not want to extend the Minor Town Center across MD 2/4 to incorporate the high school. Priority Funding Area (PFA) guidelines do not specifically mention schools. We are distrustful of our current government and process and worry that this would be a slippery slope to expanding Huntingtown Minor Town Center even further that just the high school property. We worry that this would lead to increased traffic congestion for everyone driving past Huntingtown on MD 2/4 and safety and danger concerns with the intersection at Cox Rd.
27. 4-1 page 59 The Hunting Creek Watershed Management Plan from 1993 is 25 years old.
28. 4-6 page 64 How many homes have been acquired to date with the 5.15 million in hazard mitigation FEMA grant from 2012
29. 4-14 page 72 What is the meaning of the colors in Table 4-1?
30. 4-17 page 75 objectives 4.4.1.1 What type of protection will be provided to critical facilities/infrastructure?
31. 5-3 page 79 has a description of the Historic District Commission. Why aren't other commissions and boards described in their respective sections such as the Environmental and Economic?

32. 6-3 page 85 if the population of people age 65+ will nearly double from 2010 to 2040, the Plan should put WAY more focus on Housing for Seniors (6-5 page 87) and Old Adult and Senior Facilities (10-8 page 147). Also throughout the Plan we should find more mention of this age category.
33. 6-7 page 89 It makes sense that a senior or 55+ age restricted housing will produce fewer school age children. The requirements for Adequate Public Facilities should not be changed. It should be quick and easy for the Planning Commission to exempt an age restricted housing development so long as it remains such and is not later used as regular housing.
34. 7-3 page 92 Sustainability Approach: car pooling, rideshare and telework are also alternatives to single occupant vehicles.
35. 7-4 page 93 MD 213 should read MD 231.
- a. Is the only reason for decreased traffic volumes the completion of PF blvd from Stokley to MD 231 in 2006? Are there no other contributing factors? Is Chesapeake Blvd really doing anything currently to decrease congestion on MD 2/4?
 - b. Third paragraph beginning, "In case case..." is repeated from the previous page.
 - c. Since "all" arterial and collector roads are operating at acceptable levels of service, a definition of what acceptable levels are according to the State Highway Admin might help us understand this better.
36. 7-6 page 95 The definition of a controlled through access expressway should be included. If the purchase of right-of-ways for new over passes along MD 4 and MD 2/4 are in the future, town centers such as Huntingtown which are not already bisected by this future expressway SHOULD NOT be expanded across it. "A **controlled-access highway** is a **highway** designed to allow traffic to safely travel at fast speeds. They are known by various terms around the world."
37. 7-9 page 98 The Chesapeake Bay Crossing should not begin or terminate in Calvert County. Our Plan should more strongly express this.
38. 7-12 page 101 Metropolitan Planning Organization should be the title of its paragraph and not just the acronym MPO.
39. 7-15 page 104 objective 7.5.1.4 Providing crosswalks at ALL crosswalks seems an unachievable and unnecessary goal. How about all in Town Centers, near schools, etc.
40. 8-5 page 110 If Washington DC provides the second highest number of jobs to county residents, what provides the highest? Figure 8-2 in the second paragraph should read figure 8-3.
- a. On page 98 (7-9) the originating cities for commuter bus routes are not identical to those noted in this section. Also North Beach Town should be Town of North Beach.

41. 8-6 page 111 We need more information on how single family dwellings use “more than \$1” in service for every \$1 of tax revenue they provide. How and from where is this calculated?
42. 8-9 page 114 We think of fisheries as places where fish are raised for commercial purposes and not necessarily places for loading, unloading etc.
43. 8-12 page 117 If building materials and garden equipment stores are “lost” spending, how can we require builders and developers operating in our county to rely on local suppliers of construction material when it is available? Note also that this study from 2011 is 7 years old and the shopping habits of county residents have changed, especially when it relates to online purchase, home delivery services, subscription shopping, etc.
44. 8-17 page 122 objective 8.2.1.1. How are targeted businesses determined for the fast-track permitting process? Does the Planning Commission select the targets? Are they updated yearly? It seems this could be a very easy way for some certain groups or businesses to benefit and not others.
45. 9-1 page 124 Source water assessments from 2005 and 2006 seem quite outdated at 13 years old and more recent assessments should be made.
46. 9-3 page 126 Table 9-1 is confusing. The actual numbers for 2017 don't seem to appear, only the target. How can we see if the 2017 actual loads met the targets?
47. 9-4 page 127 Table 9-2 Planned Capacity is not actual capacity. Though the Water & Sewerage Plan is from 2014, certainly this department has the actual numbers for 2017 to insert into this table.
48. 9-5 page 128 Why is the county's per capita daily water demand estimated to remain at the same level until 2040?
49. 9-6 page 129 Most of the county's drinking water is supplied by the Aquia aquifer. Clarify this as it is not clear if this means the public water avail in certain Major Town Centers or water which most of us obtain from well on our properties.
50. 9-9 page 132 Table 9.6 Planned Capacity Wastewater Treatment. We admit we are not experts in this area. Average demand of 1.4 is so close to planned capacity of 1.5 for Chesapeake Beach and similar for Prince Frederick WWTP I and II. Is this enough of a cushion without any service interruptions or decreased in service quality?
51. 9-10 page 133 similar concept to the previous note. Table 9-7 Loading Rates and Target Loads are identical?

- a. Are we stressing the establishment of expansion of sewer systems in Major Town Centers, Minor Town centers or all Town Centers? Huntingtown DOES NOT want the expansion of sewer systems.

52. 9-11 page 134 Do all septic systems present environmental concerns to the same degree? Perhaps some information here about the best or newest technologies available for household septic systems.
53. 9-12 page 135 Though the 2014 Water & Sewerage plan is referenced, please include a brief summary of the agreement with King George Landfill in VA in terms of length, when and if fees increase, etc for processing our liquid sludge. This seems like an all our eggs in one basket.
54. 9-16 page 130 objective 9.4.2.1 define bioswails and objective 9.4.2.3 define vegetated flow attenuation.
55. Chapter 10 Government is missing a page number at the bottom.
56. 10-4 page 143 Sprawl is defined as the spreading of urban developments, thus the word "urban" was omitted. Bank of American was just one of the groups giving funding to this study from 1995 in California. Perhaps cite this source properly. Beyond Sprawl: New Patterns of Growth to fit the New California. By California Resources Agency, Greenbelt Alliance, Low Income Housing Fund and the Bank of America.
57. 10-12 page 151 Flush out the Community Support Centers, perhaps by naming the largest or the ones who touch the most people?
58. 11-1 page 163 Can we give some benchmark for short, mid and long range goals?
59. 11-2 page 164 3.1.1.6 is missing a timeframe.
60. 11-8 page 170 4.3.1.2 is missing a responsible party.
61. 11-9 page 171 4.4.3.3 is missing a responsible party.
62. 11-10 page 172 5.1.1.4 is missing a responsible party.
63. 11-20 page 182 Objective 3 is missing a responsible party; Objective 2 is missing both a timeframe and an responsible party.
64. 11-24 page 186 4.4.3.3 is missing several timeframes.

From: A Concerned Citizen <no-reply@powr.io>
Sent: Monday, June 11, 2018 6:29 PM
To: Planning and Zoning <pz@calvertcountymd.gov>
Subject: Comments From porawi93@yahoo.com

To: Planning Commission & County Commissioners:

From:	Porawi Luatthong
Email Address	porawi93@yahoo.com
Town	Prince Frederick
My Comments:	Prince Frederick has grown already tremendously. It has so much traffic there and I see that developers keep building more and more. I am unhappy about this. PF and St. Leonard area are great just the way they are. I love how beautiful the area is. We do not need anymore restaurants or grocery stores or any other stores that we can find elsewhere. This place is unique in its own way and I would like it to stay this way. Calvert makes enough money and I do not think that this needs to be about money. I am already disappointed in the projects that have been happening around calvert.. and I will keep fighting for this Thank you
Locale	US

From: Jackie Eanes <ajmom2@gmail.com>
Sent: Monday, June 11, 2018 4:52 PM
To: Sunderland, Carolyn V. <Carolyn.Sunderland@calvertcountymd.gov>
Subject: Calvert County Comprehensive Plan

Good afternoon,

I'm writing to urge the Planning Commission to use due diligence in reviewing and approving the Comprehensive Plan for Calvert County. No approval should be given until adequate time is provided to all citizens and the board to review the plan as well as offer multiple opportunities for open forums and discussion of citizen comments and concerns. Please allow the citizens of the county to comment and please ensure the Planning Commission addresses those comments in a public forum. I'm hopeful that the members of the Planning Commission will address all citizen's concerns and ensure that the final proposed plan is representative of the citizen's desires for the future of Calvert County.

Thank you,
Jackie

From: Anita Brown <anitawb@comcast.net>
Sent: Tuesday, June 12, 2018 8:39 PM
To: Planning and Zoning <pz@calvertcountymd.gov>
Subject: Future Calvert Meeting Notice

 Future C... Newsflash Public Encouraged to Attend Comprehe... Fri 6/8/201... 7 KB 

While I appreciate the county hosting public open houses on the second draft of the comprehensive plan, receiving an email on Friday (see above) for meetings on Monday, Tuesday and Wednesday of the following week is NOT providing the citizens with sufficient notice so that they can plan to attend the open houses. It appears you are merely checking off a box to say you held public meetings as directed without giving interested citizens enough notice that they could plan to attend.

Please pass along this comment to the Planning Commission. Thank you.

Anita Brown

From: Anita Brown <anitawb@comcast.net>

Sent: Tuesday, June 12, 2018 8:53 PM

To: Planning and Zoning <pz@calvertcountymd.gov>; Cook, Mary Beth <Marybeth.Cook@calvertcountymd.gov>

Subject: Notice the Posting Date - 4 day notice till the first meeting

Why were citizens not given more notice about the meetings?

Thank you.

Anita Brown

From: Anita Brown <anitawb@comcast.net>

Sent: Tuesday, June 12, 2018 9:22 PM

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

Subject: Comments on the Second Draft of the Comprehensive Plan

1. First and foremost, why was Dunkirk bumped up to a **major town center** when we do not have the characteristics listed in the second draft of the Comprehensive Plan for a major town center? We do not have public water and sewer (we have developer funded); there is no public library in Dunkirk; there are no public schools in Dunkirk. We do have commercial development but to lump Dunkirk in with the major town centers like Prince Frederick or Solomons is **not correct. Dunkirk should either be a minor town center or have a label unto itself, like Town Center.**
2. Traffic: Our current and future traffic problems are not addressed in the second draft. While I understand money has been appropriated for a traffic plan and that the plan will cover approximately 12 intersections in the county, will the citizens have input into which intersections are selected? There are several intersections throughout the county now with major traffic impacts that should be included in any plan or study. When those intersections are selected, I hope the list will be made public.
3. The second draft of the Comprehensive Plan does not include build-out (max number of households). Why was that reference removed from the plan? The build-out and its impact on traffic in the county is critical to the development of the Comprehensive Plan.
4. Why does the second draft of the Comprehensive Plan require the developers to acquire fewer TDRs to increase density in the town centers? This is going to adversely impact the Agricultural Preservation Program. I distinctly remember discussions at the first set of meetings on the Comprehensive Plan about strengthening the TDR program. What happened to those recommendations?
5. I don't see where the proposed increase in the town center density in Prince Frederick and Solomons and Lusby are being factored into projections for residential growth. That oversight needs to be corrected.

Again, while I appreciate the opportunity to attend the open house on the second draft of the Comprehensive Plan, posting the notice to your website on June 8 and sending out emails then to announce meetings on June 11, 12 and 13 does not provide the citizens with enough time to plan to attend the meetings. It gives the impression that like many of the County Commissioners, you are not really interested in the public's input and are merely checking off a box to say "yes we held public meetings."

Please let me know if you have any questions concerning my comments. Thank you.

Anita Brown

From: Tim Grover <groverplace@comcast.net>
Sent: Monday, June 11, 2018 11:32 AM
To: Cook, Mary Beth <Marybeth.Cook@calvertcountymd.gov>
Subject: RE: Calvert County Comprehensive Plan Comments

Mary Beth,

I am in favor of allowing privately-funded community sewage treatment facilities to serve residential, commercial, industrial and employment uses located inside Town Centers. I do not know why this Comprehensive Plan would place limitations on private funding of a community sewage system in an area designated for growth. With the broad range of public interest and support for public sewer in St. Leonard Town Center and the recently updated St. Leonard Master Plan in 2013 which reflects that interest and support, a Comprehensive Plan that does not recognize and incorporate the future provision of public sewer for St. Leonard Town Center largely ignores recent public input including competing petitions (with no clear winner), and also ignores the potential need for sewer facilities in locations within the close by designated Waterfront Communities when deemed necessary to address public health and safety. A small scale, small pipe public sewer system is technologically feasible and should be permitted when economically feasible to serve these communities.

Thanks,
Tim Grover
470 Welcome Lane
Saint Leonard, MD 20685
410-586-9819

From: Tim Grover [<mailto:groverplace@comcast.net>]
Sent: Friday, June 8, 2018 2:49 PM
To: 'Cook, Mary Beth' <Marybeth.Cook@calvertcountymd.gov>
Subject: Calvert County Comprehensive Plan Comments

Mary Beth,

Thank you, it looks like our property's future land use designation at 475 St. Leonard Rd (Tax Map 31, Parcel 491) has been changed from Farm and Forest to Rural Residential in the current draft of the Plan. Please confirm this is true.

Thank you, I've noted the change back to Minor Town Center from Village District.

However, I've noted the following.

This Plan states:

"This updated Comprehensive Plan retains the policy of permitting a higher residential density with the use of TDRs within a one-mile radius of a defined central point for the Minor Town Centers of Owings, Huntingtown, and St. Leonard. The policy will be reviewed during the update of the zoning ordinance regulations."

Previous Plans defined a one-mile radius around each Town Center as a location for additional growth, with the purchase of TDRs.

This Plan states:

“In past Calvert County Comprehensive Plans, rural residential areas have been designated growth areas (receiving areas for TDRs). The 2040 Plan places greater emphasis on directing residential growth to Town Centers and Residential Areas.”

This Plan states:

“The Residential areas are mapped on the Future Land Use Map, are more clearly defined than in previous plans, and are associated with locations defined as Major Town Centers.”

My concern is that our property at 475 St. Leonard Rd (Tax Map 31, Parcel 491) in a rural residential area has been designated a growth area within a one-mile of a defined central point for the Minor Town Center, and now there is greater emphasis on directing residential growth to Town Centers (including Minor Town Centers), but the Plan does not indicate whether rural residential areas will continue to be designated growth areas (receiving area for TDRs). Since our property is partially in the Town Center already, perhaps the Plan can allow a refinement of the eastern Town Center boundary to follow property boundaries as was with the case for the northern Town Center boundary. This would allow more of the residential growth to occur in the Town Center within the designated one-mile area given that now the Plan does not permit Minor Town Centers to have Residential Areas bordering them, since the Plan states that Residential Areas are associated with locations defined as Major Town Centers. I would be in favor of these Residential Areas bordering on Minor Town Centers, and they should be connected to the adjoining Minor Town Centers through the local roadway, bicycle and pedestrian networks. This is what we have been asking for in Saint Leonard for years and years.

Also, I have noted some places in the Plan that still refer to Rural Community. Please revise for consistency.

Thanks,
Tim Grover
470 Welcome Lane
Saint Leonard, MD 20685
410-586-9819

From: Tim Grover [<mailto:groverplace@comcast.net>]
Sent: Friday, February 9, 2018 11:13 AM
To: 'Cook, Mary Beth' <Marybeth.Cook@calvertcountymd.gov>
Subject: Subdivision Site Plan Grandfathering Question

Mary Beth,

At what point in the subdivision application review process is the site plan application grandfathered in with respect to any Zoning, Comprehensive Plan, or Master Plan changes that might go into effect after submission of the application?

Thanks,
Tim Grover

From: Cook, Mary Beth [<mailto:Marybeth.Cook@calvertcountymd.gov>]
Sent: Monday, February 5, 2018 2:38 PM
To: Tim Grover <groverplace@comcast.net>
Subject: RE: Question about Future Land Use Plan

Tim,
No action is required on your part for the change, however if you would like to submit a written comment it will become part of the record of comments received.
Thanks,
Mary Beth

From: Tim Grover [<mailto:groverplace@comcast.net>]
Sent: Monday, February 05, 2018 2:07 PM
To: Cook, Mary Beth <Marybeth.Cook@calvertcountymd.gov>
Subject: RE: Question about Future Land Use Plan

Mary Beth – Thank you!

Just to be clear, do I need to submit a comment for this or is this something that will be corrected because it was mistakenly designated as FFD? When you say to be revised, do I need to do anything else or follow up to make sure it happens?

Thanks again for your help!

Tim

From: Cook, Mary Beth [<mailto:Marybeth.Cook@calvertcountymd.gov>]
Sent: Monday, February 5, 2018 1:59 PM
To: groverplace@comcast.net
Cc: Willis, Julian M. <Julian.Willis@calvertcountymd.gov>
Subject: RE: Question about Future Land Use Plan

Tim,
I've researched the portion of the referenced property on the east side of the power lines and have confirmed that it is shown on the proposed Land Use Map as Farm and Forest. Staff has previously identified a few other properties adjacent to town centers which we believe should be Rural Residential. I will add your property to the list to be revised.
Thank you,

Mary Beth Cook
Deputy Director/Zoning Officer
Calvert County Department of Planning & Zoning
150 Main Street
Prince Frederick, MD 20678

410.535.2348

Marybeth.Cook@calvertcountymd.gov

To learn more about our Comprehensive Plan Update and Zoning Ordinance Rewrite, click on the logo below:



We welcome your feedback. Please take our [customer satisfaction survey](#).

From: Cook, Mary Beth

Sent: Monday, February 05, 2018 9:15 AM

To: 'groverplace@comcast.net' <groverplace@comcast.net>

Cc: Willis, Julian M. <Julian.Willis@calvertcountymd.gov>

Subject: FW: Question about Future Land Use Plan

Tim,

Mark forwarded me your question regarding the future zoning of your property at 475 St. Leonard Road. The property is currently within the St. Leonard Town Center and there are no changes proposed to the boundaries of St. Leonard. The only change currently proposed by the draft Comprehensive Plan is to change the designation of St. Leonard from a Minor Town Center to a Village. Note that the Land Use map is a draft "broad brush" designation of proposed land uses, not a zoning map.

The updated zoning map will be done along with the update to the Calvert County Zoning Ordinance, following the adoption of the Comprehensive Plan.

Please contact me if you have any additional questions.

Thank you,

Mary Beth Cook

Deputy Director/Zoning Officer

Calvert County Department of Planning & Zoning

150 Main Street

Prince Frederick, MD 20678

410.535.2348

Marybeth.Cook@calvertcountymd.gov

To learn more about our Comprehensive Plan Update and Zoning Ordinance Rewrite, click on the logo below:



We welcome your feedback. Please take our [customer satisfaction survey](#).

From: Tim Grover [<mailto:groverplace@comcast.net>]
Sent: Monday, February 05, 2018 6:56 AM
To: Willis, Julian M. <Julian.Willis@calvertcountymd.gov>
Subject: Question about Future Land Use Plan

Hey Mark,

I've noted what looks to be a change in future zoning for property I own. Can you confirm one way or the other the County is proposing future zoning of 475 St. Leonard Rd (Tax Map 31, Parcel 491) to be farm and forest? If so, at the earliest when would this change take effect?

Thanks,
Tim Grover
41-586-9819

From: Margo Hallisay <margomac52@gmail.com>
Sent: Monday, June 11, 2018 6:49 AM
To: Planning and Zoning <pz@calvertcountymd.gov>
Subject: New comprehensive plan

Planning commission,

Enough is enough. !!! We can not allow the Board of Commisioners to dictate to you and all the citizens of this county the direction of the county as THEY want it..

I have lived in Dunkirk for 35 years

and I have begrudgingly accepted the developments of town centers, the Walmart and all the fast food restaurants, and now the larger development of yet another grocery store behind the CVS on Ward Rd.....and even more fast food restaurants... enough is enough !!!!!!!

Are these Comissioners getting kickbacks from all the plans they get passed. ? Who benefits from all this. I do not believe it is the citizens of our beautiful, and once peaceful town.

Please vote against this rampage!!!

Thank you for your concern.

Margo Hallisay

Sent from my iPhone

The Calvert County Planning Commission is interested in your thoughts on the draft Calvert County Comprehensive Plan (May 2018). So that we can better understand your concerns, please write legibly and include relevant page numbers as appropriate.

Overall Comments: _____

ES-3 *Find all proposed projects early whether or not in the Farm & Forest districts*

ES-6 *Safe water does not have arsenic which causes cancer.*

ES 3. *Silting of waterways is directly related to forest removal. Forests hold 99% of rain water & street runoff.*

Chapter and Topic: (Circle all that apply)

- | | | |
|--------------------------------|--------------------------------------|---|
| Executive Summary | 4) Environment and Natural Resources | 8) Economic Vitality |
| 1) Purpose, Mission, & Visions | 5) Heritage | 9) Water Resources |
| 2) Key Issues | 6) Housing | 10) Government and Community Facilities |
| 3) Land Use | 7) Transportation | 11) Implementation |

ES-2

Page number(s): *Vision 5 is negative.*

Comments: *Instead, talk about Best Management of resources, recycling, reducing. One persons waste is anothers' resource. Present Calvert positively in our Visions*

From: Karen Skirchak <karskirch@aol.com>
Sent: Tuesday, June 12, 2018 8:50 PM
To: Planning and Zoning <pz@calvertcountymd.gov>
Subject: Calvert 2040 Comments

I would like to address the lack of trails for jogging and bicycling in Calvert County. Calvert has no designated paths/areas for bicycling or jogging. Residents of our county have to ride their bikes on the side of the road which is very dangerous . The shoulders on the sides of the roads are not wide enough which poses a hazard to both the bicyclists and the motorist. I have seen bicyclists (who must have a death wish) riding on the side of the road that has no shoulder. Anne Arundel, Charles, and St. Mary's County have bicycling/jogging paths that are over 12 miles long. I refuse to ride on the side of the roads in Calvert so I have to load my bike in my SUV and travel to one of those counties just to safely ride my bike.

Calvert County has a vast amount of land (our county is over 32 miles long) that could be used for bicycling and jogging. Please consider in your future plans for Calvert County the safety and health of our residents. Build the paths so that we can enjoy a healthy outdoor life and enjoy the great beauty of our county.

Thank you,

Karen

Chapter and Topic: (Circle all that apply)

- | | | |
|--------------------------------|--------------------------------------|---|
| Executive Summary | 4) Environment and Natural Resources | 8) Economic Vitality |
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| 3) Land Use | 7) Transportation | 11) Implementation |

Page number(s): _____

Comments: I am concerned about the continued viability of Calvert County's water resources. Adequate water is something that we all take for granted until it's gone. Without adequate water supplies, ~~the~~ Calvert County will wither. It must be at the top of our priorities.

Chapter and Topic: (Circle all that apply)

- | | | |
|--------------------------------|--------------------------------------|---|
| Executive Summary | 4) Environment and Natural Resources | 8) Economic Vitality |
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| 2) Key Issues | 6) Housing | 10) Government and Community Facilities |
| 3) Land Use | 7) Transportation | 11) Implementation |

Page number(s): _____

Comments: I am concerned about increasing the build out for Calvert County. I am not at all sure how many residents the county can handle considering the county's geography.

Planning & Zoning

JUN 12 2018

RECEIVED

Name: John M. Bennett

Address: 2729 Icehouse Ct Dunkirk, MD 20754

Use additional pages, if necessary.

Comments received by Wednesday, June 13, 2018, (11:59 p.m.) will be provided to the Planning Commission for its regular meeting on June 20, 2018. Comments received after June 13 will be provided to the Planning Commission at its next meeting in July.

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

By email: pz@calvertcountymd.gov, please put Calvert 2040 Comments in the subject line

By fax: 410-414-3092

Written comments become part of the public record for the Comprehensive Plan update.

-----Original Message-----

From: mpower1112 <mpower1112@comcast.net>

Sent: Tuesday, June 12, 2018 12:47 PM

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

Subject: 2nd draft comprehensive plan

It seems the plan is being rushed into implementation by the Commissioners. We need time to consider the plan adequately.

I would like to see a paper on how the previous plans were implemented and their effect on the county. When you know a little history revising plan is that much more effective.

Mark Power

Breezy Point

Chapter and Topic: (Circle all that apply)

- | | | |
|--------------------------------|--------------------------------------|---|
| Executive Summary | 4) Environment and Natural Resources | 8) Economic Vitality |
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| 2) Key Issues | 6) Housing | 10) Government and Community Facilities |
| 3) Land Use | 7) Transportation | 11) Implementation |

Page number(s): _____

Comments: Walkability issues - The development plans need to include the addition of crosswalks to address safety as well as the addition of sidewalks so that residents can safely access the town centers. Regarding sidewalks, incorporating them into the development of the project is great for walking within the project. However, sidewalks are also necessary to be able to access the overall project and enhance walkability from neighborhood to the project center.

Chapter and Topic: (Circle all that apply)

- | | | |
|--------------------------------|--------------------------------------|---|
| Executive Summary | 4) Environment and Natural Resources | 8) Economic Vitality |
| 1) Purpose, Mission, & Visions | 5) Heritage | 9) Water Resources |
| 2) Key Issues | 6) Housing | 10) Government and Community Facilities |
| 3) Land Use | 7) Transportation | 11) Implementation |

Page number(s): _____

Comments: _____

Planning & Zoning

JUN 12 2018

RECEIVED

Name: Clare Bennett

Address: 2729 Icehouse Ct. Dunkirk

Use additional pages, if necessary.

Comments received by Wednesday, June 13, 2018, (11:59 p.m.) will be provided to the Planning Commission for its regular meeting on June 20, 2018. Comments received after June 13 will be provided to the Planning Commission at its next meeting in July.

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

By email: pz@calvertcountymd.gov, please put Calvert 2040 Comments in the subject line

By fax: 410-414-3092

Written comments become part of the public record for the Comprehensive Plan update.

From: Sherkus <jpsherkus@comcast.net>

Sent: Tuesday, June 12, 2018 10:41 PM

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

Subject: Calvert 2040 Comments - Notices for open houses in Calvert County Calvert 2040 Comments

Received 901am

June 08, 2018

Public Encouraged to Attend Comprehensive Plan Open Houses

On behalf of the Calvert County Planning Commission, the Calvert County Department of Planning & Zoning will hold three open houses to receive public input on the..... [Read on](#)

All the notices of the meetings were delivered on Friday for meetings to be held on Monday, Tuesday and Wednesday. In fact the last email notification I received at 636pm- on the day of the meeting. This is not the way to get the public to attend your open houses - if in fact you actually wanted them to attend. Despite all that, I managed to get emails out to Dunkirk residents and I was told we did manage to get 32 attendees. I am really disappointed in how this was handled by P&Z when you were directed on May 30th to have these meetings. Surely that was early enough to give residents more time to plan to attend.

Phyllis Sherkus

LAW OFFICE OF
G. MACY NELSON, LLC

G. MACY NELSON*
(410) 296-8166 EXT. 290
gmacynelson@gmacynelson.com

SUITE 803
401 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
www.gmacynelson.com

EMILY E. BAER**
(410) 296-8166 EXT. 113
emily@gmacynelson.com

*Also admitted in D.C.

** Only admitted in D.C.

June 13, 2018

VIA EMAIL: pz@calvertcountymd.gov

Calvert County Planning Commission
175 Main Street
Prince Frederick, Maryland 20678

Planning & Zoning

JUN 13 2018

RECEIVED

**RE: Comments on Calvert County Comprehensive Plan –
May 2018 Draft Big-Box Retail**

Dear Chairwoman Kernan, Vice Chairman Jones, and Planning Commission Members Reed, Holler, McHugh, 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 May 2018 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 Calvert County develops using Smart Growth principles.

The Draft Plan sets forth a vision for the direction of development in Calvert County and provides the policies and framework which will be reflected in the County’s upcoming revision of its Zoning Ordinance. The purpose of our comments is to suggest ways to better reach the Draft Plan at Plan’s stated goals of encouraging small and local businesses and creating attractive, walkable communities. Draft Plan at 11-5; 11-12.

The Draft Plan reports that many residents have expressed concern about the long-term viability of “big-box” stores and that residents favored “smaller, local businesses, including farm-based enterprises.” Draft Plan at 2-7. Further, many residents also suggested making the Town Centers more pedestrian and bicyclist friendly. Draft Plan at 2-8. The Draft Plan repeatedly addresses these concerns. In particular, Goal 3 of the Land Use chapter is to “Develop Town Centers as attractive, convenient, and interesting places to live, work, and shop.” Draft Plan at 3-24. Goal 1, seeks to “preserve the rural character of the county” and its “cultural resources,” in part by protecting the scenic quality of existing rural landscapes and encouraging local economic development activities, such as marketing locally-grown foods.” Draft Plan at 3-23. Specifically, Objective 3 of Goal 4 is to “Avoid the potential for strip commercial development along highways. Draft Plan at

11-5. Additionally, chapter 7 on Transportation repeatedly promotes pedestrian and bicycle transportation and seeks to reduce automobile trips. *See* Draft Plan at 7-11.

As we stated in our previously submitted comments, single-story, big-box retail is not compatible with the goals and the visions of the plan, as it both damages small and local business, and promotes automobile-dependent transportation. Big-box retail causes a variety of planning problems including traffic congestion and automobile dependent retail. 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). Further, 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*.

Proposed Amendments

In order to limit the negative effects of big-box retail and more effectively implement the goals of the Draft Plan we propose the following amendments:

1. Add stronger language to the implementation section. Despite being an urban area, the Comprehensive Plan for the District of Columbia includes strong language in the Implementation Section to ensure robust design standards and support of local business over big-box retail. The following objectives from the D.C. Comprehensive Plan illustrate ways the Planning Commission could accomplish their similar goals. That document includes the following objectives for supporting small businesses:

Anti-displacement Strategies. Complete an analysis of alternative regulatory and financial measures to mitigate the impacts of

‘commercial gentrification’ on small and local businesses. PRIORITY. ED-3.2.A.

Shopsteading Program. Investigate the feasibility of a shopsteading program that would enable entrepreneurs and small businesses to open shop in currently vacant or abandoned commercial space at greatly reduced costs. ED-3.2.C.

Small Business Needs Assessment. Conduct an assessment of small and minority business needs and existing small businesses programs in the District. The study should include recommendations to improve existing small business programs and to develop new programs as needed. ED-3.2.D.

The District of Columbia Comprehensive Plan also includes the following guidelines for designing successful neighborhoods:

Use zoning to achieve design goals by exploring “zoning and other regulatory techniques to promote excellence in the design of new buildings and public spaces. Zoning should include incentives or requirements for façade features, window placement, courtyards, buffering, and other exterior architectural elements that improve the compatibility of structures with their surroundings while promoting high architectural quality.” UD-2.2.B.

Prepare an urban design agenda for the district that articulates and illustrates citywide design principles for the city and its neighborhoods, expanding design review and reviewing zoning requirements to promote higher design quality. UD-4.1.A.

Rationale: Including similar language in the Calvert County Comprehensive Plan will make supporting small businesses over big-box retail a clear priority and help ensure attractive design, in support of the draft Comprehensive Plan Goal 4, Objective 3, avoiding strip-mall development.

2. Shorten the timeframe of these and other relevant objectives in the Implementation chapter. For example, in the Draft Plan the timeframes for “Objective 3: Protect the scenic quality of existing rural landscapes and vistas” range from mid- to long-range. Similar objectives in the DC Comprehensive Plan, including those referenced above, have “on-going,” and short- to mid-term timeframes.

Rationale: Changing the timeframes in the Draft Plan to shorter terms would add urgency to the objectives. This is especially important in objectives that shape the review process of future projects. Certain objectives could also be marked as “priority” or “urgent.”

3. Add the following Objective to Goal 3, which begins on page 3-24 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.”

And add the following the objectives in the implementation section of Goal 4, on page 11-5:

“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 Minor Town Centers, 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 Target in Annapolis, 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.

4. Restore the prohibition of expansion of Rural Commercial (RC) properties to the current Plan’s language (Action Item #I-35.e, pg. 10). Objective 3.4.4.2 of the Draft Plan changes the language to say “Restrict the expansion ... “, which may allow the location of big box stores outside the Town Centers, which would be in opposition to the goal of avoiding strip commercial development, etc.

Rationale: Changing the current prohibition of expansion to allow restricted expansion opens the door to further strip commercial development. Currently, prohibiting the expansion of Rural Commercial is an action item under the section on preventing strip commercial development. The prohibition of expansion remains a valid way to prevent strip commercial development.

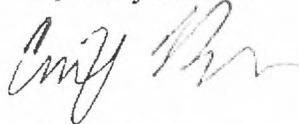
II. Conclusion

Thank you for the opportunity to provide these comments on the Draft Plan. We believe that the adoption of these proposed 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.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'G. Macy Nelson', written over a long horizontal line that extends across the page.

G. Macy Nelson

A handwritten signature in black ink, appearing to read 'Emily E. Baer', written below the signature of G. Macy Nelson.

Emily E. Baer

From: TOM MERO <tjmero@comcast.net>
Sent: Wednesday, June 13, 2018 11:36 AM
To: Planning and Zoning <pz@calvertcountymd.gov>
Subject: Calvert 2040 Comments

The May 2018 draft Comprehensive Plan continues to promote the false premise that our county is not growing fast enough and we need an influx of new housing and directs high density housing to town centers. This is being pushed by business and developers who stand to make millions if they are allowed to have their way with our county.

This latest draft Plan changes the designation of Dunkirk to a Major Town Center. Since the original Plan in 1983, Dunkirk has been a minor Town Center. The current Dunkirk Master Plan states “Dunkirk should meet the commercial and public facilities needs of area residents rather than be a high density residential area.” The change to Major Town Center makes Dunkirk the same as Prince Frederick and Solomons and a designated growth area for the influx of high density housing the Plan says we must have to be “vibrant”. Commissioner Hejl told me in a recent email that “The reality is the designation means nothing”, however, that is far from the truth. As stated in the Plan, once approved, zoning and Town Center Master Plans will be changed to reflex “the policies of this Comprehensive Plan. Dunkirk should remain a Minor Town Center.

In addition to the upgrade to a Major Town Center, the Plan designates a 2,200-acre “Residential Area” surrounding Dunkirk to replace the current 1-mile radius, which contains 1,800 acres. But adding 400 acres is just the tip of the iceberg, as the Plan also states: “Density in these areas can be increased to a maximum of four dwelling units per acre. Developer-funded provision of public water and sewer facilities may be needed in order to obtain the maximum density.” So we could be looking at thousands of high-density residential units OUTSIDE the Dunkirk Town Center!

This explosion of new housing units in and around Dunkirk will increase our population, add more students to our schools, more cars, and more cross traffic. The current evening rush hour backups that extend to Brickhouse Rd. would grow and commute time will increase for our residents that travel through Dunkirk daily. Our only main artery is Rt 4 and it cannot handle the additional traffic.

The rush to pass the Plan comes from the Small Business Interest Group who told county staff “the comprehensive plan needs to be complete prior to the election of a new BOCC.” The State mandate for the update is by 2020. Your request for more time and citizens involvement was met with a public notice on Friday about open houses scheduled for following Monday, Tuesday, and Wednesday. This shows an arrogant disregard of your recommendation and the citizens of Calvert. I fear the BOCC’s vote will come down to at least two and perhaps more lame duck commissioners. Commissioner Slaughenhaupt, lame duck, could end up casting the deciding vote to impose this developer/business driven Plan on our county.

I urge the Planning Commission to not be bullied by this BOCCs, listen to citizen's views, and make changes to this draft to reflect what is best for citizens of Calvert. Also ask that you push for the reasonable and responsible action for the citizens of the County and allow the new BOCCs to cast the final vote on the Plan that sets the future of Calvert for decades. That will allow adequate time for citizens, Planning Commission, agencies, and the State to review and comment on the Plan and to complete a thorough, unbiased traffic study before the Plan is adopted.

Tom Mero

Dunkirk

From: jp sherkus <sherkus.jp@comcast.net>
Sent: Wednesday, June 13, 2018 10:00 AM
To: 'Sherkus' <jpsherkus@comcast.net>; Planning and Zoning <pz@calvertcountymd.gov>; Sunderland, Carolyn V. <Carolyn.Sunderland@calvertcountymd.gov>
Cc: 'Arscott, Bob' <BobArscott@comcast.net>; 'Brown, Anita' <anitawb@comcast.net>; 'Fisk, Jim' <Jim_Fisk@comcast.net>; 'Grasso, Frank' <nonitalian1@hotmail.com>; 'Kriemelmeyer, Joe' <joebeyk@aol.com>; 'Nale, Len' <lenale_engineering@comcast.net>
Subject: RE: Meeting notice and format for Draft #2

Good morning all,

I attended the "open house" on the second draft of the Comprehensive Plan last night in the Dunkirk firehouse. While I appreciate the opportunity to attend the open house on the second draft of the Comprehensive Plan, posting the notice to your website on June 8 and sending out emails then to announce meetings on June 11, 12 and 13 does not provide the citizens with enough time to plan to attend the meetings. It barely gave us the time to do a first reading of the 196 page document. Perceptions being what they are, it gives the impression that the Calvert County government is not really interested in the public's input and are merely checking off a box to say "yes we held public meetings."

In addition, while many of the representatives were available at several stations, most were unable to answer questions on the second draft. I strongly feel that this second draft is not ready for forwarding to the BOCC as there are too many errors and disagreements in it, which need to be resolved,
Regards, JP

John P. "JP" Sherkus
410-257-5693

From: jp sherkus <sherkus.jp@comcast.net>
Sent: Wednesday, June 13, 2018 10:24 AM
To: 'Sherkus' <jpsherkus@comcast.net>; Planning and Zoning <pz@calvertcountymd.gov>; Sunderland, Carolyn V. <Carolyn.Sunderland@calvertcountymd.gov>
Cc: 'Arscott, Bob' <BobArscott@comcast.net>; 'Brown, Anita' <anitawb@comcast.net>; 'Fisk, Jim' <Jim_Fisk@comcast.net>; 'Grasso, Frank' <nonitalian1@hotmail.com>; 'Kriemelmeyer, Joe' <joebeyk@aol.com>; 'Nale, Len' <lenale_engineering@comcast.net>
Subject: Re: Draft #2 Calvert County Comprehensive Plan

Good morning,

After reading the lengthy Draft #2, of the Comprehensive Plan, I found a major problem with the designation of Dunkirk as a "MAJOR TOWN CENTER". On page 3-17 in describing Dunkirk, the draft says "Dunkirk is the gateway to Calvert County from the Washington, DC metropolitan area, is bisected by MD 4, and is the only Major Town Center served by private community sewer systems".

Dunkirk is not a "Major Town Center"!

On page 3-16, the draft states that "Major Town Centers contain a mixture of residential, commercial, and institutional uses. These Town Centers accommodate the most intense development in the county, mixing and blending housing types, public facilities, employment, and commercial uses. They include a variety of lot sizes and housing stock with a conventional density of three dwelling units per acre." This is not Dunkirk.

On page 3-21, the draft states "Minor Town Centers are to serve as local convenience centers." Further, in describing Huntington, Owings, and St Leonard, the draft states "They have the potential for limited development with some additional commercial uses that serve the local community." This is Dunkirk. I am hoping that the appellation of Dunkirk as a "MAJOR" Town Center is an oversight.

John P. "JP" Sherkus

From: jp sherkus <sherkus.jp@comcast.net>

Sent: Wednesday, June 13, 2018 10:46 AM

To: 'Sherkus' <jpsherkus@comcast.net>; Planning and Zoning <pz@calvertcountymd.gov>; Sunderland, Carolyn V. <Carolyn.Sunderland@calvertcountymd.gov>

Cc: 'Arscott, Bob' <BobArscott@comcast.net>; 'Brown, Anita' <anitawb@comcast.net>; 'Fisk, Jim' <Jim_Fisk@comcast.net>; 'Grasso, Frank' <nonitalian1@hotmail.com>; 'Kriemelmeyer, Joe' <joebeyk@aol.com>; 'Nale, Len' <lenale_engineering@comcast.net>

Subject: RE: Draft #2 Calvert County Comprehensive Plan

In reading the Draft #2 of the Calvert County Comprehensive Plan, I find some relevant information on the Water Resources Chapter missing. On page 9-1, the draft states that “Goal 1: Ensure sufficient drinking water quality and quantity to support projected population growth.” However, in that entire chapter, there is no mention of the Calvert Cliffs and Excelon projects will use 600,000 gallons of drinking water from the aquifers per day. On page 9-3, the draft states “Calvert County is located within the Coastal plain, which has experienced significant decreases in groundwater levels over the past several decades.” Further, “Increases in pumping over the past decades have caused groundwater levels in the aquifers within the Coastal Plain to continually decline which could affect the availability of drinking water throughout Southern Maryland, including Calvert County.”

Why are these industries allowed to use aquifer water instead of bay water for their purposes? “Too expensive” is not an answer. There are currently entire countries who use desalinized water for every purpose. Why can't these industries be required to do the same?

When I brought this up to the representative at the open house in Dunkirk last night (12 Jun), he was unable to provide an answer but suggested that I contact the MD Department of Planning, and the MD Department of the Environment. These concerns must be addressed in the Comp Plan.

John P, “JP” Sherkus
410-257-5693

Chapter and Topic: (Circle all that apply)

- | | | |
|--------------------------------|--------------------------------------|---|
| Executive Summary | 4) Environment and Natural Resources | 8) Economic Vitality |
| 1) Purpose, Mission, & Visions | 5) Heritage | 9) Water Resources |
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| 3) Land Use | 7) Transportation | 11) Implementation |

Page number(s): N/A

Comments: Rather than build in town centers where land & "affordable" houses will be built, the vacant lots in numerous communities should be buildable & regulations should allow it. Building in town centers will only create more expensive land in the centers & thus less affordable housing.

Planning & Zoning

JUN 13 2018

RECEIVED

Chapter and Topic: (Circle all that apply)

- | | | |
|--------------------------------|--------------------------------------|---|
| Executive Summary | 4) Environment and Natural Resources | 8) Economic Vitality |
| 1) Purpose, Mission, & Visions | 5) Heritage | 9) Water Resources |
| 2) Key Issues | 6) Housing | 10) Government and Community Facilities |
| 3) Land Use | 7) Transportation | 11) Implementation |

Page number(s): N/A

Comments: Tie in to above, if small single family units could be built on EXISTING lots around county, their would be affordable housing. This in relation to the smaller homes being away from town centers. Building in town centers, will not create affordable housing. Quiet the opposite will happen. Cancel County Transportation services. Very wasteful!

Name: Anthony Thomas

Address: 910 Guadalupe Trail, Lusby

Use additional pages, if necessary.

Comments received by Wednesday, June 13, 2018, (11:59 p.m.) will be provided to the Planning Commission for its regular meeting on June 20, 2018. Comments received after June 13 will be provided to the Planning Commission at its next meeting in July.

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

By email: pz@calvertcountymd.gov, please put Calvert 2040 Comments in the subject line

By fax: 410-414-3092

Written comments become part of the public record for the Comprehensive Plan update.

Chapter and Topic: (Circle all that apply)

- Executive Summary
- 1) Purpose, Mission, & Visions
- 2) Key Issues
- 3) Land Use
- 4) Environment and Natural Resources
- 5) Heritage
- 6) Housing
- 7) Transportation
- 8) Economic Vitality
- 9) Water Resources
- 10) Government and Community Facilities
- 11) Implementation

Page number(s): ES-7 Economic Vitality

Comments: My wife & I commute to Forestville/Park River. We are both approaching retirement from our current jobs, and would like to supplement our retirement income with jobs in the Prince Fred area. Other than county govt and schools, there is a dearth of quality, good paying business. Two ideas: attract tech/engineering companies. Offer incentives for short commute employees (we have a lot of professionals here) 2) investigate & advertise growth opportunities for cottage industries to provide domestic support services.

Chapter and Topic: (Circle all that apply)

- Executive Summary
- 1) Purpose, Mission, & Visions
- 2) Key Issues
- 3) Land Use
- 4) Environment and Natural Resources
- 5) Heritage
- 6) Housing
- 7) Transportation
- 8) Economic Vitality
- 9) Water Resources
- 10) Government and Community Facilities
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Page number(s): ES-6

Comments: Our house is ~150 ft from the Chesapeake in Dares Beach, our lot slopes ~8' over 100ft, and we have experienced noticeable erosion since 2010. Due to the sensitive area, we face substantial cost to obtain licensed engineering support for what I learned tonight may be only landscaping. Advertise, advocate & support home/land owners who wish to support county environmental goals but are hindered by bureaucracy & excessive cost.

Name: David Ballot

Address: 220 Chesapeake Ave, Dares Beach

Use additional pages, if necessary.

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| Executive Summary | 4) Environment and Natural Resources | 8) Economic Vitality |
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Page number(s): _____

Comments: (cont from back side)

- ag preservation program needs immediate revision - should be a benchmark goal you can't have the goal of preserving 40,000 A without addressing this program and the surplus of DRs

Planning & Zoning

Chapter and Topic: (Circle all that apply)

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|--------------------------------|--------------------------------------|---|--|
| Executive Summary | 4) Environment and Natural Resources | 8) Economic Vitality | JUN 13 2018
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10) Government and Community Facilities |
| 1) Purpose, Mission, & Visions | 5) Heritage | 9) Water Resources | |
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| 3) Land Use | 7) Transportation | 11) Implementation | |

Page number(s): _____

Comments: _____

- retire as many DR as possible to help control density - don't make TC's be the only solution

- establish measurable benchmarks to determine appropriate buildout of each TC

Name: Bruce Hance-Willis

Address: 3900 Adelphi Rd Pk Fred Md 20678

Use additional pages, if necessary.

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- Goals and measures are well defined and on track
- need growth limitations - don't increase TC until traffic is studied and you know the buildout projections and their effect on schools, water (aquifer) sewer, roads and public services.
- keep road intersection standards the same as 2010
- TC plan must be updated/completed before any expansion or increase in density.
- incentivize developers to complement TC concepts and enhance community focus according to the TC master plan
- enhance agricultural section to promote sustainable and significantly add revenue to county
 - ie - tech resources
 - raw material for industrial production
 - promote and facilitate value added
 - marketing ^{agricultural products} farmers markets - actively
- TDR's should continue to be available for use in Rural Residential and 1 mi radius should use TDR's to double base density of area - not to increase to 4 units.
- dispute assumption pg 2.2 about thru traffic
- at this time do not allow developer funded sewer and water outside of TC
- 3.23 take out 3.1.2.2 is no longer achievable goals

Chapter and Topic: (Circle all that apply)

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

Comments: There is a disconnect between the first chart shown in the open house which shows slowing population growth and the increase in land ^{area} ~~use for higher~~ for more development. It seems the growth of 1-2% could be supported with thoughtful infill development within existing boundaries of our town centers.

Planning & Zoning

Chapter and Topic: (Circle all that apply)

- | | | | |
|--------------------------------|--------------------------------------|---|-------------|
| Executive Summary | 4) Environment and Natural Resources | 8) Economic Vitality | JUN 13 2018 |
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| 3) Land Use | 7) Transportation | 11) Implementation | |

Page number(s): _____

Comments: Thoughtful development would help ensure the unique characteristics of each town center and avoid the undesirable cookie cutter sprawl that diminishes local landscapes.

Name: Jean McDougall

Address: Solomons

Use additional pages, if necessary.

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Page number(s): _____

Comments: *I am concerned about the development of the town centers. There are no limits on the rate of growth. Also I am against Colemans running into Lusby relative to development*

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Chapter and Topic: (Circle all that apply)

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

Comments: *I am in favor of the land preservation program (agriculture). I would like to see more money being put into this area.*

Name: *Priscia Powell*

Address: *422 Overlook Drive Lusby*

Use additional pages, if necessary.

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The Calvert County Planning Commission is interested in your thoughts on the draft Calvert County Comprehensive Plan (May 2018). So that we can better understand your concerns, please write legibly and include relevant page numbers as appropriate.

Overall Comments: *I do not want to see the Comprehensive Plan rushed through to appease the current Board.*

Chapter and Topic: (Circle all that apply)

- | | | |
|--------------------------------|--------------------------------------|---|
| Executive Summary | 4) Environment and Natural Resources | 8) Economic Vitality |
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Page number(s): _____

Comments: *County needs to look into possibility of getting Dominion to stop taking water out of our aquifer - I know this may be difficult because it is a done deal but 250,000 gal per day is too much!*

Chapter and Topic: (Circle all that apply)

- | | | |
|--------------------------------|--------------------------------------|---|
| Executive Summary | 4) Environment and Natural Resources | 8) Economic Vitality |
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Page number(s): 7-1

Comments: add goal: Promote vibrant town centers, with development patterns that will reduce automobile trips / increase pedestrian & bicycle travel

Edit "Related City Plans" [... transportation Plan ... recommendations on specific projects], [and will be updated upon adoption of new comp plan]

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Chapter and Topic: (Circle all that apply)

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|--------------------------------|--------------------------------------|---|
| Executive Summary | 4) Environment and Natural Resources | 8) Economic Vitality |
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Page number(s): 3.1

Comments: Edit Goal 3: (take language from pg 3-25, objective 3.3.3, 4)

Develop vibrant town centers that will help reduce dependence on automobiles

Name:

Jane

Address:

Prince Frederick

Use additional pages, if necessary.

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Chapter and Topic: (Circle all that apply)

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| 2) Key Issues | 6) Housing | 10) Government and Community Facilities |
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Page number(s): _____

Comments: I have yet to see what the aquifer carrying capacity is. Without this estimate I don't see how we can decide if water supply is adequate.

Chapter and Topic: (Circle all that apply)

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

Comments: Im unclear about the future use of TDRs My opinion is they are excellent land-use tools & should be retained/improved.

There seems to be intention to add central water & sewer to other wofy places besides town centers with developer support. Who pays when these systems fail as they eventually will. Will the county then be responsible?

Name: _____
Address: BOYNTON
2005 HENRY HUTCHINS Rd Prince Frederick, MD

Use additional pages, if necessary.

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See

The Calvert County Planning Commission is interested in your thoughts on the draft Calvert County Comprehensive Plan (May 2018). So that we can better understand your concerns, please write legibly and include relevant page numbers as appropriate.

Overall Comments: (1) *I am sure county planner's leaders believe ample time has been allowed for public comment. I do not agree. I first saw the May Draft a few days ago and the comment period ends tonight... a few days later. The draft is almost 200 pages long. More time is needed. This should not be a rush job*

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Chapter and Topic: (Circle all that apply)

- | | | |
|---|---|---|
| Executive Summary | 4) Environment and Natural Resources | 8) Economic Vitality |
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| 2) Key Issues | 6) Housing | 10) Government and Community Facilities |
| <input checked="" type="checkbox"/> 3) Land Use | <input checked="" type="checkbox"/> 7) Transportation | 11) Implementation |

Page number(s):

Comments: *I believe we need a comprehensive assessment now to guide further actions. It seems to me leadership is avoiding this issue.*

Land use: Plan seems to me to favor growth in general without adequate estimates of cost re schools, crowding, transportation. Expansion of town centers needs more thought. Can we afford this growth?

The Calvert County Planning Commission is interested in your thoughts on the draft Calvert County Comprehensive Plan (May 2018). So that we can better understand your concerns, please write legibly and include relevant page numbers as appropriate.

Overall Comments: ① Overall I would like to see more alignment across the various topics in the Plan. e.g. multi-family housing needs to connect w/ the economic development of bringing in large employers to employ white collar, college-educated young people families.

② I also would like to see more alignment between the Comprehensive Plan & the Town Center plans. e.g. agreement that Dunkirk will focus on high-end retail, P.F. on govt. services, Solomons on tourism.

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Chapter and Topic: (Circle all that apply)

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|--------------------------------|--------------------------------------|---|
| Executive Summary | 4) Environment and Natural Resources | ⑧ Economic Vitality |
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Page number(s): Table 8-5

Comments: Economic ~~plan~~ plan should include plans to market & attract businesses that fulfill these "lost spending" categories

Economic plan should include strategies to attract large employers (e.g. govt. contractors) to increase the % of residents employed in Calvert County, address the community traffic problems. Large employers will increase the economic tax base. Increasing small businesses & agr. tourism

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will not help the % of citizens employed in the county.

Chapter and Topic: (Circle all that apply)

- | | | |
|--------------------------------|--------------------------------------|---|
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| 2) Key Issues | 6) Housing | 10) Government and Community Facilities |
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Page number(s): _____

Comments: *Need to include more emphasis on water usage and future availability.*

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Chapter and Topic: (Circle all that apply)

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

Comments: *Protecting rural character and quality of life should be number one. Visions should not include directives to take certain actions.*

Name: *Berley Spive*

Address: *20676*

Use additional pages, if necessary.

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The Calvert County Planning Commission is interested in your thoughts on the draft Calvert County Comprehensive Plan (May 2018). So that we can better understand your concerns, please write legibly and include relevant page numbers as appropriate.

Overall Comments: Process is moving to fast. There should be more time for notice of meetings. Before we include language to expand town centers we should know infrastructure needs.

Chapter and Topic: (Circle all that apply)

- | | | |
|--------------------------------|--------------------------------------|---|
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| <u>3) Land Use</u> | 7) Transportation | 11) Implementation |

Page number(s): _____

Comments: Oppose town center expansions in Prince Frederick, Solomon, and Lusby. Oppose reduction of TDR's in town centers.

June 13, 2018

Dear Chairman Kernan and members of the Planning Commission,

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Thank you for the opportunity to comment on the second draft of the Comprehensive Plan. I have not had time to read the entire document but I want to get at least some comments in by the June 13th deadline.

I was disappointed to see that two extremely important problems with the first draft still haven't been fixed – growth management and traffic.

Growth Management

The section entitled Managing Residential Growth (pages 3-10 to 3-12) is very misleading. It bases population projections on current conditions without addressing the fact that major changes in zoning are mandated in the plan. Basically, it's saying, don't worry about growth, it's not going to happen. That is unrealistic and irresponsible.

Traffic

The section entitled Trends in Transportation (pages 7-3 and 7-4) is also misleading. It limits the discussion of traffic to the current situation without even looking at future conditions. Worse still, it actually says that current traffic isn't the problem; people's "perception" of traffic is the problem!

Town Center Expansion

Neither the Growth Management section nor the Traffic section talks about how the proposed expansion of several Town Centers and Residential Districts as well as proposed higher density housing will impact traffic and costs related to providing public facilities and services. The concept of determining an appropriate "build-out" based on these factors is totally missing.

Unless and until these two issues are dealt with responsibly, the plan should not state that Town Centers and Residential Districts will be increased in size. It should not specify densities and it should not show boundaries on maps. It is fine, in my view, to include a recommendation that increasing the size of Town Centers should be considered during updates to Town Center Master Plans.

By the way, there are at least two large townhouse developments (one of which is 800+ units) proposed within the current boundaries of Prince Frederick right now. It would be good to see what impacts they have on traffic and the cost of providing facilities and services before opening up a large new area for development. (Sadly, they don't look anything like the drawings presented in the Prince Frederick charrette).

Lack of Clear Direction

There are so many conflicting statements running throughout the draft that it's not clear where the Plan is taking us.

Strip Commercial Development – yes or no

Despite saying that strip commercial development is bad and should be avoided, the expansion of Town Centers along Routes 2/4, 231, 260 and 765 guarantees more strip commercial development.

Compact, walkable communities - yes or no

Despite advocating small scale, walkable compact residential development close to shops and restaurants, the huge increase in the size of Prince Frederick together with the expansion of the one mile radius and the push for developer funded water and sewer, guarantees that none of that will happen.

Commercial development outside Town Centers - yes or no

Despite words that say commercial development should be limited to Town Centers, there are quite a few action statements that would allow commercial uses, including retail uses, outside Town Centers – something the County has been able to avoid for 35 years. I've listed the ones that I've found so far below:

3.2.1.3 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. *This action is far too open-ended! If a developer says he needs a hotel along Rt 2/4 outside a Town Center, this action item could be used to support it.*

3.4.2.3 Allow office and business uses in Industrial areas. *This wording is too open-ended. If the intent is to allow limited office and business uses that are subordinate to primary industrial uses, it should say so. Otherwise, this action item goes against the goal of directing commercial growth to Town Centers.*

3.4.5.1 Limit commercial uses in the Farm and Forest and Rural Residential areas to help avoid traffic congestion and conflicts with existing residential communities. *The plan recognizes that some very limited, small scale commercial uses that are directly related to agriculture and ecotourism may be something to consider, but the wording in this action item is way too open-ended.*

6.2.2.2 Consider allowing small retail and service uses on the first floor of residential structures along major roads. *This could lead to exactly what the County has been able to prevent for 35 years – scattered commercial development along highways – a perfect camel's nose under the tent.*

Land Preservation and Maintenance of Rural Character - yes or no

Despite strong words in support of land preservation and maintenance of Rural Character, several of the action items related to these goals are weak or missing: Examples:

Objective 2 (page 11-4) Review the Transfer of Development Rights Program so that it directs the majority of growth to Growth Areas. *This objective could result in reducing the market for TDRs. A comprehensive review of the program to make it more, rather than less, effective is needed.*

3.3.2.3 Evaluate the funding and administration of the Purchase and Retirement Program for development rights. *A better alternative would be to "increase funding for*

the Purchase and Retirement Program for development rights and other land preservation programs.”

I was happy to see action item 2.1.3.3 which says “Reduce negative environmental impacts of subdivision roads and make them visually compatible with the rural character of the surrounding area while maintaining road safety. “ Our current requirements for wide 50 foot right-of-ways and huge cul- de-sacs in subdivisions are unnecessary, expensive and discordant with rural character. However, I didn’t see mention of our existing requirement for a 100 foot forested buffer along roads in subdivisions. That requirement has helped maintain an attractive rural landscape along our roadways and protected subdivision residents from traffic impacts at the same time.

Attractive Places to Live, Work and Shop – yes or no

The plan criticizes several of our Town Centers as lacking a sense of place and being dominated by commercial strip development, which is certainly true of Prince Frederick viewed from Rt 2/4 and true of others as well. However the objectives and action items that are supposed to implement the goal of developing Town Centers as “attractive, convenient and interesting places to live, work and shop” seem completely inadequate, suggesting that there really isn’t a commitment to work toward that goal (pages 11-3 and 11-4). Making our Town Centers more attractive, functional and enjoyable for all county residents and visitors is a goal that many of us can support, whichever side of the development aisle we may be. It’s a good place to find common ground.

As members of the Planning Commission, you have the power to resolve these conflicts and set us on a clear course for the future. I sincerely hope you will do so.

Thank you,

Randi Vogt
Port Republic
Vogtpr@comcast.net

From: pokipoki@verizon.net <pokipoki@verizon.net>
Sent: Wednesday, June 13, 2018 5:23 PM
To: Planning and Zoning <pz@calvertcountymd.gov>
Subject: Calvert 2040 Comments

To the Calvert County Planning Commission:

I have lived in Calvert County off and on for nearly 50 years. Like many, I have been concerned about some of the changes that have occurred over those years. At the same time, I must say that there are areas where good decisions and thoughtful decisions have been made in the use of the land and the development of roads, parks, and other facilities for the citizens.

However, I have never been so distraught about any of the changes or proposed plans than I am about the current Calvert 2040 Comprehensive Plan. To begin with "Your County Your Future" is a joke. The citizens of Calvert County have had basically zero input into the Plan. Issues and concerns brought by citizens at meetings and in letters have been unabashedly rejected. I attended one of the so called Citizen input meetings. First of all, those meetings were organized by people who knew absolutely nothing about Calvert County and its special concerns. The contractors simply took a cookie cutter program and applied it to Calvert County. I could not believe that one question that we were suppose to discuss was "whether emergency vehicles should go on gravel roads". The contractors obviously had not seen the number of gravel roads and drives in Calvert County. I might add that the participants in the group ignored such questions and tried to address their real concerns. After seeing the Comprehensive Draft, I realize that the efforts of the citizens in those meetings were to no avail. But I knew that when I walked out of the meeting.

Last night I attended the so called presentation of the May 2018 Draft of the 2040 Comprehensive Plan. I went home shaking with anger, frustration, and shear grief. I cannot address all of the issues that overwhelmed me, but I will highlight a few. First of all, the Plan presented was a farce of cliches and lofty phrases that have nothing to do with the reality of the issues and problems facing the citizens and leaders of the county today, i.e., traffic, safety, financing education, and maintaining the beauty and character of the county. Those problems exist now and are not being addressed. According to this Plan, some magic will occur and all those issues will be resolved if we just list them carefully as goals on nicely drawn posters. If they are not being addressed now, they certainly will not be addressed when the population is 120,000 instead of 90,000. As a long term citizen of Dunkirk I will use what I know best as my example. The Plan states that Calvert County will maintain its rural character. However, the gate to Calvert County is Dunkirk, and the 2040 Plan has plans for expansion of housing developments surrounding the commercial area with less than 1/3 acre lots. This is totally counter to the Comprehensive Plans of 40 years ago. Directly counter to the desire of the citizens of Dunkirk, the 2040 Plan "upgrades" Dunkirk from a Village to a Minor Town Center and then in the second draft to a MAJOR TOWN CENTER. And those same citizens have been told that "NOTHING WILL BE DONE WITHOUT YOUR APPROVAL." This change in the Comprehensive Plan completely changes the character and future growth of Dunkirk. It is now a guarantee that Dunkirk will be like Waldorf. The Comprehensive Plan says that Dunkirk will be a "walkable town". There are three large shopping centers and several smaller ones, none of which are connected by sidewalks or bike paths. Crossing Route 4 by foot is a death defying act. And that is today. How exactly is it suppose to become a "walkable town" when the population is spread out in developments around the commercial area and the commercial area is developed along Route 4. In short, the Comprehensive Plan of 2040 as presented on June 12, 2018 is a farce and a joke.

I am 75 years old. I came to Calvert County in 1969 when my husband was working at Randle Cliffs. He was one of dozens of ordinary citizens who worked with leaders to develop the 1974 Pleasant Peninsula Plan. We have traveled a great deal and lived in several places including Texas, New Orleans, Hawaii and Colorado. When we retired we chose to return to our home in Calvert County, and have loved it. I recognize that things will not stay the same, anymore than Calvert County is what it was in 1969. And I do not necessarily want them to stay the same. But I want for future generations a place of peace and enjoyment for the people of the County, and as a contrast and respite for those in the broader area of the urban triangle of Washington, DC, Baltimore, and Annapolis. Calvert County has a unique place in the broader community and that place should be respected and encouraged. We owe it to future generations. Surely, we can do better than this pathetic excuse for nice sounding phrases which are nothing more than a cover for answering the needs of developers from outside the community. Pull Back, Think Again!

Sincerely,

Mary A. Burton

From: Jeff Klapper <jeffklapper@comcast.net>
Sent: Wednesday, June 13, 2018 5:18 PM
To: Planning and Zoning <pz@calvertcountymd.gov>
Subject: Calvert 2040 comments

First, I would like to thank the Planning Commission for not accepting the 2nd draft as the recommended draft within days of receiving it, without time to evaluate it, or for citizens to comment. Just one example of the rush to get the new plan adopted.

The public meetings are another example of rushing. The third presentation is to be made Wednesday evening, June 13, and the deadline for comments to be considered by the Planning Commission at their next meeting is the same evening! So much for any real interest in citizen's thoughts. Please don't be hounded into accepting this plan without a careful examination. The previous practice of reviewing the proposed plan line by line with P & Z staff is being bypassed and replaced by a request to rubber stamp what you are handed. And what you are being handed has problems:

Traffic is not adequately addressed. A traffic plan is fine but does not serve the function or replace the need for a traffic study before actions like proposing expanding Prince Frederick by 83% are taken. When the 72% increase in traffic that has *already been projected by the commissioners* along with the reduction in TDR requirements, and the new "residential areas" are factored in, the need for actual facts becomes more obvious before the growth proposals can be endorsed. When the consequences of existing projects are realized and current conditions ameliorated, then is the time to think about town center expansion. Please do a traffic study of the consequences of your actions before suffering from them.

The growth projection is so vastly understated as to invalidate any part of the Comprehensive Plan affected by it. That, of course, is pretty much the entire plan. The projected 9800 population increase over 22 years is completely unrealistic considering the following: In each of the past three decades, growth has been over 10,000 *per decade*. Now the town centers are to be expanded, TDRs reduced and maximum density has already been increased to 24 units per acre in Prince Frederick. According to P & Z staff at the 2nd draft public presentation, projects *already approved or proposed under the current plan* in Prince Frederick alone will account for about 10 - 15% of the 9800 population increase projection. Please do the research necessary to generate a realistic growth projection before approving any plan.

The plan states that developer funded sewage treatment facilities might be allowed for residential and commercial/industrial purposes outside town centers (section 3.2.1.3). Is this proposal otherwise unregulated as to factors like size, location, etc.? Doesn't that undo the whole town center concept? Doesn't this conflict with section 3.3.1 which states, "Locate commercial uses and employment areas appropriately in town centers?" And most importantly, after the developer builds the septic system, builds the project, and then walks away, who will pay for repair or replacement when the system fails? Realize that is not a question of if the system will fail, but when the system will fail. If developers want to be permanently responsible with bonding or other guarantees for their systems, then the proposal puts financial obligation where it should be. If the responsibility will fall back on the County (taxpayers) to pick up the pieces, then the proposal should be rejected as irresponsible and just another give-away.

I look forward to Draft 3 to continue to improve the Comprehensive Plan just as Draft 2 improved on the original version.

Thank you,
Jeff Klapper
Prince Frederick

From: Lo Vill <ltvlori@gmail.com>
Sent: Wednesday, June 13, 2018 9:51 PM
To: Planning and Zoning <pz@calvertcountymd.gov>
Subject: Calvert 2040 Comments

Please see my comments from the Dunkirk Open House attached. Thank you!

Calvert 2040 feedback

Overall comments: Calvert county is a gem, recently someone on Facebook noted they were told “Calvert County is the place to be” when they were transferred to the area. Our community, natural environment, and small-town feel are what make the county so appealing. Some of the changes proposed in the current draft of the plan will directly and quickly destroy the things most important and sought after in our county.

There is a prevailing belief amongst residents that our BOCC and the developers are profiting from each other and that those backroom business deals are what is driving the current development frenzy. We need to restore the integrity of our county leadership and development. To do that, there should be no developer funded “favors” paid to the county in any form; no land deals, trades, etc. We need to do more to restore the integrity and trust in our leadership. The Planning Commission and the BOCC must make strides to address the concerns and worries of the community. Throughout the plan update process, thousands of resident comments have been sent in and voiced at meetings, yet none of them ever seem to be considered by the BOCC. During the open house in Dunkirk, I noticed that there were a lot of very angry people there. Interestingly, they were angrier about the way things are being handled and the lack of respect residents feel from our leadership than they were about the changes being suggested, although there’s a lot of anger about those too. Calvert County needs and deserves honest and forthcoming leaders who actually listen to the residents who elected them. They were elected into office and need to represent the wishes of the people who put them there.

Specific Issues:

Topics: Environment and Natural Resources, Housing, Water Resources

Pages 6-2 thru 6-5: There should be no high density development in any minor town center or village. The infrastructure of minor towns cannot support it, and if you build out the infrastructure to meet that need, then you’re effectively turning them into major town centers with a smaller footprint. Our county is built on its ability to be different; the plans for development will make us look like all the other counties with too much traffic, pollution, and noise.

Page 9-10: Our county does not have a great track record with water management systems in public spaces. Walk through the parking lot of the Dunkirk Safeway nearly any day (especially after it rains) and you’re surrounded by sewage stench. The same is true for North Beach. You can smell the horrid sewage smell coming down 260 and it continues for blocks past the water treatment plant. There have been numerous issues with the Prince Frederick water system as well. My point is that perhaps we need to figure out how to design and maintain the sewer and water treatment we have before we launch into putting sewer and public water throughout the county for no other reason than to justify bringing in high density development. I get the feeling that no matter what the warnings may be, our leaders would ignore them because they are insistent on “winning” and bringing their visions to fruition.

A side note to development, as it is consistently overlooked in this county, is light pollution. There is no regard given to protecting the night sky and surrounding darkness. With increased development comes increased light, which does not stay in the town center. I'd like to see strict regulations put into place on commercial developments so that they use environmentally sensitive lighting products and patterns to protect the country atmosphere in the county.

Topics: Transportation

Pages 7-3 through 7-7: The information shown in these pages is not what I see happening in the county. Page 7-6 says we will keep traffic signals to a minimum but in the last few weeks I've seen several activated or planned within sight of an existing stop light. The plan states that there shouldn't be direct access to Route 4, but the Chick-fil-A site is sure to back traffic onto the highway on a daily basis. It doesn't matter if it's in a major or minor town center, backing traffic onto the highway is a disaster waiting to happen. There are numerous highway improvements planned throughout the county, and they will certainly help the traffic... that we have now. They will not help when we add thousands of new households and commercial sites. We will be in a worse situation than we are now, with yet more traffic, noise, and pollution.

Conclusion:

As a lifelong Calvert resident, I have to say I'm appalled at the way our quality of life and culture is being sold to the highest bidder. The voices of the residents are routinely ignored and it's not for the betterment of the county. Our leaders are shooting us in the foot by planning development to the point that we become like every neighboring county. We are special and they need to respect and protect that.

I appreciate the opportunity to provide feedback to the proposed changes in the comprehensive plan. I am putting my faith in our county leaders and hope that they will listen to the residents who elected them. Special appreciation to the Planning and Zoning staff who have continually acted with the utmost professionalism during presentations that are sometimes laced with frustration and anger. They have a very tough job and have done it well.

From: Marisa Sanchez <marisa_s_sanchez@hotmail.com>

Sent: Wednesday, June 13, 2018 10:01 PM

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

Subject: comments on Comprehensive Plan

In general, I find the Plan needs to have more connection points across the various parts - housing, economic vitality, transportation, etc. For example, the Housing section has goals related to increasing multi-family housing, but the Economic Vitality section does not support the increase in high-salaried jobs to support young families being able to afford mortgages on townhomes or condominiums. The Economic Vitality section does not address how it can attract large employers to increase the percentage of in-county employment, which would increase the tax base as well as address traffic problems from daily commuters to DC/Baltimore/VA.

On Page 1-1, please include a diagram that links the Comprehensive Plan with the various Town Center plans, and other functional plans and show the progression of decisions. My understanding is that once the Comprehensive Plan is completed, then the Transportation Plan is developed, then the Zoning Plan, and finally all of the Town Center plans and other functional plans (such as the Economic Development Strategic Plan) are updated.

On page 1-1, please explain how these specific "documents both inform the Plan and will need to conform to it in their subsequent updates." How can documents both inform and conform? What is the timing of these updates? How do you ensure that the Plan (described as a policy document) is enforced in the lower level plans? Please include an explanation of the entire process showing inputs/outputs/parallel activity.

Goal 3-3 (Develop Town Centers...) should designate specific Town Centers to fulfill specific needs the citizens voiced. e.g., Dunkirk can be designated as high-end retail and entertainment, Prince Frederick designated as government and college, Solomons designated as tourism (agri- and marine). This focus ensures that we have a variety of "destinations" and that we fulfill citizens' needs across the entire county while still allowing each Town Center the flexibility to design its environment within the designation.

Goal 3-3 (Develop Town Centers...) should include strategies to attract retailers that will fulfill the "lost spending" categories cited in Table 8-5. This not only supports increased tax base but also improves quality of life as residents (most of whom commute outside the county) will not also need to drive outside the County on the weekends to do their shopping.

Goal 3-4 (Direct Commercial and Industrial Uses...) and Goal 8-2 (Direct Business Growth to Town Centers...) should include strategies to attract large employers (e.g., government contractors, healthcare companies, etc.). Increasing the % of in-county employment will reduce traffic issues, increase our tax base, allow young college graduates to live and work in the County. The current set of strategies focus on small business and home-based business -- our young college graduates are looking for career development; small businesses and

agriculture business and retirees will NOT substantially increase the economic tax base. We need to attract large employers who will hire mid-to-high salaried employees so more of our residents can work within the county.

Goal 8-3 "Expand tourism" should be designated in tourism areas such as Solomons. Tourists don't want to drive to multiple small parks and recreation sites throughout the County but want a destination where they will find activities, restaurants, shopping, hotels. Also, citizens do not want small disparately-located tourism spots throughout the County, further contributing to weekend traffic. Dunkirk, Lusby, PF are not tourism locations, so designate Solomons as our tourism center

Goal 10 on Community Facilities should include more objectives that relate to increasing the "vibrancy" of the Town Centers through community-building "facilities" such as Town Center greens, performance stages, outdoor skating rinks. I don't see much throughout the Plan on strategies to achieve this sense of place and vibrancy described in the overview.

I very much concur with the strategy to direct commercial, retail, and multifamily residences in the Town Centers while keeping the rural atmosphere in the rest of the County. I would like to see more effort to eliminate some of the smaller strip centers along Rt. 4 and consolidate those stores to the Town Centers.

Thank you for soliciting and considering citizen comments.

Marisa Sanchez
Organization Development and Change Management
703-217-3798 (m)

From: Ed Bender <bender145@gmail.com>
Sent: Wednesday, June 13, 2018 10:14 PM
To: Planning and Zoning <pz@calvertcountymd.gov>
Subject: Comprehensive plan concerns

To Calvert County Planning Commission.

I am writing to let you know of my concerns with the second draft of the Comprehensive Plan. The plan does not include limits on buildout that was voted on during the January Planning Commission meeting. Please instruct staff to add back the the buildout limits that were discussed and voted on back in January.

Without any limits to uncontrolled growth, our road system will quickly become overwhelmed with traffic. For those of us that have commuted for years to the Washington, DC Beltway and Northern Virginia, we know what uncontrolled growth does to traffic congestion - it is a terrible thing to have to live with. Please do not let Calvert County suffer what other jurisdictions have to deal with.

In addition, I recommend adding a traffic impact study be performed for any development (commercial or residential) that includes parking for 25 or more vehicles. Every additional parking spot (especially residential) represents one more car added to our already maxed out county road network. If development is left uncontrolled, traffic problems will increase and property values will decrease.

Calvert County is a wonderful place to live. For those of you on the planning commission that do not commute to the congested areas near us, I urge you to spend a day or two driving during the morning rush hour from wherever you live in Calvert County to someplace like Bethesda, MD or Tysons Corner, VA and drive around those congested areas. Or, just drive Rt. 301 through Waldorf during rush hour and then think about what can happen to Calvert County with uncontrolled growth.

Please take the time to carefully read the second draft of the comprehensive plan that staff has prepared and take your time making the necessary changes to getting this plan right. The citizens of Calvert County are depending on you to protect us from uncontrolled growth that will bring terrible traffic congestion and delays to us all.

Thank you.

Edward Bender
145 Owings Hill Ct.
Owings, MD 20736
bender145@gmail.com

From: mdowellart@aol.com <mdowellart@aol.com>
Sent: Wednesday, June 13, 2018 10:24 PM
To: Planning and Zoning <pz@calvertcountymd.gov>
Subject: Calvert 2040 Comments

Transportation (Traffic), Chapter 7: Back to the Drawing Board.....

So many home driveways are located on the Calvert County arterial routes 2 and 4. Mine is one of them. Leaving my home on Rt 2 is problematic almost any time of the day, but on most rush hours some driver has to be gracious and let me out. Thinking about increasing the number of residents in town centers and elsewhere without realistically addressing traffic is irresponsible. And, moving forward by making Rt 2/4 a freeway is definitely **NOT** the answer as such a seemingly sensible move would make the Bay Bridge Study Folks salivate. Probably would have to kiss all drafts of the 2040 Comprehensive Plan good-bye. So much fine work went into this 2nd draft, but you seriously need to go back to the drawing board on this one. There can't possibly be a legitimate vote on a plan that increases density without being 100% clear on mobility.

Margaret Dowell
Sunderland, MD

From: flyingbunnies@verizon.net <flyingbunnies@verizon.net>
Sent: Wednesday, June 13, 2018 9:23 PM
To: Sunderland, Carolyn V. <Carolyn.Sunderland@calvertcountymd.gov>
Subject: Comprehensive Plan

Dear Ms. Sunderland,

As a new resident of Calvert County, I need to tell you that it is the peaceful and quiet, country atmosphere of this area that enticed me to move here. I lived on Long Island and moved away in large part due to the increased population and traffic. I moved to Howard County and in the last 17 years I have witnessed farm after farm being sold and thousands of housing units built. The concentration of houses/apartments/townhomes, stores, and businesses around town centers makes traveling even short distances troublesome. It also created unpleasant (ugly) scenery with parking lots, buildings, and additional roads to handle the increased traffic. If you haven't driven through some of these town centers in Howard, I recommend you do so to fully understand how residents here in Calvert will be affected if you reduce lot sizes and allow builders to determine the land usage. Look at North Laurel, Columbia, and Elkridge in Howard to get a feel for how it will look here.&nb sp;

Please do not make a rushed decision, listen to the residents before recommending a draft plan. Take your time, look around at Howard, think about the future and the quality of life our children and grandchildren will have by decisions you make today.

Thank you for your time.

Diane Bachek

5051 Breezy Point Road

Chesapeake Beach, 20732

From: Susan Dzurec <calvertwoman@gmail.com>
Sent: Wednesday, June 13, 2018 11:49 PM
To: Sunderland, Carolyn V. <Carolyn.Sunderland@calvertcountymd.gov>
Subject: public Comprehensive Plan Comments

Calvert County Planning Commission:

The following are our comments based on the proposed Calvert County Comprehensive Plan.

I took the time to attend all three of the open houses on the Comprehensive Plan. However, I stood outside and talked and listened to the people of the community which is what you are supposed to be doing. The citizens expressed their total disgust for the content of the plan and their rage over the process for the development of the Plan.

Of the 37 (that is what we were told) citizens that attended in Prince Frederick, I spoke to people as they entered and exited. Most were frustrated that staff could not answer their question on the content of the plan and more than one stated that even Jenny was unable to find information in the Plan itself about questions on traffic.

There wasn't one person that was pleased with the fact that the woods beside Calvert High School were going to be the new home of Ryan Builder's townhouses to the tune of 880 over 4 phases allowed by the density changes accomplished by BARGO through Text Amendments.

At the Dunkirk open house, residents were just as angry. I was inside as they discussed the change from being a Minor Town Center to the newly designated Major Town Center that was snuck into the Plan without any discussion with the citizens. They were equally as angry about the new residential expansion of Dunkirk. I would say irate would be the best way to describe their reaction.

People again stated that staff was unable to answer questions. One in particular that stood out to me was that Mark Willis was unable to give a straight answer at any of the three presentations, as to the new number for buildout that will replace 37,000 based on the proposed expansions of Town Centers etc. It would seem that if the Director of Planning and Zoning doesn't know the consequences of the changes you all are making in our county Comprehensive Plan and the subsequent zoning ordinances to follow, then maybe you should stop the forward progress of the Plan and answer those questions.

How many more schools will we need based on the missing number? How much larger will our hospital need to be, so patients will be able to have a bed in our emergency room? How much more water will this missing number of residents need and will it be available based on current studies? How many more cars based on the missing number will be on our roads and can our roads handle that without expanding the highway from the Anne Arundel County line to the bridge in Solomons?

Since there is no money in our budget for Town Centers, how are you going to make our Town Centers vibrant? Is that why the density for the residential areas around the Town Centers has to be set at 4 units per acre? According to State Planning, 3.5 units per acre is the magic number for what is needed to get priority funding for infrastructure. And what is the missing growth number just in those areas?

The commissioners keep saying they are business friendly. It would seem that most if not all of the businesses coming to the county are retail. Where are all the tech jobs that the young millennials will want so they can live in this affordable housing that the builders have promised? (1 bedroom apts starting at \$1400 mth. That is almost the cost of a mortgage payment.) Young adults returning to the county with a college degree are not going to want to work at Popeye's for minimum wage.

Why is the Patuxent Business Park still sitting virtually empty after all these years? Why are the ECs going to be housing units now?

So many questions, so few answers. Please at least find out the answer to the basic question of what the unknown number is that will replace 37,000. You can't build anything that will last for hundreds of years to come without a good foundation. And in your case that is the facts of sustainability.

Slow down, fill in all the blanks and serve the citizens of our county with respect, knowledge and responsible growth that we all deserve.

Thank you for your consideration of my request,

Susan and Gary Dzurec

From: Von Willey <vonwilley@mac.com>
Sent: Wednesday, June 13, 2018 11:59 PM
To: Planning and Zoning <pz@calvertcountymd.gov>
Subject: CALVERT 2040 COMMENTS

I have attended all of the public open houses held this week (6/11-13) in order to ask questions on several aspects of the May 2018 Draft of the Calvert 2040 Comprehensive Plan. After speaking with many of the staff and reading over the entire Plan several times, the following are my comments and conclusions:

1. Expanding the Town Center of Prince Frederick by 83%, especially the “phase two” area west of Rt. 4, to accommodate high density residential growth does nothing to achieve the stated goal of “Develop Town Centers as attractive, convenient, and interesting places to live, work, and shop.”
2. The proposed expansion of Prince Frederick also runs counter to the stated objective of “ensuring sufficient drinking water quality and quantity to accommodate population growth”.
3. The existing infrastructure as regards transportation in the Town Centers of Dunkirk and Prince Frederick is inadequate to handle the volume of traffic flow that currently exists. Adding residential and commercial density via expansion of these Town Centers before an independent transportation and traffic studies are conducted is poor planning (at best) and irresponsible.
4. To propose expanding a Town Center without having a current, updated Town Center Master Plan is flat out ridiculous.
5. Implementing changes via text amendments and changes to zoning ordinances to facilitate portions of a Comprehensive Plan that is in process and has not passed through the state level reviews may be entirely legal but is unethical and disrespectful of the planning process.
6. Chapter 11 Implementation is incomplete. Specifically: Pg. 11-9 4.4.3.3 is missing “Responsible Parties”
Pg. 11-23 and 11-24 (All of Storm Water Management) is missing “Timeframe” 9.4.1.1-3 and 9.4.2.1-7
7. Chapter 9 Water Resources 9.1.1.2 states that if state studies are not conducted to get a better understanding of regional and statewide water consumption and recharge area protection issues then every six years we work with the Southern Maryland counties to update the aquifer study. I find this to be a wholly inadequate time frame and would suggest studies and analysis to occur no less than every 2 years regardless of what the state decides.
8. Chapter 10 Government and Community Facilities 10.1.1.1 should be expanded to specifically address the need to create an independent citizen review committee to ensure that all planning, zoning, BOCC and Planning Commission decisions are adhering to the final adopted version of the Calvert 2040 Comprehensive Plan.
9. Economic development in Calvert County is dependent upon technological infrastructure improvements. There is one single mention of improving “broadband” in Town Centers. Higher income millennials who desire to locate in “vibrant” town centers that are attractive, convenient and interesting could be working for government contractors and technology businesses located in or near our Town Centers. Those businesses will not come to Calvert County if planning and investment is not made in technological infrastructure THOROUGHOUT the county.

Thank you for providing this opportunity to comment.

Von Willey
JFL, Inc.
Office: (410) 257-7069
Cell: (410) 610-2704