



# CALVERT COUNTY REPUBLICAN CENTRAL COMMITTEE

424 Solomons Island Road, Prince Frederick, Maryland 20678  
Telephone: 410-535-9100 [www.calvertgop.org](http://www.calvertgop.org)

July 23, 2019

Dear Members of the Calvert County Board of Commissioners:

My name is Catherine Grasso and I am the Chairman of the Calvert County Republican Central Committee (CCRCC). The CCRCC, in its entirety and unanimously, hereby submits this statement concerning the Comprehensive Plan.

Many Calver Residents have called CCRCC Headquarters concerning the *Calvert County Comprehensive Plan up to the year 2040*. Since the last time that I presented CCRCC's concerns to you on June 25, 2019, no answers have been received. Specifically, the CCRCC requested why the cap on new residential build-out is removed from the Comprehensive Plan – resulting in no limit to development. Also, why is it necessary to expand any town center or remove the major and minor town center designations?

Moreover, Calvert County has only one major artery consisting of two lanes "In" ----- and two lanes "Out". Since Route 4 is an evacuation route, why hasn't a comprehensive transportation study been completed? Traffic and unsafe intersections are already major issues for every single resident of Calvert County. No issue impacts the quality of life more than gridlock and public safety. Solving the traffic problem requires first gathering the traffic data, so that informed decisions can be made. Consequently, Calvert's infrastructure requirements, adequate public resources and facilities, including roads, should be studied and assessed before the Calvert County Comprehensive Plan should even be considered.

Lastly, if this Comprehensive Plan is implemented, what will the long-term cost be to the citizens of Calvert County?

The CCRCC unanimously joins the majority of County residents in opposition to the Calvert County Comprehensive Plan that will lead us to the year 2040. The quality of life in Calvert County requires your immediate attention to this matter.

Catherine Grasso, Chairman  
Calvert County Republican Central Committee

R. Calvert Steuart, Vice-Chairman  
Calvert County Republican Central Committee

David Wiley, Treasurer  
Calvert County Republican Central Committee

Derek Sabedra, Secretary  
Calvert County Republican Central Committee

Nick DePaulo, Member  
Calvert County Republican Central Committee

Elizabeth King, Member  
Calvert County Republican Central Committee

Robert W. Reed, Member  
Calvert County Republican Central Committee

John P. "JP" Sherkus, Member  
Calvert County Republican Central Committee

TO: CALVERT COUNTY COMMISSIONERS  
FROM: R. CALVERT STEUART, Esq.  
Re: July 23, PUBLIC HEARING TESTIMONY

My name is Cal Steuart. I serve as Vice Chairman of the Calvert County Republican Central Committee. We are in the 9<sup>th</sup> inning of the Comprehensive Plan baseball game.

The Comprehensive Plan <sup>ISSUES</sup>~~game~~ has evolved into a true bipartisan issue supported by Democrats, Republicans and Independents alike. This issue has singerly focused on preserving the rural atmosphere of Calvert County with growth controlled by available in place infrastructure. As County Commissioners you repeatedly have heard this issue supported overwhelmingly by the citizens of Calvert Count to (1) Planning and Zoning staff, (2) Planning Co0mmission and (3) to yourselves as County Commissioners.

The message from the citizens cannot be more clearly stated – infrastructure must be present to support future growth. **We all agree that One Waldorf in Southern Maryland is enough!**

And, finally, please so not lose sight of your role as an elected representative of the people of Calvert County. Your job is to represent us, the citizens who elected you, and not select private interests and future financial gain. You are our elected political leaders with the responsibility of representing your constituents. You have received our message loud and clear. We urge you to do the right thing and represent us and not the pro-growth advocates.

Thank you!

**STATEMENT OF KEEP CALVERT COUNTRY-GROW RESPONSIBLY  
JULY 23, 2019 PUBLIC HEARING RE: COMPREHENSIVE PLAN**

Keep Calvert Country-Grow Responsibly is a non-partisan citizens group that promotes public awareness and participation and believes, among other things, that Calvert County is a great place to live and should grow responsibly and sustainably. KCC-GR's Platform is attached ([Attachment A](#))

KCC-GR has been involved in the Comprehensive Plan process from the beginning and believes that the Comprehensive Plan should not be adopted for the following reasons:

1. The citizens have been shut out of the Comprehensive Plan process every step of the way. **There has never been a presentation to the citizens to explain why major changes in growth policies are being made.** Every single meeting has been a "divide and conquer" format so that citizens were not able to voice nor hear each other's concerns and the responses (if any) given by staff. Questions are not even permitted at the public hearings.

***Solution: Schedule a "town hall" meeting where the policy changes are explained, and citizens can ask questions and get answers.***

2. Even though hundreds of pages of comments have been submitted throughout the process, **the majority of those comments have NEVER been addressed or discussed by staff, the Planning Commission or the County Commissioners, nor has any explanation been given as to why they were not addressed or discussed.** The only comments addressed have been six letters from the development community. ([Attachment B](#))

***Solution: Direct staff to compile the comments received in a matrix and include explanations as to why and how the comments were addressed (or not).***

3. The County Commissioners have made substantial changes to the Planning Commission's recommended Plan, **but no meetings have been held with citizens to discuss and explain the reasons behind these changes.** The following are some of the changes made by the Commissioners that will be detrimental to the future of Calvert County:
  - a. Expansion of the Huntingtown Town Center across Route 4 which will result in worsening gridlock at the adjacent intersection and will make it impossible to develop Huntingtown as a "walkable" Town Center since crossing the 4 lanes of Route 4 on foot is virtually impossible.
  - b. Removal of the distinction between Major and Minor Town Centers which will allow commercial uses such as super big boxes in areas that have always been intended to remain small and designed to serve only local needs. The change also "generifies" all the towns, eliminating the uniqueness each one has developed through implementation of the individual Master Plans.
  - c. Expansion of the Dunkirk Town Center with no explanation.

***Solution: The Commissioners' changes should be explained along with all other policy changes at the "town hall" meeting suggested under #1 above.***

4. This public hearing violates paragraph 'c' of [Md. General Provisions Code Ann. § 3-102](#) (Open Meetings Act) (Attachment C) which states:

“(c) **Public policy.** -- Except in special and appropriate circumstances when meetings of public bodies may be closed under this title, it is the public policy of the State that the public be provided with adequate notice of the time and location of meetings of public bodies, **which shall be held in places reasonably accessible to individuals who would like to attend these meetings.**”

Several KCC members received emails from the Commissioners (Attachment D) stating that they were anticipating a large crowd, yet the hearing was scheduled in a room that only holds 145 people and at 5 p.m., when most citizens are not yet home from work.

***Solution: Cancel this public hearing, then hold a “town hall” meeting followed by a new public hearing at one of the local high schools.***

5. The legal notice (Attachment E) violates [Md. LOCAL GOVERNMENT Code Ann. § 9-105](#) (Attachment F) because it does not include a summary of the policy changes proposed in the Plan, nor does it include the changes made to the Plan by the County Commissioners after the Planning Commission approved it. State law requires:

(2) The county commissioners shall publish notice of the public hearing and **a summary of the proposed act, ordinance, or resolution** in at least one newspaper of general circulation in the county once each week for 2 successive weeks.

The legal notice also does not include the proposal to **nullify all Town Center Master Plans** and supersede them with the new Comprehensive Plan. The draft resolution for adopting the Plan (Attachment G) states:

“BE IT FURTHER ORDAINED by the Board of County Commissioners of Calvert County, Maryland that, insofar as any of the aforementioned Dunkirk Master Plan, the Huntingtown Master Plan, the Lusby Town Center Master Plan, the Owings Town Center Master Plan, the Prince Frederick Master Plan, the Solomons Town Center Master Plan and the St. Leonard Town Center Master Plan (singly and collectively referred to hereinafter as the “Town Center Master Plan”) may be inconsistent with the express provisions of, or the intent of the Calvert County Comprehensive Plan adopted hereby, **the Calvert County Comprehensive Plan shall supersede such provision(s) of the Town Center Master Plan.**”

Because the draft Resolution states that the Comprehensive Plan is “attached hereto and made part hereof”, a summary of the above proposal should have been included in the legal notice.

***Solution: Remove the paragraph from the draft Resolution.***

6. The Commissioners included the above language in their Resolution without the public’s knowledge so that immediately after adopting the Comprehensive Plan, the Master Plans for the Minor Town Centers of Dunkirk, Owings, Huntingtown, St. Leonard and Lusby will become null and void because there will no longer be such a thing as a Minor Town Center.

In its definition of "Consistency", [Md. LAND USE Code Ann. § 1-303 \(Attachment H\)](#) lists several reasons that the Commissioners will be able to use to determine that the Town Center Master Plans are inconsistent and nullify them:

"Except as provided in § 1-304 of this subtitle, when a provision in a statute listed under § 1-302 of this subtitle requires an action to be "consistent with" or have "consistency with" a comprehensive plan, the term shall mean an action taken that will further, and not be contrary to, the following items in the plan:

- (1) policies;
- (2) timing of the implementation of the plan;
- (3) timing of development;
- (4) timing of rezoning;
- (5) development patterns;
- (6) land uses; and
- (7) densities or intensities."

Questions: Who will make the interpretation as to whether the Master Plans are inconsistent? And what process will be used to officially supersede the Master Plans with the Comprehensive Plan? Will the citizens have any say in the matter?

Section 1-4.01 of the Calvert County Zoning Ordinance authorizes the Zoning Officer to clarify the intent of the Ordinance through interpretations, but that authority does not extend beyond the Zoning Ordinance. [\(Attachment I\)](#)

**Solution: Remove the paragraph from the draft Resolution**

7. In addition to the paragraph nullifying and superseding the Town Center Master Plans, it appears that the County Commissioners intend to ignore any court ruling that determines that the Comprehensive Plan is illegal or unconstitutional by including the following paragraph in the Resolution [\(Attachment G\)](#):

"BE IT FURTHER ORDAINED by the Board of County Commissioners of Calvert County, Maryland that, in the event any portion of this Ordinance is found to be unconstitutional, illegal, null or void, by a court of competent jurisdiction, it is the intent of the Board of County Commissioners to sever only the invalid portion or provision, and that the remainder of the Ordinance shall be enforceable and valid, unless deletion of the invalid portion would defeat the clear purpose of the Ordinance, or unless deletion of the valid portion would produce a result inconsistent with the purpose and intent of the Board of County Commissioners in enacting this Ordinance;"

**Solution: Remove the paragraph from the draft Resolution**

8. The proposed Plan includes language about the “Adequate Public Facilities” regulations, but the policy which is the basis for those regulations has been removed. The current APFO is based on the policy in the current Comprehensive Plan ([Attachment J](#)) which states:

“Continue to support policies that link the amount, location and rate of residential growth to County land use objectives, including highway, school, and aquifer capacities.”

Removal of this policy will make the APF regulations **inconsistent** with the Plan, as required by State law (see above definition of consistency).

***Solution: Restore the policy that links the amount, location and rate of residential growth to the adequacy of public facilities.***

9. The Planning Commission’s approved Plan is invalid because the Planning Commission failed to comply with [Md. LAND USE Code Ann. § 3-201](#) ([Attachment K](#)) which **requires** that:

“1) A planning commission shall prepare a plan by carefully and comprehensively surveying and studying ... (i) the present conditions and projections of future growth of the local jurisdiction”

The draft Plan proposes extensive growth of all Town Centers and all growth control measures have been deleted, yet there was no analysis of future growth based on proposed changes to the plan. The growth analysis in the Plan is based on **existing zoning**. Since all Town Centers are proposed for expansion, there is no longer any difference between Major and Minor Town Centers, and all growth control measures have been removed, **the Plan’s growth analysis is flawed**.

***Solution: To comply with State law, the Commissioners should remand the Plan to the Planning Commission so that they can “carefully and comprehensively study” the amount of growth that will result from the major policy changes proposed in the Comprehensive Plan before adoption.***

10. One key issue that the Planning Commission should have studied is the effect the proposed growth will have on transportation. **The County Commissioners have continued the Comprehensive Plan process even though the Transportation Plan is scheduled to be released 3 weeks after the public hearing.**

***Solution: To comply with State law, the Commissioners should remand the Plan to the Planning Commission so that they can “carefully and comprehensively study” and incorporate the findings of the new Transportation Plan in the Comprehensive Plan before adoption.***

ATTACHMENTS:

- A - Keep Calvert Country-Grow Responsibly Platform
- B - Six Letters from the Development Community
- C - State Law - Open Meetings Act Excerpt
- D - Emails from Commissioners Re: Expected Crowd Size
- E - Public Hearing Legal Notice
- F - State Law Re: Public Notice Requirements
- G - Draft Resolution for Adoption of the Comprehensive Plan
- H - State Law Re: Definition of “Consistency”
- I - Section 1-4.01, Calvert County Zoning Ordinance Re: Interpretations
- J - Current Calvert County Comprehensive Plan Excerpt Re: APF Policy
- K - State Law Re: Requirements for Preparation of the Plan

## Platform

### Keep Calvert Country – Grow Responsibly

Calvert County is a great place to live and we want it to grow responsibly and sustainably. Calvert County should:

- grow no more than its highways can reasonably accommodate (a level of service “D” or better).
- grow no more than its aquifer capacity can sustain to serve the population with safe, potable water, and
- grow no faster than its schools can accommodate, in terms of classroom size and total school capacity in each school district, to avoid harming the ability of our students to learn.

Calvert County is a peninsula county with the Chesapeake Bay on the east and the Patuxent River on the west. We need to be good stewards of the environment to protect our rural economies, the Bay and River, and quality of life. Calvert County should:

- preserve at least 40,000 acres of prime farm and forest lands (currently 30,000 acres are preserved),
- provide adequate buffers to wetlands, streams and steep slopes; we should enforce our stormwater management regulations, and
- provide all children with adequate access to nature, trails and parks.

Calvert County is unique. It should not become Waldorf. We want our town centers to be attractive and inviting places to live, work, and shop. Calvert County should:

- adopt good architectural standards for buildings and signs; which are reviewed by county citizens as well as county government,
- concentrate commercial development in town centers, and concentrate residential growth in town centers designated for such growth, with parks, gathering areas, local businesses, and sidewalks,
- ensure that good housing is available to county citizens of all incomes and ages, and
- ensure that zoning decisions about town centers occur during the town center master plan process, not during a rushed comprehensive plan process.

We want good government that is fiscally responsible and responsive to its citizens. Calvert County should:

- consult with its citizens and conduct fiscal cost/benefit analysis prior to initiating big capital projects,
- ensure that such projects should be first identified in Master Plans and/or infrastructure plans before they are programmed into county budgets,
- prepare plans with extensive citizen participation, reaching out to all citizens groups, and seeking and maintaining liaisons with those groups, seeking both problems and solutions from its citizens, and holding public forums with question and answer sessions before presenting plans for public review, and
- adopt regulations only if they comply with the Comprehensive Plan and master plans and provide funding to ensure implementation of those regulations.

Calvert County has a strong economy. We believe that the economy will remain strong by building upon the county's unique rural character and quality of life. We agree with the Sage Policy Group Economic Development Strategy Plan that the County should:

- support local entrepreneurs, agriculture, agri-tourism, eco-tourism, and heritage tourism,
- provide funding and marketing programs designed to help our farms thrive,
- give an advantage to locally-owned businesses, not chains, and
- support a development review process that helps local businesses comply with County regulations.

Calvert County has a rich natural and cultural history, which substantially contributes to our quality of life. We believe it needs to be preserved and protected. Calvert County should:

- support the preservation and interpretation of our ecological, pre-historical, historical and cultural resources and require protection of archeological sites during the development process and
- support our museums, parks, outdoor environmental programs and organizations that provide educational and preservation services to our county.

Patrick M. Buehler  
2040 Woods Road  
P.O. Box 27  
St. Leonard, MD 20685  
410.586.0326

Attachment B  
Letter 1 of 6

RECEIVED

DEC 6 8 2017

Community Planning  
and Building

December 6, 2017

Calvert County Planning & Zoning Department  
150 Main Street, 3rd floor  
Prince Frederick, MD 20678

To Whom It May Concern:

I would like to express my **strong opposition** to renaming minor town centers to "villages". First of all, St. Leonard is not visible to Route 4. It took years to get the State of Maryland transportation department to install Route 4 directional signs. Those signs are the only life-line to outside traffic. We depend on those signs to let people know there is commerce in our town. Your "village" decision could be the end to any fragile business in St. Leonard. I feel this is an "anti-business" idea.

Secondly, I am opposed to any down zoning of rural commercial property. Anyone who owns it bought with the idea of opening a business at the right time. We paid \$400,000 for 1.5 acres and to reduce it to a building site is a land taking, depending on where the property is located. In my case a building site is only worth \$15,000 causing a loss of \$385,000.

Sincerely,



Patrick M. Buehler



MARRICK  
PROPERTIES

Attachment B  
Letter 2 of 6

DEL 4 2017

4 December 2017

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

Re: Calvert County  
Comprehensive Plan

Dear Mark:

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

Land Use:

Support:

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

Oppose:

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

Housing:

Support:

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

Economic Vitality:

Support:

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

Oppose:

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

Water Resources:

Support:

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

Page Three  
Mr. Mark Willis  
4 December 2017

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

**Community Facilities:**

**Support:**

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

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

Sincerely,



C. R. Bailey, Jr.  
Vice-President

CRB/bas  
Attachments  
cc: File  
Correspondence



DEC 2017

December 7, 2017

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

RE: Calvert County  
Comprehensive Plan

Dear Mark,

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

**Land Use:**

**Support:**

Defining Town Centers precisely. Permits planned uses to be accurately anticipated.

Permitting water and sewer in residential areas adjacent to Town Centers. Encourages growth around Town Centers and away from rural areas.

**Oppose:**

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

Page Two  
Mr. Mark Willis  
December 7, 2017

**Oppose:**

Changing minor Town Centers to Villages. Leave as minor Town Center as it could negatively impact businesses in the minor Town Center.

**Housing:**

**Support:**

Providing full usage of housing types in Town Centers. County demographic trends are leading to an older population with fewer young families and less and less economic vitality.

Provide an opportunity for the younger population to remain in the county upon graduating High School/College.

Providing programs to increase availability of all types of affordable units. But, must avoid too much concentration of any one type of housing unit.

Allowing mixed-use developments in Town Centers. Could lead to more population variations within Town Centers and encourage all types of economic activity.

**Economic Vitality:**

**Support:**

All activities that will aggressively seek to recapture the 460 million of dollars in "Lost Spending" that Calvert County residents annually elect to spend elsewhere. This will require planning, political commitment, and long term dedication.

Providing access to broadband throughout the County which is needed by all types of businesses.

Page Three  
Mr. Mark Willis  
December 7, 2017

**Support:**

Providing incentives for business development in Town Centers and Villages. Properly structured, this could speed-up economic growth and help the tax base enormously.

**Oppose:**

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

**Water Resources:**

**Support:**

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

Providing adequate public waste water treatment facilities for planned future development in our Town Centers and nearby residential areas.

Minimizing pollution from waste water treatment plants and septic systems. This will require a vigilant monitoring system.

**Community Facilities:**

**Support:**

Sufficient funding to support the educational needs of 21<sup>st</sup> century citizens and workers through high quality K-12, higher education, and vocational training.

Page Four  
Mr. Mark Willis  
December 7, 2017

Support:

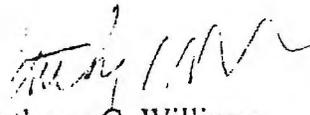
Ensuring quality recreational opportunities for all age groups. Currently we enjoy a wide range of recreation activities for children and youth and this should continue, but we must recognize the shift in demographics occurring in the County and anticipate the needs of seniors and others.

Examining the potential problems that can arise if sufficient volunteers cannot be found for future VFD and EMS and develop a strategy for dealing with all eventualities. Could possibly consider paid Fire Department.

Planning for the County's long-term needs for solid waste and recyclables disposal.

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

Sincerely,



Anthony C. Williams  
President

DAVIS UPTON  
& PALUMBO, LLC  
*Attorneys at Law*

Associates

Denise M. Bowman  
David C. Weigel  
Karen M. Wagner  
Zoe V. Kerasidis

Planning & Zoning

OCT 11 2018

RECEIVED

October 9, 2018

Members  
Mark J. Davis  
Mark J. Palumbo

Of-Counsel  
Jack G. Upton

Calvert County Planning Commission  
Attn: Mr. Greg Kernan, Chairman  
150 Main Street  
Prince Frederick, MD 20678

**RE: Comprehensive Plan Rezoning**

Dear Mr. Kernan:

Please be advised that I represent Kris-Lei, LLC and Builtrite Homes Developers, Inc., the developer and builder of the Prince Frederick Woods subdivision in Prince Frederick. I am writing to request that certain properties owned by Kris-Lei, LLC be rezoned from EC/TC to Prince Frederick Town Center as part of the Calvert County Comprehensive Plan rewrite.

Specifically, Kris-Lei, LLC is the owner of the following three (3) parcels of land located in Prince Frederick:

1. Tax Map 24, Parcel 760, 705 Secretariat Drive (Parcel 6, Plat 11)
2. Tax Map 24, Parcel 760, 700 Secretariat Drive (Parcel 3, Plat 11)
3. Tax Map 24, Parcel 762, 740 Secretariat Drive (Residue, Plat 13).

These parcels are all currently zoned EC/TC. As you are aware the EC/TC zoning district is a very restrictive zoning district which, for all practical purposes, prevents any meaningful development of these parcels.

Consequently, to allow for reasonable development of these parcels, and to further advance the Town Center concept and create a robust, vibrant Prince Frederick Town Center, we are requesting that these parcels be included in the Prince Frederick Town Center as part of the rewrite of the Calvert County Comprehensive Plan. We are also requesting that the permitted uses of these parcels within the Town Center include higher density residential development.

*Exceeding Expectations!*

DAVIS UPTON  
& PALUMBO, LLC  
*Attorneys at Law*

Mr. Greg Kernan  
October 9, 2018  
Page 2

Thank you for your consideration of this request.

Very truly yours,



Mark J. Davis

cc: Terry Shannon, Calvert County Administrator  
Ms. Kelly Robertson-Slagle, Director, Department of Economic Development  
Mark Willis, Director, Department of Planning and Zoning  
Carolyn Sunderland, Planning Commission Administrator/Secretary  
Mr. Anthony Williams

**From:** Eddie Logan <[elogan@primelending.com](mailto:elogan@primelending.com)>  
**Date:** December 8, 2017 at 1:03:08 PM EST  
**To:** "Willis, Julian M." <[Julian.Willis@calvertcountymd.gov](mailto:Julian.Willis@calvertcountymd.gov)>  
**Subject:** Comprehensive plan comments

Mark, As a business owner in Calvert County, I want to offer my support of any changes to the comprehensive plan that will increase our commercial base, and also allow for more affordable housing. I truly believe that no matter how aggressive our overall plan is, the current state mandates will only allow our growth to be 20% of the most aggressively commercial counties in the state. I support Villages, defining town centers, and permitting water and sewer in residential areas. I also support allowing greater density in the town centers to allow more commercial base and affordable housing.

My business has been in the county for 30 years, and I currently have 10 employees, of which 8, live and work in Calvert County.

## Home Loans Made Simple.



**Eddie Logan**  
**Branch Manager**  
NMLS: 191822  
Office Direct: 443.550.8643  
Mobile: 443.532.5727  
Fax: 866.997.7798  
8191 Jennifer Lane  
Suite 300  
Owings, MD 20736



[elogan@primelending.com](mailto:elogan@primelending.com)



[www.eddielogan.com](http://www.eddielogan.com)



Attachment B  
Letter 6 of 6

100 Jibsail, Suite 103, Prince Frederick, MD 20678 ♦ 410-257-2255 ♦ 301-855-5554 ♦ Fax: 410-257-3782 ♦ E-Mail: rbarrett@rabarrett.com

December 8, 2017

Attention: Mr. Mark Willis,, Director  
Calvert County Planning & Zoning  
150 Main Street  
Prince Frederick, Md. 20678

RECEIVED

DEC 08 2017

Community Planning  
and Building

Re: Comprehensive Plan

Dear Mr. Willis

I offer the following comments on the proposed Comprehensive Plan. My comments are based on my family's long term commitment to the County and 32 years of experience in the Land Use Business in Calvert County.

#### **Land Use**

We support the expansion of the Town Centers to provide a variety of housing types and to be consistent with the States desires to reduce the number or percentage of dwellings on individual well and septic systems.

We support the expansion of water and sewer facilities for the Town Centers for the same reasons.

We support increasing the base density in the Town Centers to encourage a variety of housing types and to provide a more affordable product to the consumer.

#### **Economic Vitality**

We support any and all activities that will increase the Commercial Tax Base and promote jobs in Calvert County.

We oppose the use of TDR's for Commercial Development as we are already lagging far behind on commercial development in this jurisdiction and the last thing we need is another artificial impediment to Commercial Growth.

**Community Facilities**

We support increased funding for Recreational Facilities especially in the Town Centers where we want to foster residential growth, commercial growth and the advancement of community activities and participation. Town Center Parks and gathering spaces for a variety of purposes would greatly increase the quality of life for the citizens of Calvert County.

Thank you for the opportunity to comment of the proposed plan. We look forward to the adoption of the Comprehensive Plan and ultimately the County Ordinances to facilitate the goals, objectives and desires of the community.

Respectfully



Randy A. Barrett, President  
R.A. Barrett & Associates, Inc.

< Previous

Next >

## Md. General Provisions Code Ann. § 3-102

### Copy Citation

Current through Chapters 1, 2, 7, 8, 13, 15, 18, 19, 30, 31, 173, and 174 of the 2019 Regular Session of the General Assembly

[MD - Annotated Code of Maryland](#) [GENERAL PROVISIONS](#) [TITLE 3. OPEN MEETINGS ACT](#) [SUBTITLE 1. DEFINITIONS; GENERAL PROVISIONS](#)

### § 3-102. Legislative policy

**(a) In general.** -- It is essential to the maintenance of a democratic society that, except in special and appropriate circumstances:

- (1) public business be conducted openly and publicly; and
- (2) the public be allowed to observe:
  - (i) the performance of public officials; and
  - (ii) the deliberations and decisions that the making of public policy involves.

**(b) Accountability; faith in government; effectiveness of public involvement.** --

(1) The ability of the public, its representatives, and the media to attend, report on, and broadcast meetings of public bodies and to witness the phases of the deliberation, policy formation, and decision making of public bodies ensures the accountability of government to the citizens of the State.

(2) The conduct of public business in open meetings increases the faith of the public in government and enhances the effectiveness of the public in fulfilling its role in a democratic society.

**(c) Public policy.** -- Except in special and appropriate circumstances when meetings of public bodies may be closed under this title, it is the public policy of the State that the public be provided with adequate notice of the time and location of meetings of public bodies, which shall be held in places reasonably accessible to individuals who would like to attend these meetings.

### History



----- Original message -----

From: "McConkey, Kelly D." <[Kelly.McConkey@calvertcountymd.gov](mailto:Kelly.McConkey@calvertcountymd.gov)>

Date: 7/4/19 12:31 PM (GMT-05:00)

To: [REDACTED]

Cc: "Hutchins, Thomas E." <[Tim.Hutchins@calvertcountymd.gov](mailto:Tim.Hutchins@calvertcountymd.gov)>, "Weems, Steven R." <[Steve.Weems@calvertcountymd.gov](mailto:Steve.Weems@calvertcountymd.gov)>, "Hart, Michael R." <[Mike.Hart@calvertcountymd.gov](mailto:Mike.Hart@calvertcountymd.gov)>, "Hance, Earl F." <[Buddy.Hance@calvertcountymd.gov](mailto:Buddy.Hance@calvertcountymd.gov)>

Subject: Re: Huntingtown

Hello [REDACTED],

Thank you for your letter. I believe the time was set earlier because we are expecting a large turnout. We do not want it to go too late into the night where there is not enough time for everyone to have the opportunity to speak.

Hope this helps.

Thank you

Kelly McConkey

Sent from my iPhone

----- Original message -----

From: "Hutchins, Thomas E." <Tim.Hutchins@calvertcountymd.gov>

Date: 7/4/19 8:02 PM (GMT-05:00)

To:

"McConkey, Kelly D." <Kelly.McConkey@calvertcountymd.gov>, "Weems, Steven R." <Steve.Weems@calvertcountymd.gov>, "Hart, Michael R." <Mike.Hart@calvertcountymd.gov>, "Hance, Earl F." <Buddy.Hance@calvertcountymd.gov>

Subject: Re: Huntingtown

Good evening,

Thank you for contacting the Board of County Commissioners and expressing your concerns. The start time for the hearing on July 23rd will be at 5PM as set forth in the required notice that has been published. Sign up for those wishing to speak is extended for one hour after the hearing begins as set forth in the County code. **It is expected that the turn out will likely be heavy** and we want all to have an opportunity to speak while concluding the hearing at a reasonable time in the evening.

If you wish to submit written testimony you will have that opportunity to do so. At the hearing. Additionally, the record will likely be held open for additional time for those who wish to submit comments by email.

Accordingly, the start time presents a reasonable balance.

V/r,  
Tim Hutchins

Sent from my iPad

**LEGAL NOTICE – PUBLIC HEARING**  
**BOARD OF COUNTY COMMISSIONERS OF CALVERT COUNTY**  
**Regarding Adoption of the Calvert County Comprehensive Plan**

The Board of County Commissioners of Calvert County will hold a Public Hearing on Tuesday, July 23, 2019 at 5 p.m. at the Calvert Pines Senior Center, 450 West Dares Beach Road, Prince Frederick, MD 20678, to consider and receive comments on the adoption of the Calvert County Comprehensive Plan. The Comprehensive Plan adopted thereafter will replace the current Calvert County Comprehensive Plan, adopted in 2005 and amended in 2010 and 2017.

The Calvert County Planning Commission submitted its recommendation as required by law on April 4, 2019, the December 2018 Draft. The Board of County Commissioners is now charged with adopting a Comprehensive Plan for the County. The Board is presently deliberating the content of the Comprehensive Plan for adoption and seeks additional public input. In doing so, the County Commissioners may consider earlier drafts of the Plan, which remain available through the Department of Planning & Zoning website at [www.CalvertCountyMD.gov](http://www.CalvertCountyMD.gov) and are available during regular business hours through the Department of Planning & Zoning. Interested persons are urged to view the draft Plan, as well as prior drafts thereof, in their entirety by either contacting the Department of Planning & Zoning at 410-535-1600 x 2356, [pz@CalvertCountyMd.gov](mailto:pz@CalvertCountyMd.gov) or by viewing the proposed plan on the County website at: [www.CalvertCountyMD.gov/futureCalvert](http://www.CalvertCountyMD.gov/futureCalvert). The Comprehensive Plan may be substantively modified, revised, amended or otherwise changed based upon comments received at the public hearing. Individuals may submit written comments in advance of the hearing. Written comments must be received by 4:30 p.m., Monday, July 22, 2019 and may be submitted via the County's website <http://www.calvertcountymd.gov/comprehensiveplancomments> or through the U.S. mail to the County Commissioners at 175 Main Street, Prince Frederick, MD 20678. Written comments will be accepted at the County Commissioners' public hearing up until the close of the record; people delivering comments to the hearing are encouraged to bring fifteen copies for the County Commissioners, staff, and the media.

The Board of County Commissioners does not discriminate on the basis of age, sex (including pregnancy) (except where age or sex are essential bona fide occupational requirements), sexual orientation, marital status, ancestry or national origin, religion, race, color, genetic information, actual or perceived disability, or gender-related identity or expression. Any reasonable accommodation for persons with disabilities or linguistic barriers should be requested by contacting the Board of County Commissioners office at 410-535-1600, ext. 2202 or TTY: 1-800-735-2258.

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## Md. LOCAL GOVERNMENT Code Ann. § 9-105

### Copy Citation

Current through Chapters 1, 2, 7, 8, 13, 15, 18, 19, 30, 31, 173, and 174 of the 2019 Regular Session of the General Assembly

[MD - Annotated Code of Maryland](#) [LOCAL GOVERNMENT](#) [DIVISION III.](#)  
[COUNTIES](#) [TITLE 9. GENERAL AND ADMINISTRATIVE PROVISIONS](#) [SUBTITLE 1.](#)  
[IN GENERAL](#)

### § 9-105. Adoption of local laws by county commissioners after public hearing

**(a) Scope of section. --**

(1) Subject to paragraph (2) of this subsection, this section applies only to commission counties.

(2) This section does not apply to Cecil County.

**(b) Application of section. --**

(1) This section applies only to a section of this article that specifically references this section.

(2) This section does not apply to a resolution expressing the opinion or an administrative act of the county commissioners of Frederick County, St. Mary's County, or Somerset County.

**(c) Adoption of acts, ordinances, or resolutions after public hearing. --**

(1) The county commissioners may not adopt an act, an ordinance, or a resolution until 10 days after a public hearing has been held on the proposed act, ordinance, or resolution.

(2) The county commissioners shall publish notice of the public hearing and a summary of the proposed act, ordinance, or resolution in at least one newspaper of general circulation in the county once each week for 2 successive weeks.

### History

An. Code 1957, art. 25, § 3(a), (r); 2013, ch. 119, § 2.

Annotated Code of Maryland

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Subject: Repeal and Adoption of the Calvert  
County Comprehensive Plan

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**FOR THE PURPOSE OF REPEALING AND READOPTING WITH REVISIONS THE  
CALVERT COUNTY COMPREHENSIVE PLAN**

**WHEREAS**, the Board of County Commissioners of Calvert County, Maryland, with the advice, recommendations, and input of the public and the Calvert County Planning Commission, have, heretofore, adopted the Calvert County Comprehensive Plan, the Dunkirk Master Plan, the Huntingtown Master Plan, the Lusby Town Center Master Plan, the Owings Town Center Master Plan, the Prince Frederick Master Plan, the Solomons Town Center Master Plan and the St. Leonard Town Center Master Plan "...with the general purpose of guiding and accomplishing the coordinated, adjusted, and harmonious development of the local jurisdiction and its environs," Maryland Ann. Code, Land Use Article, §3-301(a)(2), to promote the public safety, health, and general welfare of the citizens;

**WHEREAS**, "[a]t least once every 10 years ... a local jurisdiction shall ensure the implementation of the visions, the development regulations element, and the sensitive areas element of the plan" Maryland Ann. Code, Land Use Article, §3-303(a);

**WHEREAS**, as a result of the aforesaid review, the Calvert County Planning Commission determined in 2015 that comprehensive review and amendment of the existing *Comprehensive Plan* was necessary and, accordingly, prepared revisions and sought input of the public, adjoining jurisdictions, and State units and local jurisdictions responsible for financing or constructing public improvements necessary for implementation;

**WHEREAS**, upon consideration of the input of the public and governmental agencies, the Planning Commission forwarded a recommendation to the Board of County Commissioners by Resolution dated April 4, 2019;

**WHEREAS**, by Ch. 288 Laws of Maryland 2015 amending Maryland Ann. Code, Land Use Article, §3-204, the Board of County Commissioners "...may adopt, modify, remand, or disapprove: (i) the whole plan or part of the plan; (ii) a plan for one or more geographic sections or divisions of the local jurisdiction; or (iii) an amendment to the plan..." upon public hearing if adopting or modifying the *Plan*;

**WHEREAS**, after due notice was published, the Board of County Commissioners conducted public hearing on April 30, 2019, at which time public comment was solicited, received, and all persons wishing to be heard expressed their opinions regarding the *Calvert County Comprehensive Plan*;

**WHEREAS**, the board of County Commissioners adopted Resolution 13-19 on June 4, 2019 to provide an additional opportunity for further review and consideration of public input pursuant to Maryland Ann. Code, Land Use Article, §3-204(c)(4)(ii);

**WHEREAS**, after due notice was published, the Board of County Commissioners conducted public hearing on July 23, 2019, at which time public comment was again solicited, received, and all persons wishing to be heard expressed their opinions regarding the *Calvert County Comprehensive Plan*;

Subject: Repeal and Adoption of the Calvert County Comprehensive Plan

WHEREAS, upon due consideration of the comments of the public, staff, agency and local jurisdiction comments, comments of adjoining jurisdictions and comments of State units, and the recommendation of the Planning Commission, and in furtherance of the public health, safety and welfare, the Board of County Commissioners determined it is in the best interest of the citizens of Calvert County to adopt the *Calvert County Comprehensive Plan* as set forth in Exhibit "A" attached hereto and made part hereof.

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Calvert County, Maryland that the *Calvert County Comprehensive Plan*, Exhibit "A" hereto, is hereby adopted as the official Comprehensive Plan for Calvert County as prescribed at Maryland Ann. Code, Land Use Article, §3-301, et seq.;

BE IT FURTHER ORDAINED by the Board of County Commissioners of Calvert County, Maryland that the *Calvert County Comprehensive Plan*, adopted January 11, 2005, by Resolution No. 03-05, as amended on November 1, 2010, by Resolution No. 45-10, and on December 8, 2017, by Resolution No. 48-17, is hereby repealed;

BE IT FURTHER ORDAINED by the Board of County Commissioners of Calvert County, Maryland that, insofar as any of the aforementioned Dunkirk Master Plan, the Huntingtown Master Plan, the Lusby Town Center Master Plan, the Owings Town Center Master Plan, the Prince Frederick Master Plan, the Solomons Town Center Master Plan and the St. Leonard Town Center Master Plan (singly and collectively referred to hereinafter as the "Town Center Master Plan") may be inconsistent with the express provisions of, or the intent of the *Calvert County Comprehensive Plan* adopted hereby, the *Calvert County Comprehensive Plan* shall supersede such provision(s) of the Town Center Master Plan;

BE IT FURTHER ORDAINED by the Board of County Commissioners of Calvert County, Maryland that, in the event any portion of this Ordinance is found to be unconstitutional, illegal, null or void, by a court of competent jurisdiction, it is the intent of the Board of County Commissioners to sever only the invalid portion or provision, and that the remainder of the Ordinance shall be enforceable and valid, unless deletion of the invalid portion would defeat the clear purpose of the Ordinance, or unless deletion of the valid portion would produce a result inconsistent with the purpose and intent of the Board of County Commissioners in enacting this Ordinance; and

BE IT FURTHER ORDAINED by the Board of County Commissioners of Calvert County, Maryland that this Ordinance shall take effect upon recordation, publication of fair summary, and

\_\_\_\_\_  
[SIGNATURES ON FOLLOWING PAGE]

Subject: Repeal and Adoption of the Calvert  
County Comprehensive Plan

**DONE**, this \_\_\_\_ of \_\_\_\_\_, 2019, by the Board of County Commissioners of Calvert  
County, Maryland, sitting in regular session.

Aye: \_\_\_\_\_  
Nay: \_\_\_\_\_  
Absent/Abstain: \_\_\_\_\_

**ATTEST:**

**BOARD OF COUNTY COMMISSIONERS  
OF CALVERT COUNTY, MARYLAND**

\_\_\_\_\_  
Karen S. Phelps, Clerk

\_\_\_\_\_  
Thomas E. Hutchins, President

\_\_\_\_\_  
Kelly D. McConkey, Vice-President

Approved for form and legal sufficiency  
by:

\_\_\_\_\_  
Earl F. Hance

\_\_\_\_\_  
John B. Norris, County Attorney

\_\_\_\_\_  
Mike Hart

\_\_\_\_\_  
Steven R. Weems

MARYLAND CODE AND COURT RULES

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## Md. LAND USE Code Ann. § 1-303

### Copy Citation

Current through Chapters 1, 2, 7, 8, 13, 15, 18, 19, 30, 31, 173, and 174 of the 2019 Regular Session of the General Assembly

[MD - Annotated Code of Maryland](#) [LAND USE](#) [DIVISION I. SINGLE-JURISDICTION PLANNING AND ZONING.](#) [TITLE 1. DEFINITIONS; GENERAL PROVISIONS.](#) [SUBTITLE 3. CONSISTENCY.](#)

### § 1-303. Consistency -- General requirement.

Except as provided in § 1-304 of this subtitle, when a provision in a statute listed under § 1-302 of this subtitle requires an action to be "consistent with" or have "consistency with" a comprehensive plan, the term shall mean an action taken that will further, and not be contrary to, the following items in the plan:

- (1) policies;
- (2) timing of the implementation of the plan;
- (3) timing of development;
- (4) timing of rezoning;
- (5) development patterns;
- (6) land uses; and
- (7) densities or intensities.

### History

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An. Code 1957, art. 66B, § 1.02(c); 2012, ch. 426, § 2.

Annotated Code of Maryland

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## ARTICLE 1. Scope of Regulations

### 1-4. ZONING OFFICER

#### 1-4.01. Zoning Officer Responsibilities

[Amended 1-19-2012]

There is a Zoning Officer for the County who shall be responsible for:

- A. giving approval for building permits,
- B. enforcement of the provisions of this Ordinance,
- C. determining whether a use or structure is legally non-conforming in accordance with Section 2-6 herein, and
- D. clarifying the intent of this Ordinance. Should there be a question on the application of a Section of the Ordinance; the Zoning Officer shall determine the proper application. Should the determination involve a legal interpretation of the Ordinance, an "official interpretation" shall be approved and signed by the Zoning Officer after consultation with the County Attorney. The Zoning Officer shall keep a volume containing all zoning interpretations. Annotations pertaining to the interpretation shall be added to the Zoning Ordinance at appropriate locations. Interpretations shall not become part of the Zoning Ordinance until they have been enacted pursuant to procedures set forth in Section 1-6. The following parties shall be notified within seven days following the interpretation. The Board of County Commissioners, Planning Commission, Department of Planning and Zoning, and the County Attorney.

In 2003, the Board of Calvert County Commissioners (BOCC) requested a status report on how well the adopted changes were working. At the same time, they reiterated the goal of limiting buildout to 37,000 households. The status report indicated that projected buildout had been reduced from an estimated 54,000 households to 42,600 households. The BOCC asked that additional buildout reduction options be presented to the public for review and comment. A joint public hearing with the Planning Commission was conducted in October 2003 and additional buildout reductions were adopted in December 2003.

A review of the existing Adequate Public Facilities Ordinance (APFO) was conducted in 2000 – 2001 and changes that strengthened the ordinance were adopted by the BOCC in May 2001. The APFO was again reviewed in 2003. Changes to further strengthen the ordinance were adopted in December 2003.

State legislation adopted in 2006 required counties to prepare a water resources element and to study development impacts on the assimilative capacity of waterways.

<b>Actions<sup>1</sup></b>	
I-1	Continue to support policies that <u>link the amount, location and rate of residential growth to County land use objectives, including highway, school, and aquifer capacities.</u> [P&Z]
I-2	Monitor residential growth and evaluate the effectiveness of existing regulations to meet growth management objectives. [P&Z]
I-3	a. Consider the development impact of two growth scenarios on waterways in the County watersheds.
	b. After completion of subwatershed plans, evaluate growth management regulations to determine the best approaches to maintain or improve water quality. [P&Z]

***Preserve the Rural Character of the County, its Prime Farmland, Contiguous Forests, Historic Resources, and Environmentally Sensitive Areas through the creation of Priority Preservation Areas***

Ever since the first Calvert County Comprehensive Plan was adopted in 1966, one of the County’s primary goals has been the preservation of its rural character. In addition, the ability to develop a sustainable economy based upon high technology, heritage, recreation, ecotourism, retirement, leisure, farming, and aquaculture depends first on preserving prime farmland, contiguous forests, historic resources, and sensitive areas.

In 1999, Calvert County celebrated the enrollment of 20,000 acres of prime farm and forestland in County and State land preservation programs. A goal to preserve an additional 20,000 acres was adopted that year. To help meet the new goal, the County allocated an additional \$2,000,000 per year toward land preservation including an additional \$500,000 added to the Purchase and Retirement (PAR) Fund, \$500,000 in local support for the Maryland Agricultural Land Preservation program, and \$1,000,000 for a new County leveraging program. The County

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<sup>1</sup> An agency acronym list is provided in Appendix A.

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## Md. LAND USE Code Ann. § 3-201

### Copy Citation

Current through Chapters 1, 2, 7, 8, 13, 15, 18, 19, 30, 31, 173, and 174 of the 2019 Regular Session of the General Assembly

[MD - Annotated Code of Maryland](#) [LAND USE](#) [DIVISION I. SINGLE-JURISDICTION PLANNING AND ZONING.](#) [TITLE 3. COMPREHENSIVE PLAN.](#) [SUBTITLE 2. DEVELOPMENT AND ADOPTION.](#)

### § 3-201. Plan preparation.

---

**(a) In general. --**

**(1)** A planning commission shall prepare a plan by carefully and comprehensively surveying and studying:

- (i)** the present conditions and projections of future growth of the local jurisdiction; and
- (ii)** the relation of the local jurisdiction to neighboring jurisdictions.

**(2)** A planning commission shall make the plan with the general purpose of guiding and accomplishing the coordinated, adjusted, and harmonious development of the local jurisdiction and its environs.

**(3)** The plan shall serve as a guide to public and private actions and decisions to ensure the development of public and private property in appropriate relationships.

**(b) Scope and purposes of plan. --**

**(1)** In accordance with present and future needs, a plan shall promote:

- (i)** good civic design and arrangement;
- (ii)** a healthy and convenient distribution of population;
- (iii)** the health, safety, and general welfare of the local jurisdiction; and
- (iv)** efficiency and economy in the development process.

**(2)** A plan shall:

**(i)** include any areas outside the boundaries of the plan that, in the planning commission's judgment, relate to the planning responsibilities of the commission; and

**(ii)** provide for:

1. transportation needs;
2. the promotion of public safety;
3. light and air;
4. the conservation of natural resources;
5. the prevention of environmental pollution;
6. the wise and efficient expenditure of public funds;



Copy of Online Petition: <https://www.keepcalvertcountry.com/comprehensive-plan-petition>

This petition outlines major concerns about the Comprehensive Plan. Please add your own concerns in the "Additional Comments" section. ***Once you sign this petition, it will immediately be emailed to all 5 County Commissioners.***

TO: Calvert County Board of County Commissioners:

I would like to voice my opposition to the proposed Comprehensive Plan that is scheduled for public hearing on July 23rd.

Below are just some of the many reasons this Plan should not be adopted:

1. **ALL GROWTH CONTROL** measures have been removed from the Plan and the population projections included in the Plan are grossly inaccurate.
2. The Town Center boundaries are being expanded without first studying the impact on our roads, schools, water supply and environment.
3. The Huntingtown citizens convinced the Planning Commission to NOT expand Huntingtown, yet it is once again proposed to be expanded to include Commissioner McConkey's rural-zoned property. Commercial development of that land will create a bottle-neck of traffic at the Cox Road intersection and we should not be expanding any of our Town Centers across Route 4. How can you have a walkable town when you have to cross a 4-lane highway?
4. It is important to maintain the designations of Major and Minor Town Centers so that Calvert County does not become just like every other jurisdiction with oversized retail chain stores and restaurants. That type of development is not appropriate in the existing Minor Town Centers.
5. Important environmental standards have been stripped from the Plan. How do we measure progress in protecting our environment without them?

**NAME\***

**EMAIL\***

**CITY\***

**ADDITIONAL COMMENTS:**



#	Name	E-mail	Town	Additional Comments
1.	James W. Fowler	fowlersroosters@verizon.net	Dunkirk	With Route Four being our county's main northern entrance and exit, we cannot afford to have significant additional traffic invade our roads. With a nuclear power plant south of our Calvert County line, an emergency with that plant, could have catastrophic results.
2.	Tracey Dickerson	c21jwtd@aol.com	Dunkirk	There is already too much traffic and commercialization in Dunkirk. We do not want nor need any more. Rt. 4 is not sufficient to be handling the amount of traffic now, and it is primarily the only way for north county into and out of Calvert County. Please leave Dunkirk as it is now. Keep it country!
3.	Mary Burton	pokiipoki@verizon.net	Dunkirk	
4.	Shirley A Tomko	curls4ever@comcast.net	Dunkirk	Our commissioners need to listen to our concerns. They were voted in to represent what we want not what they want. How many times do the taxpayers in this county have to attend meetings and sign petitions? KEEP CALVERT FROM OVERGROWING WHERE NO ONE WILL WANT TO LIVE HERE.
5.	Kurt Lienau	klienau@gmail.com	Owings	After the last meeting at which all constituents argued for having more restrictions on growth and keeping the natural beauty of Calvert County intact, it seems that the board has elected to ignore the wishes of the people they are meant to serve. Please understand that we will not accept this wonton disregard for the welfare of Calvert County and its people. What you propose to do is evidence of a lack of concern for the quality of life for your community. Do not ignore the welfare of your community. Mr. Hance, I voted for you because of your statements about protecting Calvert county from becoming another Waldorf. Please do not let your your so commissioners from ruining our way of life.
6.	Robin Whitman	Robinwremax@gmail.com	Owings	I do not understand the Commissioners objections to the proposed changes by the citizens regarding limiting growth. I would like to see definite reasons why they object to each change proposed.
7.	James R Tyrrell	jimtyrrellsemail@gmail.com	Owings	

#	Name	E-mail	Town	Additional Comments
8.	Joe Carr	josjr@comcast.net	Dunkirk	Speaking as a resident of Dunkirk for 35 years, the radical commercialization of Dunkirk has created an unsafe, congested, and depressing place to live. The voices of the citizens and the local small merchants have been muted by a non-democratic process. All of our commissioners must respect our petition requests or be subject to a very energized response at the next election.
9.	Joseph Bossert	joe@jbcpa.org	Dunkirk	Calvert County used to be "The Charm of the Chesapeake" and was truly the best rural county in Maryland. Now it is quickly on its way to becoming just another overcrowded suburbia with traffic and overpopulation.
10.	Charles E. Odom	charlieo2112@gmail.com	Dunkirk	
11.	Virginia G. Murphy	gamurphy@comcast.net	Port Republic	
12.	albert bressi	ajbressi@outlook.com	Dunkirk	
13.	Dan Pipeling	dhp1222@gmail.com	Dunkirk	Why do we, the citizens, of Calvert County attend public meetings just to be ignored by the Commissioners.. Why do they not explain their reasons for how they vote? A county document shows an organizational chart placing the Citizens at the top followed by Commissioners and other staff. Listen to us, follow our directions.
14.	Della R. Stull	della_stull@comcast.net	Broomes Island	
15.	Frank B. Stull	basicsales@aol.com	Broomes Island	
16.	sarah chesnut	momtotwo2005@hotmail.com	Owings	
17.	Sharon and Russ Dyrland	Rsdyrland@comcast.net	Dunkirk	We moved to Calvert County because of the "green" aspects of the County. Also, because of the uncrowded schools and a sense of being known. This is all changing at a very fast rate because of unchecked growth and the addition of major chain stores. Doesn't seem like the County is focused anymore on keeping it country, but rather change it to keep up with surrounding cities and counties that are highly congested and "brick".
18.	Krystle Eckard	krystleekard89@gmail.com	Huntingtown	
19.	Renee' Morrison	drenee1963@hotmail.com	Huntingtown	

#	Name	E-mail	Town	Additional Comments
20.	Mr. and Mrs. Robert Tressler	tresslerrc@aol.com	Dunkirk	Traffic is only one of many things that has become much worse over the past 30 years that we have lived here. Growth must be moderated and closely monitored or stopped altogether. Thank You
21.	LindsAy Holland	linzee_brooke@hotmail.com	Owings	
22.	Alicia Sullivan	aliciasullivan611@gmail.com	Owings	
23.	Larry Weckbaugh	l.weckbaugh@gmail.com	Dunkirk	
24.	Barbara Proden	bproden@comcast.net	Dunkirk	
25.	Allison Ridgely	allisonridgely@icloud.com	Owings	
26.	Bina Abbott	Binaabbott28@gmail.com	Chesapeake Beach	
27.	steven r. garland	garland_17010@msn.com	Prince Frederick	
28.	Nathan Hepp	nathanhepp@outlook.com	Huntingtown	
29.	Richard Raines Jr	retiredruss@gmail.com	Huntingtown	Waldorf 2.....
30.	Kyle Hepp	Kyledhepp@gmail.com	Huntingtown	
31.	Catherine C Fox	catherineclarkefox@gmail.com	Saint Leonard	I cannot understand how this process could have been going on since before I moved to the county and yet many of us are not heard. My own concerns have been covered many times by others, no need to explain them again. Please, please don't miss this chance to create a plan that will truly protect all we love about our beautiful county.
32.	Terese McQueen	Teemcq@gmail.com	Lusby	We love Calvert as is please don't change
33.	Robert Eickenberg	Rgeickenberg@gmail.com	Port Republic	I have moved my family twice due to county over development. Don't make me do it a third time.
34.	Margaret McCarthy	mccarthy.mbb63@gmail.com	Huntingtown	

#	Name	E-mail	Town	Additional Comments
35.	James McQueen Sr	jamesmcqueensr@me.com	Lusby	Our extended family is over 100+ strong doesn't want more develop.  I have been property owner for 30+ years, Our roots go back to since WW2 in Cove Point and Solomons.  Just this year two Brothers & family move to South Carolina due to taxes.  We need to stop uninhibited growth as it cause more to leave this great county.
36.	Catherine Raines	catraines6336@gmail.com	Huntingtown	Please look at what we are doing...look at the mess we currently have on Rt. 4. We are turning ourselves into Waldorf. Along with that comes the crime as well. Please stop before it's too late.
37.	Mary F Clark	franclark63@gmail.com	Chesapeake Beach	
38.	Teresa Fowler	teresa.fowler21@gmail.com	Chesapeake Beach	
39.	Martha J Parker	bparkercol@comcast.net	Huntingtown	
40.	ROBERT W PARKER	bparkercol@comcast.net	Huntingtown	
41.	Jean Hepp	Jeanhepp@verizon.net	Huntingtown	
42.	Stacey Belyea	stac.247896@gmail.com	Port Republic	

#	Name	E-mail	Town	Additional Comments
43.	Lili Sheeline	lili.sheeline@longandfoster.com	Port Republic	<p>Commissioner Hutchins told me in an email that the “Major” vs. “Minor” Town Center distinction is meaningless: “...to try and discriminate one from the other through a label achieves nothing.” But it’s a planning tool, not simply a “label” – ask those of us living near a Minor TC. This “label” makes a big difference in our quality of life; the distinction is in the definitions: “Minor” centers are for local convenience, where as “Major” centers are regional.</p> <p>Mr. Hutchins also told me that me “...we must avail ourselves of every opportunity for business development in the towns.” In other words, the BOCC's response is, forget all these citizen concerns about keeping small town and rural character, we know best what’s good for you... But those qualities do NOT have to be sacrificed for growth - both can be encouraged with knowledgeable, smart, and creative planning, which doesn't seem to exist in our current (and recent past) county leadership. I applaud Commissioners Weems and Hance for their efforts to respond to our concerns. I hope that the other three Commissioners, in the end, will pay some attention as well. Without that, all of these “opportunities” for public input have been a sham.</p>
44.	Julie Ann Gadway	julie@pmsomd.com	Huntingtown	
45.	Betsy Detwiler	bdetwiler123@yahoo.com	Huntingtown	Sorry cannot attend final meeting
46.	Patricia Elkins	paelkins@comcast.net	Owings	

#	Name	E-mail	Town	Additional Comments
47.	Esther Rlmer	erimer@bellsouth.net	Huntingtown	<p>I am not in favor of the current proposed 2040 Comprehensive plan. Bring back growth controls. Do more studies of environmental and local impacts before stripping standards. Traffic on Rt 4 is already bad in rush hour... We don't need to end up with our own version of the Clinton/Waldorf/Brandywine corridor</p> <p>Expanding Huntingtown to both sides would make traffic even worse and makes little sense for business expansion when Prince Frederick and Dunkirk are just 10 minutes in each direction and already set up for business. Don't expand Huntingtown over rt 4</p> <p>Also opposition to the Bay Crossing needs to be outlined now. Rt 4 isn't set up for the additional traffic. Crossings at any of the 3 proposed Calvert locations would be disastrous for Calvert County's natural, cultural, and historic resources not to mention the sanctuaries on the Eastern Shore. If we're talking any new bridges, we still need replacements for the old Thomas Johnson Bridge and the Benedict Bridge!!</p>
48.	Scott Elkins	dselkins@comcast.net	Owings	<p>From what information is being widely disseminated around the county (both orally and in writing) it appears as though there is a significant conflict of interest among one or more of the commissioners and the proposed changes to the plan. If that is indeed accurate then the county commissioners are compelled to address this straight on with complete transparency before any vote is to be taken. To do otherwise would be patently unethical.</p>
49.	M Fink	Ddfinkster@aol.com	Dunkirk	
50.	Norman Prince	neprince@comcast.net	Port Republic	<p>Until recently, I have always believed that our County Commissioners were acting in our best interests to preserve the quality of life I and my family came here to enjoy. This is no longer the case. You need to demonstrate that we can continue to believe in your interest in preserving our country atmosphere by not approving this Comprehensive Plan in its present form. My family has owned property in this county since 1948.</p>
51.	William R. Seabrook	bseabrook@weta.com	Dunkirk	<p>I have been a Dunkirk resident for 45 years and we should continue our tradition of carefully controlled growth. So far it has worked very well.</p>

#	Name	E-mail	Town	Additional Comments
52.	David & Stacy LaRosa	larosa64@comcast.net	Owings	
53.	Mike King	mking03@comcast.net	Solomons	
54.	Paul John Russo	pauljohnrusso@comcast.net	Huntingtown	
55.	Darcy Bowie	darcyboomr@msn.com	Dunkirk	KEEP OUR BEAUTIFUL COUNTRYSIDE! THAT IS WHY WE LIVE HERE!
56.	Denise Plater	denise.plater@gmail.com	Chesapeake Beach	
57.	Regina L. McCallum	capitoldoor@msn.com	Huntingtown	
58.	Andrew Fisher	Drew.j.fisher@me.com	Huntingtown	
59.	William D. McCallum Jr	capitoldoor@msn.com	Huntingtown	Moved here for the country feeling. Looking to keep it that way.
60.	Jon C Harding	jcharding@aol.com	Huntingtown	My family and I greatly value our the rural character of our community, and DO NOT want expanded commercialization beyond the existing planned borders of the Major Town Centers. If we need to visit a business or go to a chain restaurant, then we will travel the 10 or so minutes to get to Dunkirk, North Beach, Chesapeake Beach, or Prince Frederick. This is a trade-off we have made so we can continue to live in Calvert County in the manner we have chosen.
61.	Joe Mihalcik	Mihalcikj@comcast.net	Port Republic	You are making a mistake. Keep the regulations tight and manageable. You will lose control of growth with the last minute changes being made.
62.	Deborah Hudson	debohudson@gmail.com	Port Republic	
63.	Judith Tranmer	prestontranmer09@comcast.net	Huntingtown	NO County Commissioner should be allowed to use his vote and position to further his/her own personal business or private holdings.
64.	Patti Smith	Lindyrose32@gmail.com	Lusby	
65.	Amelia Johnson	Italianmommamel@aol.com	Prince Frederick	
66.	Denise Ridgely	Drewalli@icloud.com	Owings	
67.	Anna Jones	Itsannya@yahoo.com	Chesapeake Beach	

#	Name	E-mail	Town	Additional Comments
68.	Vicki stinnett	Wvstinnetr@comcast.net	Owings	No more growth!!
69.	Sharon Fulton	sfulton477@aol.com	Huntingtown	We cannot allow roads to get more congested than they already are. We moved here in 1979 and there has been major growth since that time.
70.	Raymond O'Toole	rayotoole1@gmail.com	Huntingtown	Commissioners should recuse themselves who may benefit from a matter in front of the board. Anyone who does not is not serving the voters or the community.
71.	Denise D'Ambrosio	Ddambrosio66@gmail.com	Owings	
72.	Mike shaw	Wmshaw@comcast.net	Lusby	
73.	Edith Kemp	ediekemp@gmail.com	Owings	
74.	phillip coulson	pcoulson6@aol.com	Huntingtown	
75.	sharon coulson	pcoulson6@aol.com	Huntingtown	I live on Cox Road and oppose this plan.
76.	Tim Bintrim	tim.bintrim@gmail.com	North Beach	
77.	Andrew T Cardwell	bioenergy74@gmail.com	Prince Frederick	One of the main reasons my family moved here was to escape the irresponsible growth of Waldorf and surrounding PG county which, USED TO BE nice place to live, before the overdevelopment without the supporting road network. Please, learn from the mistakes of others.
78.	Steve	Rose37bud72@yahoo.com	Lusby	I moved to this County because it wasn't over crowded n over built. There are enough empty shopping centers and enough neighborhoods with empty houses dont build more.
79.	Marc Meyer	meyer225@comcast.net	Chesapeake Beach	
80.	Dennis Bowling	dennis.bowling@gmail.com	Owings	
81.	linda armiger	bjarmi@hotmail.com	Solomons	We moved to Solomons, 29 years ago- The draw was a quiet, beautiful community. Things now are already peaked out as to noise, traffic, development, medical service, etc. There seems to be no end to the commercialization of Calvert!! With only one N/S route, we must halt further development, be it commercial or domestic.
82.	Gary miller	Gmiller32@gmail.com	Dunkirk	

#	Name	E-mail	Town	Additional Comments
83.	Mark Eugene Lipscomb	markfixed5@gmail.com	Saint Leonard	
84.	LISA CREEGER	betti2869@comcast.net	Huntingtown	Don't want to have another Waldorf or St. Mary's! Love our little county the way it is. Stop trying to ruin it!
85.	Sharon Condor	terpsfanslc@yahoo.com	Prince Frederick	
86.	Griffith Harrison	Griff.harrison@gmail.com	Huntingtown	Where's the feasibility study defining the increased costs in terms of infrastructure, schools, etc. associated with increased development in the county. Without such a study how do you know if the anticipated increase in revenue will cover these costs? Is it possible that we destroy what's left of Calvert Country and have negative budget impact! How do you really know!
87.	Jacqueline Talbott	Jacqueline.talbott@comcast.net	Sunderland	PG CHARLES ST MARYS COUNTIES DESTROYED BY GREED
88.	Jason Barnes	M16578@msn.com	Prince Frederick	
89.	Mayling Barnes	M16578@msn.com	Prince Frederick	
90.	Michael Scott Verdin	thebeanpole65@yahoo.com	Chesapeake Beach	
91.	Annette Canter	acanter06@hotmail.com	Lusby	
92.	Chalice Ward	grandmasharvest1@gmail.com	Owings	What a shame that the commissioners from the past fought so hard to keep Calvert country so our families could enjoy a CALVERT way of life, just to see it all fall away and crumble. They fought hard for us and our children. Their WORD meant something. There are still people that love this county and are willing to fight for it. FIND them, elect them and then support and help them TO KEEP CALVERT COUNTRY.
93.	Thomas Baden	Tbaden86@gmail.com	Huntingtown	
94.	Kelly Rogers-Elliott	krogerselliott@yahoo.com	Broomes Island	
95.	Otis Walker	Otiswalk@gmail.com	Huntingtown	
96.	Jeffrey A Tamburello	Relienton1@gmail.com	Dunkirk	

#	Name	E-mail	Town	Additional Comments
97.	Tom Cratty	tfcratty@gmail.com	Port Republic	We elected you commissioners to protect our county. We elected you to replace the last group that were trying to shove unwanted growth down our throats. My family has been in this county since 1927. In the 60's it became a full time home. This move was made so that my grandparents, my parents and myself so that we could get away from the crime and drugs that's big development brought to PG County. Knowing that our drive to work would be longer we welcomed this county as a bedroom community which it is now and always will be. No local development will equal the pay scale that the metro area offers. The only thing that development will bring is higher taxes to pay for the needed infulstructure. It will bring higher crime, more drugs, higher traffic. We need to realize that money is not everything but a sense of safety and a sense of family atmosphere is. Keep Calvert Country. I am 100 percent against any type of development here in our county.
98.	James L. West	jlwestdcfd@yahoo.com	Lusby	
99.	AIMEE HAYNES	aimeehaynes64@yahoo.com	Huntingtown	there is enough traffic and sometimes trouble in this county lets keep calvert county
100.	Russell Garner	ragandjka@hotmail.com	Dunkirk	
101.	Cheryle Crissman Garner	crissman2000@yahoo.com	Dunkirk	
102.	Kathleen J Chow	Pkchow@comcast.net	Owings	
103.	Rebecca A Ridgley	uscp2509@aol.com	Chesapeake Beach	
104.	Joe Rupp	jfr33@comcast.net	Dunkirk	
105.	Robert Moorehead Jr	GreenLX92@Gmail.Com	Prince Frederick	

#	Name	E-mail	Town	Additional Comments
106.	Michele Jones	mikki54@comcast.net	Saint Leonard	We already have an inadequate evacuation plan for county in case of nuclear or other incident in county. Many towns have one road access and all lead to rt 4 with only 3 ways out. I asked at a meeting if they had agreements with surrounding counties to open roads to evacuate to prevent total bottleneck on rt 4. They said no and we're totally confused. This would make it 10 times worse putting the safety of residents at risk
107.	Angela Buckmaster	abuckmaster78@gmail.com	Chesapeake Beach	
108.	Janet jackson	Jacksondunkirkmd@comcast.net	Dunkirk	
109.	Tracie Jones	Pegasustlj@verizon.net	Chesapeake Beach	I have already seen and experienced the negative impact of uncontrolled/unmanageable growth in Chesapeake Beach. Overcrowding in schools, increased crime, dropping home values, trashed yards, streets, parks & public space. No need to go on. Don't line your pockets at the expense of our future. Thank you.
110.	Robert Kauffman	robert.c.kauffman@gmail.com	Dunkirk	
111.	Elissa Kauffman	emschz@gmail.com	Dunkirk	If you have not completed any studies to determine the effect of town expansion on existing infrastructure and the land itself then it is fuduciarly irresponsible to move forward with a vote.
112.	Michael Doerk	mdoerk@aol.com	Chesapeake Beach	
113.	Sam	Panda_bambam@live	Chesapeake Beach	We came here to get away from the city not for it to be built around us. There are enough problems with the land we own, we don't need big box stores building without a care of our homes and property.
114.	Valerie Lancaster	Vallancaster@hughes.net	Prince Frederick	
115.	Lawrence Thomas Jr	llthomas@hotmail.com	Chesapeake Beach	
116.	Laurene Tilton	laurene.tilton@gmail.com	Owings	
117.	Lisa E. Sherbert	lisae_sherbert@yahoo.com	Owings	

#	Name	E-mail	Town	Additional Comments
118.	Adam marshall	Amarshall602@gmail.com	Dunkirk	We enjoy being in a rural community. If we wanted to live in a big city we would. My family has been here for generations. Hell we have a road named after my great grandparents "Fowler rd". To see all this construction makes me sick. This is killing calvert county and the bay.
119.	Christopher Franklin	cfranklin@jbgsmith.com	Chesapeake Beach	We do not want this growth in our town. We already have all that we need as far as commercial and retail centers and we do not need more. We already have enough traffic as it is and this place needs to remain rural.
120.	Tenya Eickenberg	tceickenberg@gmail.com	Port Republic	
121.	DONNA ZAPKO	Planetz@verizon.net	Prince Frederick	
122.	Stephen Harris	stephen.harris@faa.gov	Huntingtown	
123.	Christina Heiska	Yardsalequeen@hotmail.com	Lusby	I do not think the small Calvert Pines meeting room is an appropriate place to hold this meeting. What is the capacity limit legally allowed on this room? I've heard it said 'Calvert County won't turn into Waldorf' but with the bad traffic, it certainly feels like it already.
124.	Barry K Sturgis	bsturgis59@gmail.com	Lusby	Keep Calvert rural, please! Please say "no" to any more growth beyond the currently designated town centers, boundaries and comprehensive plan.
125.	Martha Cratty	bluegrass2@hotmail.com	Port Republic	Calvert being country, was originally why all these people moved her!!!
126.	Pauline Cornellier	Dcornellier@comcast.net	Dunkirk	
127.	Jennifer Seidel	designmason@comcast.net	Huntingtown	
128.	Brandy Summerlin	brandysummerlin@gmail.com	Chesapeake Beach	
129.	Rebekah Brewer	Rebekah.Brewer@comcast.net	Owings	
130.	Anne-Marie Hale	Amgh1@comcast.net	Owings	
131.	Cynthia Gilmour	Cindy.gilmour@gmail.com	Lusby	

#	Name	E-mail	Town	Additional Comments
132.	Christina Zurvalec	chrissyzurvalec@gmail.com	Owings	
133.	Edgar Cheetham	edgar@olg.com	Prince Frederick	
134.	Vicki Hudson	Vjanof@comcast.net	Owings	
135.	Anna Wilson	fab4521business@gmail.com	Lusby	
136.	Michelle Lacombe	mbomb9@gmail.com	North Beach	
137.	Kathryn Bowlin	lynnkb230@gmail.com	Owings	This area we live in cannot become another Waldorf. Folks move here because of the feel of a more rural living condition. More crime, more stress is what will become of us if this moves forward to get rid of the "country".
138.	Sheleta Watts	Sheletawatts@yahoo.com	Prince Frederick	
139.	donald haynes	donaldhaynes67@gmail.com	Huntingtown	
140.	Patrick Murphy	pmurphy44@comcast.net	Port Republic	
141.	Kenneth Reantoquio	reantoquio@aol.com	Owings	There are plenty of store space U.N. used the the county already maybe the cost of lease space is too high. I do not want to see the traffic to be like Waldorf !. The reason I moved here was rural setting. Pass over road ways like Clinton md. Would greatly relieve traffic pressure and create better flow. This is just another bad decision by the commissioners to force Walmart's into our community. Time to vote them out
142.	Jerad Boyd	jgboyd77@hotmail.com	Dunkirk	
143.	Brett Darmstead	bdarmstead2.bd@gmail.com	Saint Leonard	
144.	Dana Banyasz	danabany@gmail.com	Huntingtown	
145.	Marilyn James	zarmander2003@yahoo.com	Saint Leonard	The traffic on route 4 is bad enough during rush hours. Please keep Calvert County Country for our children and grandchildren
146.	Susan Kelly	skellysbk@gmail.com	Port Republic	We don't want Calvert to change. Enough! Heed the original distinction between major and minor town centers.

#	Name	E-mail	Town	Additional Comments
147.	Melissa Pierce	Misa00079@gmail.com	Port Republic	
148.	Helen Didion	didionhelen@yahoo.com	Port Republic	
149.	Joshua Shifflett	jshifflett1118@gmail.com	Lusby	Not ok with the expansion.Would like to keep Calvert country.
150.	Jim and Joan Lippold	Wjlippold@comcast.net	Port Republic	
151.	Chester jaworski	general14177@yahoo.com	Prince Frederick	
152.	Christopher Moore	chrisivanmoore2@gmail.com	Prince Frederick	Commissioners: Please focus on keeping your residents happy and not the developers and others with a vested self interest in expanding commercial areas happy. People have either grown up in rural Calvert county or moved here because of its rural small town nature. The changes that you are planning will turn Prince Frederick into Waldorf and allow so much commercialization of currently rural regions that you will destroy Calvert's very soul.
153.	Amelia Francis	Amelia.francis85@gmail.com	Prince Frederick	
154.	Joseph Francis	mustang949803@yahoo.com	Prince Frederick	
155.	florence ford	flo.w.4rd@gmail.com	Port Republic	
156.	Heather Baden	Goadthe3rd@yahoo.com	Huntingtown	Do NOT expand Huntingtown. Our community has repeatedly and clearly stated that we do not want expanded town development.
157.	Jon Farrington	TheOysterGuy@gmail.com	Saint Leonard	
158.	Patricia Hawkins	Pshawkins730@hotmail.com	Saint Leonard	
159.	William Kreamer	Bill123_1998@yahoo.com	Port Republic	Enough is enough.
160.	Debora J Krauss	djkrauss@gmail.com	Port Republic	
161.	Carroll Burge	C.burge08@comcast.net	Dunkirk	
162.	Candyce Lord	Cl407@comcast.net	Lusby	

#	Name	E-mail	Town	Additional Comments
163.	Michael Cunningham	Skatedoc@aol.com	Port Republic	Enough of this Growth At Any Cost stuff. All the road work on Rt 2-4 in the last 15 years has been to improve traffic flow. As soon as traffic flow becomes better new re zoning and new development come along and traffic goes back to where it was if not worse than it was.  Enough already.
164.	Sylvia Batong	sbatong@gmail.com	Port Republic	I love this county, having lived here for 26 years and hoping continuing to work here through 2026 and retire here. The decisions you make will affect our environment and quality of life for years to come. Please don't sell us out.
165.	Margit Miller	margit331@gmail.com	Solomons	
166.	Carol Khalili	caroljean65psu@yahoo.com	Port Republic	Why would we choose to take actions to ruin the livability of Calvert County? Changing the environment in ways that are irreversible is irresponsible!
167.	Joanne Simmons	clsjjs33@gmail.com	Lusby	
168.	William Leslie Manser	lesmanser@gmail.com	Port Republic	You waste our time at these meetings when you hear a majority voice on these items and then do what you want anyway. It results in a lack of trust in this board.
169.	Sandra Jarrett	sandrarjarett@comcast.net	Port Republic	
170.	Phillip odonnell	Philod24@yahoo.com	Prince Frederick	
171.	Mary Carr	moliviacarr@cox.net	Port Republic	
172.	LAWRENCE A GATES	lagates046@gmail.com	Port Republic	
173.	Marie Bundy	Marie.bundy.estabrook@gmail.com	Port Republic	My husband and I just decided to live here full time and are investing in this county. The rural nature and lack of significant all-day traffic and big box stores, and the many locally owned small businesses is what drove that decision. If you implement this plan, that will change and we will likely leave. Do not adopt this plan. We are voters and taxpayers.
174.	Rachel Hexter Fried	rhexterfried3@gmail.com	Port Republic	

#	Name	E-mail	Town	Additional Comments
175.	Tracy Schaecher	tlschaecher@hotmail.com	Saint Leonard	I was raised in Calvert County my entire life. After obtaining lucrative employment, I wanted nothing more than to raise my children here, but now I urge them to leave after school. Additionally, when my spouse and myself retire we will not be retiring in the county I used to love so much, but going to Virginia, West Virginia, or Tennessee. We are seeking a county like the one we USED to live in, and loved. The good people who truly care about the county, and are productive members of society are leaving BOCC! We have had enough. The traffic in the county is horrendous! Everything that made me grow up and buy a house here is gone. We have an ugly parking garage in the middle of the beach, everytime I drive down Route 4 I see another light being erected, I see clearing of beautiful woods and farm land for properties and retail space. We have enough, and if you don't think so, go look at all the empty retail space in Prince Frederick's Fox Chase! Look what you have already done to this county! If the building, or growing, as you like to refer to it continues we will simply be another Charles County. We are all begging for you to STOP! Tracy
176.	John and Mary Pennybacker	pennybacker@comcast.net	Owings	Keep you commitments. I voted based on what I thought you supported.  Thank you
177.	robin patterson	robinlyne24@gmail.com	Dunkirk	Lesson to the voters. Those living in the community and moved here because of its country feel.
178.	Ronald J. Gibson	rjchesapeake@comcast.net	Owings	This is of utmost concern.
179.	Stacy Thacker	Stacymay6775@gmail.com	Lusby	Please do not let Calvert lose what it has.
180.	Jonathan Thacker	raini2008@gmail.com	Lusby	Calvert County MUST stay the same as it has always been. That is what makes it above and beyond the best county to call home!!!
181.	Catie	catie.spaulding@gmail.com	Huntingtown	

#	Name	E-mail	Town	Additional Comments
182.	Mandy McGrath	mandyrae2355@yahoo.com	Lusby	We need to protect our environment and our citizens. If the citizens DO NOT want it why does it keep getting brought back up? The commissioners should have no personal interest in this or shouldn't be allowed to be involved if they do have a personal interest, that's conflict of interest and not okay. Our environment doesn't need any more crap thrown at it, we need to be saving what we have to protect the bay and all of the wetlands around it. The comprehensive plan should NOT be adopted.
183.	Robert Falter	Onthegreen56@gmail.com	Owings	
184.	Darlene Harrod	dmharrod@verizon.net	Huntingtown	
185.	Margaret Dowell	mdowellart@aol.com	Sunderland	Opening up all of Calvert's smaller communities to unbridled development possibilities is simply irresponsible. It's also irresponsible to polarize our future into the simplistic growth/development vs land preservation model. Putting this black/white scenario aside and working in grayer areas, let's consider that employing the Infill Development concept would allow us to keep Calvert's rural nature completely intact while growing/expanding already existing developed areas. Infill development (focusing on underused or vacant space) can prevent build out sprawl. It can also bring new jobs, residents, offices, parks, to major/established town centers such as our county seat. Sensitive planning could create a special sense of place for residents and visitors alike – all without exceeding current town boundaries. Such purposeful, significant growth could certainly embrace and champion the precious farmland and waterways which have defined Calvert County all along. A possible win-win for all that might just be enough to try to accomplish by 2040.
186.	Kathryn McVicker	Klmcvicker@yahoo.com	Dunkirk	
187.	Robert Zylich	robertzylich@gmail.com	Huntingtown	
188.	Natalia Zylich	nmzylich@gmail.com	Huntingtown	

189.	Susan Dzurec	calvertwoman@gmail.com	Huntingtown	<p>Commissioners,</p> <p>Unlike many lifelong multi-generational county residents I have only called Calvert County home for 24 years. I love the county, raised two children in the school systems, sent both our Army and our Marine Corp sons off to war while living here and welcomed their broken beings back here to heal afterward. While I anguished over our sons deployments I remember our waterman neighbor telling me that when he was in Viet Nam the only thing that kept him going was the thought of returning home to the shores of the Chesapeake where he grew up. That's my vision of Calvert County. Not the "VISION" that Planning and Zoning has put into the Comprehensive Plan. My son's vision didn't include big box stores or traffic jams that go on for miles every night. Their recovery from war included the small town charm Calvert has held for years. Family farms that we hope will be around for generations to come because of preservation programs. Small family run stores like Bowens. That's what people love when they move here and hope will still be here when they return from afar. I am not opposed to some growth in our county, however, what is being proposed in this plan will allow unbridled growth and there will be no way of turning back once it is signed into policy. By expanding the Town Centers in the Plan with the new maps, you ARE changing the zoning of that land. The citizens have tried over and over to tell you that this Comprehensive Plan is not their vision for the future they want to experience! We have asked for meetings with our elected/appointed officials and have a Town Hall format and have been constantly ignored and requests denied. We offer our concerns and solutions and are ignored. Our government is failing its citizens terribly by their belief that they know what is best for all of us rather than listening to the citizens and working together to find solutions to our problems.</p> <p>I understand that at the New York Bond Sale you were told that we need to expand our economic base. It would appear that neither YOU nor they know what has made Calvert County work and grow for all these years. At one time we had a financial surplus. Sadly that surplus is long gone by poor decisions on the part of our leadership and spending beyond our means, thereby borrowing more and more to cover expenses.</p>
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#	Name	E-mail	Town	Additional Comments
				<p>At the last Comp. Plan hearing I was approached by a person that works in the Emergency Room at Calvert Hospital. They told me that there is no way that the emergency room will be able to handle the number of people that the expansions of TCs and the growth will allow. I asked them to speak up and I was told if they speak up and tell you the truth, they'll lose their job. How sad that your own workforce can't be honest and up front with facts. Citizens have been lied to, ignored and disenfranchised from their right to have a government that is of the people and for the people. Even your own political party has denounced the actions of you, our Board of County Commissioners, the process of the plan and the denial of the rights of citizens. This abomination of a Plan will be your legacy in the history of Calvert County.</p> <p>Susan Dzurec Huntingtown, Md.</p>
190.	Margaret Hinkleberg	mhberg817@gmail.com	Prince Frederick	
191.	Carole Fonfara	carolefonfara@gmail.com	Prince Frederick	
192.	Patricia Blackford	Pblackford_cpa@hotmail.com	Huntingtown	
193.	Thomas M Kubala	Tkubala@gmail.com	Huntingtown	
194.	Barbara Brown	brown3135@gmail.com	Huntingtown	
195.	Bruce Bradley	dreamscape85@gmail.com	Huntingtown	
196.	Kristine Wood	kewood7@yahoo.com	Huntingtown	

#	Name	E-mail	Town	Additional Comments
197.	Joseph Kriemelmeyer Jr	kjojrpf@aol.com	Dunkirk	<p>The so called 'Transparency ' issue regarding our county government BOCC and various departments involved with updating /creating the new Comp. Plan has been given some attention and more so in value.</p> <p>My conclusion is, the some value is misplaced and would be better appreciated as 'Accountability' instead. Lack of discussion, from the same depts. listed above about input from business, developers and landowners, which appears to be paramount, is avoided or disguised as originating elsewhere.</p> <p>The more important part about 'Accountability' is who's voice deserves to be the most powerful. We will soon hear what the elected Board of Commissioners thinks about that power.</p>
198.	Dorothy Jackson	Dorjacks@comcast.net	Dunkirk	Please, please listen to the people. We do not want the additional growth in Calvert County. Our roads, our school system, our environment can not be sustained with your current plan. You took an oath to do what was right for the people.
199.	Elizabeth Prouty	liz.prouty@verizon.net	Huntingtown	
200.	John Morris	Jmorris@cmcsheetmetal.com	Owings	
201.	Jean Bello	Jbello4@comcast.net	Huntingtown	
202.	Judith Gillett	judith@jgillettlaw.com	Huntingtown	
203.	Holly Reynolds Lee	Hollyrlee@gmail.com	Dunkirk	
204.	Katie Bolt	katiesnelgrove@gmail.com	Huntingtown	
205.	Rebecca Cordero	Beckic123@comcast.net	Huntingtown	
206.	Lisa Sweetman	Lsweets8694@gmail.com	Huntingtown	
207.	William t. Barnes,jr	Sneakers1092@hotmail. Com.	Dunkirk	Expansion of the minor town centers will change our rural flavor forever.trustmewhen I say that crime congestion and the churning, down grading of our schools will follow.we will become another prince George's county and Waldorf.the truth hurts and I truly believemostofthe commissionersare incahootswiththe developers. Enough said.

#	Name	E-mail	Town	Additional Comments
208.	Wanda Miller	Wgmiller53@comcast.net	Dunkirk	We voice our concerns and believe we are heard only to find out that the affirmations from our commissioners are not true. We expect you to represent us and not your own personal interests. We want Calvert to retain its rural character, something that will not happen under the current comprehensive plan.
209.	Gary & Teri Potts	tpotts2910@comcast.net	Huntingtown	We do not want anything there Too much traffic already
210.	Bob Licurgo	ialwayswantedone@gmail.com	Huntingtown	
211.	Frank Vecchio	f.vecchio@comcast.net	Dunkirk	
212.	Ryan Woodland	Ryan.j.woodland@gmail.com	Lusby	
213.	Matthew Youngerman	MatthewY@LIVEbe.com	Chesapeake Beach	
214.	Shelley Stallings	Shelley.stallings@yahoo.com	Owings	Keep Calvert Country!
215.	Jamie Dowell	jamie.dowell@iecsystems.com	Owings	The expansion of town Centers without environmental and farmland impact studies will only lead to opening the door to major chain retail, fast food and other shopping in place of the rural community that we enjoy now. Case in point, who remembers what the Prince Georges, Charles County boader looked like 25 years ago?
216.	Keith moses	Mcauleymoses@yahoo.com	Huntingtown	
217.	Gary Pendleton	Gary.pendleton1@gmail.com	North Beach	Paying attention with great interest and concern about who will benefit from this BoCC. Citizens have not been served well in recent years and the end result of this process is about to unfold. Please rise above the interests of a small number of stake holders and avoid all conflicts of interest including especially, self interest. We deserve good government in Calvert County.
218.	Laurie Harding	Lrharding@aol.com	Huntingtown	Please do not turn this county into another PG Or AA county!
219.	Kyle C	Hcanes_5@yahoo.com	Huntingtown	
220.	Debbie Erwin	Derwin1951@gmail.com	Huntingtown	I'm beyond sad and angry regardless of who owns what land in this area Do what's right for we, the people who you represent! We don't need more congestion or more destruction of our rural community.

#	Name	E-mail	Town	Additional Comments
221.	Wendy Bonner	Bonner winster1010@gmail.com	Prince Frederick	
222.	Sheri L Tardio	sdtardio@comcast.net	Prince Frederick	
223.	Robert Maxson	bobmaxson@hotmail.com	Other	
224.	Carolyn Moore	Carolynrmoore@hotmail.com	Huntingtown	
225.	Cindy Yoe	cindy.fish@comcast.net	Prince Frederick	Listen to your constituents. Living win Calvert will be untenable if all of this development is allowed to go forward.
226.	Karen Posey	shelties1@yahoo.com	Chesapeake Beach	We do not need to turn into a Waldorf or Lexington Park. The majority of shopping needs are here in the county, with only maybe 1% need to travel to Annapolis or other area. Perhaps rather than 2 Walmarts and 20 mexican restaurants and Verizon stores, start doing 'smart' leasing to a wider range of businesses. I moved here from PG county to get out of the traffic mess and over building that is going on there. We do not need to keep developing. The nightmare new parking garage at Rod and Reel is a prime example of developers and greed at it's finest. We do not need to sit at 1000 new traffic lights that will be needed to control the extra traffic that will be generated. Our farms and waters are what makes us the best county in the tri-county area, and would like to keep it that way. Also, commissioners who have a vested interest in financial gain from these rulings should be recused from voting on this issue. Thanks, Karen
227.	Andrew Brightwell	andrew.brightwell@gmail.com	Solomons	
228.	Catherine Birkhead	jbirckhead@comcast.net	Owings	

#	Name	E-mail	Town	Additional Comments
229.	Michele Spaulding	relaxmom@comcast.net	Huntingtown	The ramifications and negative impact on the environment that would occur by pushing this "comprehensive plan" forward is irresponsible and shortsighted. Rt 4 is already becoming a speedway and this plan would only heighten the dangers. Our family represents numerous military families who move to the DC area, looking for a safe place to plant roots, and raise children in a supportive community. Calvert County would no longer be that safe place; it would simply be like the other strip mall laden areas. There are no long term benefits in rushing this poorly designed "plan" in regards to the lives of those who desire to call this county "home."
230.	R Robinson	rosejay3@yahoo.com	Huntingtown	
231.	Tammy Jones	tammyajones0608@gmail.com	Huntingtown	
232.	Chris garner	Chris_garner@aol.com	North Beach	
233.	Katie Sheehan	Kas2962@comcast.net	Dunkirk	Traffic is already bad at certain times of day up and down route 4. Adding more shopping and eateries will require adding more homes to ensure a high enough population to sustain those businesses. Responsible growth is good but this plan is not responsible.
234.	Lisa Grenis	Grenis@comcast.net	Owings	Grow responsibly
235.	Tom Isaacson	tomisaacson@comcast.net	Huntingtown	Please please don't expand Huntingtown - we are already growing too fast for our infrastructure. Keep Huntingtown a minor town center!
236.	Kristie May	Kristiemay2003@yahoo.com	Huntingtown	
237.	Tara Moore	Taradee21@gmail.com	Dunkirk	Do not expand town centers!!!!!!
238.	Anjali Wallace	anjaliwallace@gmail.com	Huntingtown	We don't need Huntingtown expanded into a town center. It's fine just the way it is. You can expand the high school area without making a town center. It doesn't affect funding I called MSDE and other entities.
239.	Stephanie MacLean	Steph.maclean80@gmail.com	Huntingtown	
240.	Margaret Tearman	Margt@comcast.net	Huntingtown	
241.	Kim Hollinshead	Kim.hollinshead@gmail.com	Prince Frederick	
242.	Danielle Wright	dpwright13@gmail.com	Huntingtown	Keep Calvert country! Huntingtown residents do not want a larger town center.

#	Name	E-mail	Town	Additional Comments
243.	Kelly Brogan	Kobrogan@comcast.net	Huntingtown	
244.	Carolyn Keefe	keefe173@hotmail.com	Solomons	
245.	Samuel Tayman	Zedockiv@hotmail.com	Huntingtown	
246.	James lennon	Jblennon@comcast.net	Huntingtown	
247.	Yvette Allen	Yvettetess@gmail.com	Huntingtown	
248.	John DePhillip	Jd8ball1324@gmail.com	Huntingtown	
249.	Stacy DePhillip	S.morris70@yahoo.com	Huntingtown	
250.	Linda Morgan	llm247@me.com	Huntingtown	
251.	Danielle Ringstrom	danielle0826@gmail.com	Huntingtown	The intersection of Route 4 and Cox Road is already overwhelmed at rush hour and when school opens or lets out. The property that Mr. McConkey owns should remain rural zoned.
252.	Mary Anna Phillips	mary phillips747@gmail.com	Saint Leonard	<p>You are stripping this county of it's beauty and attraction, economically and environmentally. We have become nothing but a door mat for Dominion, SMECO and Calvert Cliffs.</p> <p>Our safety is at risk...no security over the pipelines. In the event of an emergency no safe exit plans for the tax paying citizens. Do you really think a two lane highway, a defective bridge and 231 will suffice. Do a reality check Board of Commissioners.</p> <p>I moved her 20 years ago. Bought the farm and sold the farm because the county partnered with Dominion instead of it's citizens. Your ruined my life time dream.</p> <p>Since things are not changing for the good of its people, I now have a 3 year plan to leave.</p> <p>Protect your citizens and what beautiful land we have left. Stop accepting pay offs from big corporations to purchase useless items for this county. Put the money to its betterment.</p>

#	Name	E-mail	Town	Additional Comments
253.	Sharon Rogers	rogers1649@comcast.net	Owings	
254.	Ken Brown	628kbrown@gmail.com	Huntingtown	
255.	David billman	Billman150@comcast.net	Huntingtown	Rt 4 can not take any more traffic. Just look at rt 5 in the morning and evening. We don't need that!
256.	Walter Boynton	BOYNTON@UMCES.EDU	Prince Frederick	Starting this meeting when most people are just getting off work is a big mistake...why do this???  I'm getting the feeling more and more that public officials are just deaf to the public concerning the new comprehensive plan...what's going on?
257.	Lucinda Keller	LSKELLER@GMAIL.COM	Huntingtown	
258.	Jennifer Sterling	Jenniferleign@hotmail.com	Owings	We moved to Calvert County 5 years ago to avoid the overcrowded schools and heavy traffic that we were dealing with in Prince George's County. With all the proposed growth we are already considering moving. The proposed plan goes against why we chose to move to Calvert County.
259.	Danielle Morales	Danielleandluis@gmail.com	Chesapeake Beach	No more building, fill the spaces that are vacant!!
260.	Deborah kinnaman	Kinna002@comcast.net	Owings	
261.	Jan Degeneffe	jdegeneffe20639@comcast.net	Huntingtown	

#	Name	E-mail	Town	Additional Comments
262.	Mary Ellen Boynton	meboynton@hotmail.com	Prince Frederick	<p>My first comment is that a 5pm meeting decreases the attendance of working people and families with children. Many of them are just getting off work; and have to pick up children @ day care.</p> <p>I do not want Calvert county to have large commercial development in the minor town centers. They need to be MINOR town centers. Dunkirk residents have clearly stated they do not want sewer in Dunkirk. Listen to your residents.</p> <p>High tech parks are not going to work in Calvert county.</p> <p>What happened to the charette plan for Prince Frederick.I attended a number of meetings; and the proposed plan improved the town center for PF.</p> <p>Lastly, I support a new community center for the Prince Frederick area ; and not a new county office building.</p>
263.	Kimberley Stolarik	Kimnpaully@comcast.net	Huntingtown	
264.	Tracey Cole	Traceycole@gmail.com	Huntingtown	
265.	Andrew Surgent	andrew.surgent@gmail.com	Huntingtown	<p>Expanded low density development is against the interests of the county and its people. Increasing density of the already established town centers is the only way forward. More needs to be done to create walkable shopping centers with housing nearby. Expanding shopping up and down Rt4 and adding additional lanes and lights will only increase traffic and ruin the character of the area.</p>
266.	Donna Wallmark	dwallmark@yahoo.com	Huntingtown	
267.	Catherine E Moir	cathymoir55@comcast.net	Huntingtown	
268.	Janet Robertson	jhrobert@umd.edu	Huntingtown	<p>My husband and I have written to the Board of Commissioners on more than one occasion regarding our views on the desired standards that should be enacted to both preserve the special nature of Calvert County, and to control and direct growth and development in a rational, fact driven, voter supported manner. Again, my view is articulated above.</p>

#	Name	E-mail	Town	Additional Comments
269.	Bob Robertson	bjjrobertson@comcast.net	Huntingtown	I have attended hearings and written on these issues before. I have lived here for over 40 years and am stunned at the Board's failure to act in such a way that represents the overwhelming majority of citizens in the County.
270.	Mike and lori Debolt	Lcdebolt@comcast.net	Huntingtown	
271.	Elizabeth Roberts	Lizroberts817@gmail.com	Huntingtown	
272.	Cathy Lupfer	Cathy_lupfer@hotmail.com	Huntingtown	Already dangerous roads unable to keep up with the growth we have at this point
273.	Betsy Schmid	Betsys_schmid@yahoo.com	Dunkirk	I have written multiple letters, signed petitions and attended meetings in opposition to the comprehensive plan. It's upsetting that none of our Commissioners seem to want to listen to their constituents. We came to Calvert for its rural lifestyle, great schools, water, and community. What a tragedy it will be to let this happen.
274.	Frances Kilcullen	franceslk@verizon.net	Port Republic	Please listen to the voices of the citizens who do not want to lose their county to developers. Once it is gone there is no getting it back.
275.	Tracy Andersen	worlds34@aol.com	Huntingtown	
276.	Sheila Reilly	celticfour@juno.com	Saint Leonard	
277.	Carl Andersen	worlds34@gmail.com	Huntingtown	
278.	Robert Cain	RobertSCain3@aol.com,	Huntingtown	
279.	Jennifer McDaniel	mcdanieljennifer13@gmail.com	Huntingtown	
280.	Michele Miller	Shelleymiller80@gmail.com	Huntingtown	

#	Name	E-mail	Town	Additional Comments
281.	Roger Rhoads	rerhoads@comcast.net	Huntingtown	I am deeply opposed to the proposal to allow unchecked expansion of the town centers and the removal of the small and large designations. This will definitely have an adverse impact to the already terrible traffic problems associated with Huntingtown high school at Cox Rd and Rt4. As a country resident living off Cox Rd and using this intersection daily, I am asking our elected representatives not to allow this expansion in Huntingtown. With all the public opposition to this plan, why would the commissioners keep pushing for this? Seems to me this is a self-serving interest of the commissioners and the deep pockets that are persuading them to make this change. If this happened, it will be time to vote out these pro-growth representatives that are only serving themselves...starting with Kelly McConkey and his direct conflict of interest in this matter.
282.	Caleb roeder	croeder1983@gmail.com	Huntingtown	
283.	Lisa Davis	Lisamichele5683@yahoo.com	Chesapeake Beach	I live outside CB proper, closer to Htown, so this is of grave concern to me. I didn't vote for any if the sitting commissioners based on this issue. They need to listen to the citizens.
284.	Richard Osborn	rosborn2477@gmail.com	Huntingtown	WHY?? The town center is big enough
285.	Ed McKenzie	emckenzie65@gmail.com	Huntingtown	Elected politicians should listen to the majority of the people, not the few who will benefit the most.
286.	Janette Thompson	strfsh@comcast.net	Port Republic	
287.	MaryJo Bevard	maryjobevard@msn.com	Huntingtown	I moved to Calvert 38 years ago to avoid the traffic, congestion and overcrowding of PG County. Please can't we keep Calvert as Country as possible!!
288.	Michael Lanier	michaell1217@yahoo.com	Huntingtown	Lee Calvert Country! We're quickly turning into a Waldorf!! Then we'll be a Lexington Park! Keep Calvert Country!!
289.	Paula Fogleman	Pmfogleman@gmail.com	Huntingtown	No more expansion enough is enough. Keep Calvert Country.

#	Name	E-mail	Town	Additional Comments
290.	Crystal Tracy	crystalsea24@gmail.com	Chesapeake Beach	Please respect the will of the voters who put you in office. Keep Calvert attractive and environmentally healthy by limiting development and keeping it smart. Above all, LISTEN TO THE VOICES OF THE VOTERS! Your blatant ignoring of us is not winning you fans or support, so unless you intend to secure whatever financial benefits this nets you, and then bolt before the next election, you may need to rethink your currently poor strategies.
291.	Sabrina Rodriguez	serdonato@msn.com	Huntingtown	I am signing this petition because i have lived here in calvert my whole life. My parents have been here for 29 years and counting. Honestly we are not liking the changes. Sadly to say my hometown Calvert is starting to look congested. Seeing other stores seeing new buildings makes us feel upset. Calvert is not looking like what it use to look. Farmers are fighting to keep their land. We are fighting because this is a historic county. Please keep Calvert County the real Calvert Country.
292.	Cindy Peil	Clarrene@gmail.com	Dunkirk	<p>Dunkirk residents do not want public sewer or the use of private sewer systems for commercial development. There are many well empty storefronts in the town center well suited for businesses. WE DO NOT WANT more building in Dunkirk.</p> <p>The Comp Plan should not be adopted as written without adding growth control measures. Commissioner McConkey should excuse himself from all votes that include the rezoning of his property in the Huntingtown area, as this is a direct conflict of interest.</p> <p>The county should add air monitoring for methane and particulate matter, and for the harmful chemical released from the large industrial facilities. Work should be coordinated through University of Maryland, or St. Mary's College. Residents in Calvert need to be aware of pollutants that impact their health. Air monitoring needs to be written into the plan. The plan needs to include the SPENDING of funds for TDR's and other land/forest preservation programs. The plan should include incentives for homeowners and businesses to use wind/solar/geothermal energy. Thank You Cynthia Peil</p>
293.	Melanie Massey	nursenonnie@aol.com	Huntingtown	

#	Name	E-mail	Town	Additional Comments
294.	Amanda Williams	Aivyphotography@gmail.com	Huntingtown	We love where we live! We moved here to get away from the "Waldorf" scene. They started expanding years ago and now it's complete trash. Please don't allow this to happen to my home.
295.	Karen Hothem	karen.hothem@gmail.com	Dunkirk	I moved my family to calvert county because I LIKE the small town centers with lots of trees and open fields. If I wanted huge expanses of paved shopping centers, I would have moved to waldorf! Huntingtown and dunkirk are perfect, just the way they are. Leave them alone.
296.	Tracy Hall	Tracy_Hall63@yahoo.com	Huntingtown	
297.	Virginia Smythe	Smytheg73@gmail.com	Owings	
298.	Terrence Keehn	terrencekeehn@gmail.com	Dunkirk	Please keep the rural and beautiful setting we have come to love. Thank you
299.	John Hepp	heppj@msn.com	Huntingtown	We want less, not more. We want fewer cars, less traffic, less noise, less pollution, less development, less deforestation, etc. We want quiet, clean air, open peaceful space, trees, wildlife, a healthy natural community. We don't need more buildings and cars and trucks clobbering up Route 4. Lets locate the stores and businesses off the beaten path, not along the highway. It is a disgrace if persons of power position their personal benefit before the needs of the community. We want honest and open planning to support the community at large. We want ethical leaders and policy. The people of our wonderful communities deserve and expect our leaders and planners to produce and execute policy and decision making from open and frequent communications, and fair and ethical values. Thank you.
300.	Mary Ewaski	Maryewaski@hotmail.com	Dunkirk	
301.	paul gryskewicz	firecracker302@verizon.net	Saint Leonard	
302.	Ruth M Green	rmgreen16@comcast.net	Prince Frederick	Enough chaos NOW!!!!
303.	Edward G Willey Sr.	Jfwilley@verizon.net	Huntingtown	As a retired federal employee of the DOT, I strongly advise the completion of the transportation impact study before adoption of a Comprehensive Plan which includes policies for expansion of town centers along state highway Rt.4.

#	Name	E-mail	Town	Additional Comments
304.	Marcy Denton	marcymoose@aol.com	Dunkirk	
305.	JOHN M AMENT	amentjm79@gmail.com	Port Republic	
306.	Sara Sysko	ucfhermit@gmail.com	Dunkirk	
307.	Dorothy Ferguson	truccrafter@comcast.net	Huntingtown	
308.	teresa Leo	teene230@yahoo.com	Owings	I have lived in Calvert Co for 41 yrs and miss the no traffic, quiet, quaint and friendly county. We Do Not Need anymore growth here Its to damn much now! I constantly receive Text messages about accidents....Please just STOP THE GROWTH NOW!
309.	Jane Welsh	Llewelyn123@gmail.com	Huntingtown	I moved to this county 25 years ago because of the rural beauty! If I want to live in congestion, high traffic volume and the never ending strip malls, I would have moved to Bowie or Waldorf. The growth in this county has gotten ridiculous and out of control! Enough already!!!
310.	Nick scaggs	Nscaggs85@gmail.com	Chesapeake Beach	
311.	Kellie Newton	Kellieanewton@yahoo.com	Owings	Please stop building! I was born and raised here and it's awful what is happening to our county. It's not safe to drive rt 4 due to the volume. Crime and drugs have increased. People move here to be in the country and then want to change it. Ask those of us whose families have been here forever how we feel about. Listen to us please.
312.	Megan Roberts	Meganroberts111@yahoo.com	Prince Frederick	
313.	dorothea george	ickniel labs@gmail.com	Prince Frederick	Such a beautiful county being ruined by development. Should be promoted as a vacation/tourist spot. Such a shame that Prince Frederick town center is not being developed like Frederick Md ... lots of cafes, restaurants and attractive shops. Solomons is lovely but you have to travel down Rt4 to get there.
314.	Cara Naumoff	anaumoff@comcast.net	Prince Frederick	
315.	Christine Fulginiti	cmfulginiti@comcast.net	Huntingtown	

#	Name	E-mail	Town	Additional Comments
316.	Richard Fulginiti	rafulginiti@comcast.net	Huntingtown	I am not happy with the changes made in the new (and unimproved) Comprehensive Plan. Now I know why McConkey purchased the land that just sits at the intersection.
317.	Kate Waybright	waybrightswife13@yahoo.com	Huntingtown	
318.	Terry Marinucci	t1m31661@comcast.net	Huntingtown	We don't want to be like Waldorf!!!!
319.	Lisa Draper	skibumbus@gmail.com	Dunkirk	Things are already out of control. Any more growth and you will have to build a bypass around Dunkirk. It's a zoo now!
320.	Sarah Tuck	pilot2886@gmail.com	Huntingtown	I agree with all the above. Does Calvert want to become PG County? It is looking more and more like it. I moved here because it was still quaint with lots of farmland still here. Please keep this and others "Minor" towns. Or if you wish, call them "Character Towns". Please stop this-- I will be voting against those who support this growth.
321.	Josh Willett	Jhwillett@gmail.com	Lusby	
322.	Troy Oliver	Oliver83@hotmail.com	Huntingtown	
323.	Crystal Trigg	Trigg.crystal@yahoo.com	Huntingtown	
324.	Ashley Dare	ashleydare1104@yahoo.com	Huntingtown	
325.	Joyce White	rwhite241@verizon.net	Huntingtown	<p>People moved to Calvert to enjoy the rural atmosphere. If I wanted a lot of shopping/dining options, I would have moved to some place like Crofton.</p> <p>Enough is enough - build recreational areas for residents - both nature and sports - if something needs to get built. How about a campground - bigger than Breezy Point?</p>
326.	Ralph F Groff	rfgroff@comcast.net	Huntingtown	Please stop, this is a beautiful place to live and nobody wants to see this county turn into another Waldorf.

#	Name	E-mail	Town	Additional Comments
327.	Gordon and Mary Burton	pokipoki@verizon.net	Dunkirk	We have had three years of pretending to take in public opinion regarding the Comprehensive Plan. Now the County Commissioners throw out the basic critical items that do not support their personal, narrow goal of free for all growth for developers. Goodbye Calvert County. Hello Charles County! Goodbye Pleasant Peninsula! Hello Route 5 Shopping strip! (No that was not a typing error.) We will not know the difference between the two roads. What a sham of the democratic process. Just once, I would like to hear a rationale from the Commissioners as to why they are determined to destroy what we have in Calvert County. The people deserve an explanation. I knew this would happen, but I am truly sick at heart.
328.	Patricia Downey	padowne@aol.com	Chesapeake Beach	I moved to Calvert County thirty years ago. When I moved here it was not for the shopping opportunities it was to move my family to a less congested place and if you continue to allow growth that's what Calvert would be another Waldorf. Who wants that? Not me for sure.
329.	Thomas Faucheux	tpfx90@gmail.com	North Beach	
330.	Robert Bourdon	rjboudon90@gmail.com	Huntingtown	
331.	Dean Willey	deanwilley@yahoo.com	North Beach	
332.	Stephanie R Sprayberry	s.sprayberry@comcast.net	Huntingtown	I believe there should be a referendum added to the 2020 primary ballots so Calvert County residents can vote on the proposal. It seems like the BOCC is charging ahead despite opposition from residents. The Board members seem to be the very ones who stand to benefit financially by uncontrolled growth. The county's infrastructure isn't prepared to handle it yet. I'm fine with growth as long as it's done responsibly. Thank you for your consideration.

#	Name	E-mail	Town	Additional Comments
333.	Pamela Moore	PMoore7643@gmail.com	Dunkirk	I moved to calvert county knowing that I would have to drive a distance to stores. I did not have a problem with that at all. There was 1 lane into the county and 1 lane out of the county. The roads were widen to accommodate the growth in housing. I did not think the roads were widen to over load the county with businesses and more housing. The schools were the best of the best. Im dissappointed in the policies of failing and holding children back. No child left behind was not a way to push kids through school. It is supposed to be a way for the school to figure out how to teach each child individually so they can actually learn. Stop taking short cuts, stop trying to look good on paper. Stop the growth. Disappointed in our leadership!
334.	Thomas E. Miller	Millerte20@comcast.net	Owings	With all the commercial properties that are not occupied, how can the county think adding new areas would be good for the community.
335.	Von Willey	vonwilley@mac.com	Huntingtown	Hutchins, Hart & McConkey, will be remembered with loathing and disgust if they choose to vote yes on the current content of the Calvert 2040 Comprehensive Draft Plan. Two of the three have vested financial interests in the proposed expansions of town centers and removal of the major/minor town center designations, parading their unethical and corrupt mentality out for everyone to see. Will we, the people of Calvert, shrug and say "oh well"? Don't think so. These three will be remembered and immortalized by the daily grind of a torturous commute, the inevitable decline of home values and the steep rise of property taxes should they vote yes to this draft.
336.	Victoria Chapman	tdybear829@gmail.com	Port Republic	I moved to Calvert Co from AACO 2 years ago to get away from the ridiculous overcrowding, horrendous traffic, and ever increasing crime rates. I wanted a rural, close-knit, easy paced community for my kids to grow up in. With the current expansion plans, the commission will destroy all the reasons WHY we CHOSE to move here.
337.	Jennifer Gilbert	jenn.boop@verizon.net	Owings	I moved to Calvert to avoid this kind of area, overcrowded. Keep Calvert Country!
338.	Sylver Hinton	Thehintons29@comcast.net	Huntingtown	
339.	Laura Blalock-Yeich	Blalockyeich@gmail.com	Huntingtown	

#	Name	E-mail	Town	Additional Comments
340.	Ellen Davis	raychumdog@aol.com	Saint Leonard	
341.	Binnie Baumgartner	bimsjunk@yahoo.com	Huntingtown	I moved here to get away from the Montgomery county and Prince George's county sprawl and clutter. Please don't let it happen here.
342.	Sara Roberts	Summerbarbie17@live.com	Huntingtown	Keep Calvert country!
343.	Debbie Grierson	Debgrierson@comcast.net	Huntingtown	We elected you to be our voice based on your election platform of keeping Calvert Country and controlling growth both commercial and residential. Now listen to the voices of those that elected you. STOP the expansion of town centers.
344.	Benjamin Reid	reid.benjaminkr@gmail.com	Huntingtown	<p>Please don't allow this to happen. We need to consider need over greed. While having big box stores in the neighborhood is convenient, the convenience will be far overshadowed by a population explosion. California and upper Marlboro are not too far to go for most people. A large increase in population in this area will cause a severe backup if there were a natural disaster the required evacuation.</p> <p>Point 1: I recently retired from the Air Force at Andrews Air Force Base. One of my duties was the comm emergency support function in the emergency Operation center. Every year the base along with all of the other military installations participate in a major hurricane exercise. Let me tell you, the prognosis for this area of Maryland is grim at the population levels we are already at.</p> <p>Point 2,;Additionally my wife is a teacher Calvert high. Calvert county public schools are currently in fairly good shape. A population increase will create a larger work load on our already taxed teachers. There are already problems with retention of staff. Population increase could indirectly result in our school system losing its effectiveness.</p> <p>If we want to stimulate growth in Calvert county, let's do it by encouraging local business ownership on a scale that suits the current population. Not one that encourages growth beyond the capacities of our infrastructure and geological limitations.</p>
345.	Jeff Braden	Jeffab87@yahoo.com	Huntingtown	

#	Name	E-mail	Town	Additional Comments
346.	janet allen	janetallen7@hotmail.com	Dunkirk	I will remember this with each of your names in future voting. How absurd that we haven't seen a copy of this plan. Your "public sessions" with us have been held in "senior centers" - sending the message that "only seniors don't agree with the plan" - and holding the meetings during times when most people who work all day have a hard time getting to the meetings. Also, I resent that "NO RESPONSES" to any of the comments have been "given publicly" - you all seem to listen with grave faces, as if it's "painful" to listen to those who want to keep Calvert what it was envisioned to be by our predecessors and what people still want to see today - a place off land and space and peace, not crammed buildings, traffic, and such. You don't even try to look engaged and interested in what the opponents to the plan say. You just .... ENDURE the meetings to check a box. It's rude at best. Give us YOUR RESPONSES! And HOLD these meetings at a place like a public library or fire department where it is engaging and neutral to ALL people.
347.	Carol Grierson	Carol.grierson@comcast.net	Huntingtown	
348.	Jennifer Woods	Jen614@comcast.net	Huntingtown	
349.	Jennifer Malenab	jenmal215@gmail.com	Owings	
350.	Rebecca Frankenfield	Rfrank329@gmail.com	Prince Frederick	
351.	Pamela Scaggs	Pscaggs6@gmail.com	Owings	
352.	Troy	Oliver83@hotmail.com	Huntingtown	
353.	Ashley McKinney	AshleyS3322@yahoo.com	North Beach	
354.	Mary willis	marywillis17@yahoo.com	Chesapeake Beach	
355.	Stephen Tyler	tyler_sc@yahoo.com	Owings	
356.	Andrea Torrey	amtorey@comcast.net	Huntingtown	
357.	Jordon Tyler	Jtyler_09@yahoo.com	Owings	

#	Name	E-mail	Town	Additional Comments
358.	Renee	cccpooh1@gmail.com	Owings	Let's keep our area from over development. The school system can't handle it and they need rebuilt. Not great working conditions for employees or learning environment for students. Let's keep our county in a country setting.
359.	Bradley chester	Bradchester78@yahoo.com	Huntingtown	Already to much traffic grew up here my whole life and every year it gets worse and worse just don't want a quite county turn into another Busy Bowie or Waldorf
360.	Heather Larson-McEntee	hlarsonmcentee@gmail.com	Huntingtown	
361.	Amanda Ernest	Mandy.ernest@me.com	Dunkirk	
362.	Brandon hood	Baretard@gmail.com	Lusby	
363.	Barbara Shawyer	Blshawyer@verizon.net	Huntingtown	
364.	Russell Walton	William91604@gmail.com	Huntingtown	
365.	Dana Walton	DEAdams567@aol.com	Huntingtown	Keep Calvert Country PLEASE!!!
366.	Deborah Mutchler	deborah391@comcast.net	Huntingtown	
367.	Courtney Wilson	Courtneywilson@yahoo.com	Owings	
368.	Kenneth Lee	Maccorpm@comcast.net	Huntingtown	
369.	Elaine bond	Wolffelabond@gmail.com	Huntingtown	
370.	Ben Banyasz	Psu2333@yahoo.com	Huntingtown	It's simply unbelievable how the overall interest of the people have been completely ignored... saddening! What happen to good honest people?

#	Name	E-mail	Town	Additional Comments
371.	Rhonda Baumgartner	Rhbaumg@gmail.com	Prince Frederick	<p>Traffic is getting absolutely ridiculous. This growth of apartments, townhouses and subdivisions is slowly turning its into Waldorf/ Northern Virginia.</p> <p>Calvert can't even fill all the empty commercial spaces now.... why build more? Noone here minds driving out of county to hit the big box stores/malls.</p> <p>Dunkirk has expanded enough... keep adding and it will add at least 10+ undesired minutes to the commute of people who live south AND IT'S ALREADY ENOUGH.</p>
372.	Ashley Hapenny	ashleyntooley@yahoo.com	Dunkirk	Please listen to those who voted you into office. You are serving for their needs, not your own.
373.	Holly Cantlon	hollycantlon@comcast.net	Huntingtown	
374.	Lester Weir	LESTER@BAYENGRAVING.NET	Huntingtown	
375.	Shannon Gibbons	Shaye224@yahoo.com	Chesapeake Beach	
376.	Katherine L. Taylor	kittyt1@comcast.net	Huntingtown	
377.	Mary Kerner	rickandmary55@yahoo.com	Huntingtown	Please do not turn Calvert County into something like Waldorf. What about when you all were running for your seat on the board I believe the majority of you said something along the lines of controlling growth what you all are about to do is the exact opposite. So disappointed in the changes that you all are trying to force upon us listen to the residents I believe the majority do not want this. We will remember you all come election time!,,

#	Name	E-mail	Town	Additional Comments
378.	Renee Reid	nebeener@gmail.com	Huntingtown	This area has too little infrastructure to support the current population effectively. Growth without first implementing major changes in infrastructure would be thoughtless and irresponsible. Growth that is not thoughtfully controlled, and which doesn't consider the needs of current residents would be pure stupidity. Responsible growth means infrastructure first, as well as doing what is best for the majority of citizens. Additionally, I and many others find it more than suspicious that members of the BOCC have so much personal gain involved in the choices being made for our community. In fact, it is despicable. Some members seem to have confused and conflated their position of PUBLIC SERVICE with their business interests. This is both dishonest and dishonorable, bordering on fraudulent, especially considering the campaign promises made. I would appeal to the latent sense of honor and justice in our BOCC and ask, please, do the right thing by your community rather than your pocketbook.
379.	Jessica Haritos	Jessica.Zajac5@gmail.com	Huntingtown	We just moved to Calvert county in April to get away from the congestion and town center after town center and the overall chaos of populated areas. I wanted my daughter to grow up a little more country than DC, Baltimore and their neighboring towns. Please keep Calvert county as it is! If people want to shop, they can go to Annapolis or St Marys. If they want townhouse living, they can move to a million other places. I don't want to regret moving our family here.
380.	Patty Redding	pmredding@comcast.net	Huntingtown	
381.	Rolf arnesen	Rarnesen@comcast.net	Huntingtown	
382.	Maria h miller	Maria302@msn.com	Huntingtown	
383.	Vickie A Eckard	dals4creekside@comcast.net	Huntingtown	
384.	Eric dymond	Eric.a.dymond2@gmail.com	Huntingtown	
385.	John clower	Clapper29@comcast.met	Chesapeake Beach	
386.	Mikayla Salazar	mikaylabrooke8697@gmail.com	Saint Leonard	
387.	Andrea McKeon	Dnamckeon@msn.com	Owings	Stop the unnecessary growth for retail. If anything, rent the spaces of the abandoned buildings in the county instead of building new

#	Name	E-mail	Town	Additional Comments
388.	Sharon Dobson	swantat@aol.com	Owings	
389.	Brandi Krakosky	Nicolekrakosky@gmail.com	Prince Frederick	
390.	Hannah Lundberg	hannah.renee@comcast.net	Port Republic	I love this place. I do not want to see it turn into places like Lexington Park, Waldorf, etc. Please keep it country!
391.	Melanie DeMattia	melanie.demattia@gmail.com	Huntingtown	One of the main reasons I moved to Calvert 23 years ago was because of its country setting to raise my son. You are ruining the county by allowing the commercialization of the beautiful country landscape.
392.	Ben Wood	Bwood5330@comcast.net	Huntingtown	
393.	John K Wahl	Johnkwahl@comcast.net	Port Republic	
394.	Jo Anne Longhill	Jody.longhill@gmail.com	Port Republic	I continue to be appalled at the direction our commissioners are taking with regard to zoning and planning. The lack of public input is a crime. I do NOT want Calvert County to become another Waldorf or Lexington Park.
395.	John Marquis	Themarquisfamily@yahoo.com	Huntingtown	
396.	Kathy Roschel	Kathyroschel@gmail.com	Huntingtown	
397.	Kathryn Chaney	chaney.kathryn@gmail.com	Huntingtown	
398.	Dorothy Birch	birch.nature@gmail.com	Dowell	
399.	Anuradha Teachout	Teachooa@comcast.net	Huntingtown	Let's keep Calvert country- most of us moved here away from cities!
400.	Rebecca Willard	rms41382@hotmail.com	Huntingtown	
401.	Kristen Brunclik	kmarlowe07@gmail.com	Dunkirk	
402.	Ryan Frasier	Frasier25@hotmail.com	Huntingtown	
403.	William J. Bass	bass.bill@verizon.net	Lusby	I do not support these proposed revisions to the County Comprehensive Plan and I am particularly concerned that they are being pushed through without giving the citizens of this county adequate opportunity for review, input and public comment.
404.	Susan	Ysm1492@comcast.net	Huntingtown	We must protect our wetlands, rivers, habitats

#	Name	E-mail	Town	Additional Comments
405.	Florence Lynch	Willowcreekkids@comcast.net	Owings	I love the country life and farm land its why I moved here with my daughter and her family. We can travel to stores please stop building.
406.	Garrett Safreed	garrettsafreed@gmail.com	Owings	I want my county to stay country if I wanted a mess I would have moved to waldorf!
407.	Logan Safreed	Logansafreed	Owings	Keep the County country no more stores.
408.	Tina Lynch	Willowcreekkids@comcast.net	Owings	All meetings should be held after the normal work hours i.e. 6:30 pm to allow for county residents to attend.
409.	Steve Pearson	Spearson@brayandscarff.com	Huntingtown	
410.	Anyone can sign	Anyone.com	Other	Took less than 30 seconds
411.	AMANDA BOWEN	AMANDA.MARIE.BOWEN92@GMAIL.COM	Port Republic	Calvert County citizens do NOT want this to happen! This plan is the result of shady back room deals that benefit the commissioners and no one else. We have been opposing this plan (which we have NOT actually seen, that's kept a secret too) for years and they take no input from the citizens and they do everything they can to prevent or ignore the community they are supposed to serve's voice being heard.
412.	Gordon MacDonald	Gomac01@comcast.net	Huntingtown	I would not like to see one continuous strip of commercial for the entire length of Rt. 4. Definitely believe that will happen if all town centers are made equal. I have been here since 1985 and changes/ "progress" has been good and bad, but the course to make all town centers equal will undoubtedly make Rt 4 and Calvert another mess like Waldorf.
413.	James Marx	jmarx@ibewlocal26.org	Huntingtown	Commissioner's Hance and Weems seem to be the only ones that care about the voters
414.	Beth Peterson	b.pete50@gmail.com	Lusby	
415.	Elaine Quesinberry	evquiz@gmail.com	Huntingtown	The public hearing should have been scheduled later on July 23. I work in DC and will have to take leave from work to attend the hearing. I'm sure many residents have the same problem.
416.	Kelly Locke	Kelly.e.locke@gmail.com	Huntingtown	
417.	Joan DiCostanzo	joandicos@comcast.net	Owings	

#	Name	E-mail	Town	Additional Comments
418.	Pam Medwid	pami9379@yahoo.com	Owings	
419.	Laura Allison	laura@keepitsimple.net	Lusby	
420.	Joan Nairn	JoNairn@comcast.net	Dunkirk	I was born and raised in Calvert County, I've raised my kids here and for the first time in my life I'm considering moving. The things that made raising your children here so great are quickly being plowed down to put up shopping center after shopping center only to see vacant store fronts. We need to stop lining the pockets of developers and start remembering what made Calvert County a place where people wanted to live.
421.	Jay Lounsbury	jaylounsbury@comcast.net	Dunkirk	
422.	Chester McClanahan	Chester_McClanahan@Yahoo.com	Port Republic	
423.	Kim Parkinson	Kim_8627@yahoo.com	Port Republic	
424.	CASSANDRA FOSHEE DULEY	cfduley@gmail.com	Prince Frederick	
425.	Mohamed Ashiq Yusuf	Mohamed_Yusuf@hotmail.com	Dunkirk	It is becoming abundantly clear that the proposed planned expansion is not in the interest and benefit of its current residents and is being forced anyway. As per the above stated adverse impacts the residents would be the ones impacted and this would also increase property taxes with a reduced quality of life within the county. So who is benefiting from this expansion/development?
426.	Nina Lemon	thelemons625@gmail.com	Owings	
427.	Charlene Wilson	Charwilson1987@gmail.com	Prince Frederick	
428.	Edward G Willey Jr	edwilleyjr@gmail.com	Huntingtown	I am against increasing the Huntingtown Town limit borders across RT 4 as well eliminating the Town Center Minor and Major designations.
429.	Lori Stinnett	lorijstinnett@gmail.com	Lusby	
430.	Debbie latham	dalatham@comcast.net	Huntingtown	
431.	Lisa Curl	Lisacurl@outlook.com	Dunkirk	
432.	Erin Lamb	Edlamb623@yahoo.com	Huntingtown	

#	Name	E-mail	Town	Additional Comments
433.	Amanda K.	tmb0408@aol.com	Prince Frederick	<p>I live in Prince Frederick off of Dares Beach Road and I have to say with the construction that has been going on and continues it is a nightmare ! Calvert County can not handle the traffic nor the occupancy of a build up of big box businesses. I grew up in this county and remember it being so beautiful and we didn't mind traveling to other locations for certain things, it was the feel of the county. When I decided to buy my home ten years ago we could have move to surrounding areas such as Prince George's county but I wanted to be in Calvert, I wanted to raise my children in Calvert. The schools have always been great, the communities that you get the feel for. I've noticed not only in past administration people want to do what benefits them, not what is the cause and effect to the area or others. I voted for the new commission because I thought it would keep Calvert, sure some change is good but the building cant happen and i think others would agree. Do we need 10 Mexican restaurants? The car washes that continue to pop up? Bring variety to already vacant properties . Do we need to build another apartment complex ? No we dont. We have seen crime elevate in this county from individuals that dont reside here, and that will continue . All I'm saying is use your resources else where, put efforts into something for children, utilize opportunities that are already available to your hands. Last time I checked the individual's that are holding office right now are put there by the people of Calvert County so listen to the people and not just say things during voting sessions to please people for votes. Keep Calvert, keep the building at ease cause I can say I don't want to see us become a Waldorf, or even a busy St.Marys. Bottom line is rt.4 can not handle the traffic for daily commuters, be smart when utilizing the county and funds of tax payers money and what is given to the county by organizations or state funds. Please keep the people in mind, and Calvert County.</p>
434.	Kailin case	Kailinc12@gmail.com	Owings	

#	Name	E-mail	Town	Additional Comments
435.	Debbie Balderson	debbie@debbiealderson.com	Huntingtown	I am opposed to ruining calvert county by having major shopping centers in rural towns. I have lived in calvert since 1977 and love the rural country feel of our county. If you put major shopping in Huntingtown and Owings you will destroy our county just like they did to waldorf. People move here to enjoy the country living. I'm 100% opposed to putting major shopping in. If you want to expand shopping, add on to existing shopping centers in dunkirk or prince frederick. Don't destroy our county. No major shopping in Huntingtown and Owings if you do the traffic will also be a nightmare. Keep calvert country.
436.	Robert and Moira Tressler	tresslerrc@aol.com	Dunkirk	Growth and traffic need to be capped. Well water needs to be better monitored and linked to development.  THANK YOU
437.	George Underwood	bearunderwood@gmail.com	Saint Leonard	
438.	Bonnie Riley	Bbriley1950@aol.com	Huntingtown	Calvert County is already losing its country appeal.
439.	Kathleen Kiggins	Katykiggs@gmail.com	Huntingtown	
440.	Nancy Wilson	wilnarn5@gmail.com	Huntingtown	
441.	Diane Swoboda	d_bswoboda@comcast.net	Huntingtown	
442.	Patricia Roberts	Gudenlandet@gmail.com	Huntingtown	Please move this meeting to 7 pm to HEAR the citizens that ELECTED you.
443.	Kristin Albaugh	Kcalbaugh@yahoo.com	Chesapeake Beach	
444.	Joan Fletcher	Joanbfletcher@yahoo.com	Owings	
445.	Nicole Woodard	nicolelynnp@hotmail.com	Huntingtown	
446.	Robin Groff	thinkingofhorses@hotmail.com	Huntingtown	County residents have the right to be informed of and part of all decisions and changes to our county and way of life. I see nothing good from the way the county has changed in just the past couple years. Just one issue is Rt 4 traffic with the way people are allowed to speed, there are constant accidents. The reasons we wanted to live here are all being taken away.

#	Name	E-mail	Town	Additional Comments
447.	Mindy Meyer	Shayna715@aol.com	Chesapeake Beach	Grow responsibly. No big box stores.
448.	Jessica Brown	margallithe@yahoo.com	Dunkirk	It's already difficult to manage traffic at rush hour in Dunkirk, please don't make it worse with more congestion. It's not safe for the drivers and not what I'd hoped for in raising my 3 young children in Calvert County.
449.	Nicholas J. Whittington	nicholaswhittington27@gmail.com	North Beach	
450.	Kaitlyn Foley	Kaitlynnfoley@yahoo.com	Saint Leonard	
451.	John Hickcox	johndhickcox@gmail.com	Huntingtown	
452.	Marla	marlacolbert@hotmail.com	Huntingtown	
453.	Brigid Cleary Davis	davis.br@comcast.net	North Beach	
454.	Joan McNeill	jmcn896483@aol.com	Huntingtown	Please listen to the citizens, do not be motivated by dollars! We do not want Town Centers expanded. Our environment will be negatively affected. Stop this now!
455.	Grace Hanners	Gracehcc@outlook.com	Huntingtown	I have lived in Huntingtown for over 25 years. I do not support expanding the boundaries for commercial and high density development. Traffic congestion in Huntingtown and Prince Frederick is awful and gets worse every year. Please listen to the people who live on the affected areas and will be directly impacted by the proposed changes. Do your JOB as public servants and stop trying to line the pockets of developers and members of your own commission.
456.	Jeanette Flaim	Flaimj13335@gmail.com	Chesapeake Beach	
457.	Carlos and Janet Machado	carlosmac@comcast.net	Dunkirk	We do not need a tech center in Dunkirk. We need representation that listens to the voters. We do not need an increase in housing density in the Dunkirk area. Dunkirk needs to remain a minor Town Center.
458.	Eva Miller	Evamash@comcast.net	Owings	Why is there a need for more development when the current shopping centers have so many vacancies?
459.	Kerry McGowan	mcgowan_kerry@yahoo.com	Dunkirk	There too many empty store fronts as it is

#	Name	E-mail	Town	Additional Comments
460.	Kiara Flannery	Kiaragreenwell@gmail.com	Dunkirk	
461.	Joan Colombo	jmrichardson67@gmail.com	Huntingtown	
462.	Kenneth Millsap	snoopyw9@gmail.com	Prince Frederick	I agree
463.	Cherie Wood	cewood1900@comcast.net	Huntingtown	
464.	Helen Repass	Helen.repass.nwlq@statefarm.com	North Beach	We have grown enough!!!
465.	Jean Foster	nickyfoster2@aol.com	Chesapeake Beach	Calvert county is becoming more like Waldorf every day. Please leave it the way it is.
466.	Anita Allen	Aallen25@verizon.net	Huntingtown	I live in this county because I like the peacefulness. We have more than we need in this county. If I wanted what other counties have, I would live there. Build it and the crime will come. You are destroying small business. You are destroying the charm of the county.
467.	Charles Lusby	bevlusby2@gmail.com	Saint Leonard	I completely agree with what Keep Calvert Country recommends. It is important to keep our county rural and have less congestion on our roads.
468.	Ashlie Killingsworth	ashliekillingsworth@gmail.com	Owings	We fled Crofton after a decade after over development ruined the schools and quality of life with traffic, crime and terrible overcrowding. Please keep Dunkirk/Owings as it is and prevent development from ruining what makes Calvert County such a wonderful escape from the hustle and bustle!
469.	Glenn Ellison	gellison56@msn.com	North Beach	
470.	Mateo Vanegas	mvanegas02@comcast.net	Dunkirk	
471.	Courtney Morey	moreycr@yahoo.com	Huntingtown	
472.	Sharon meyer	Meyer.sha@hotmail.com	Huntingtown	
473.	Anne Schultz	anniebchris@gmail.com	Owings	
474.	Roy Thompson	cellardwellerrt@msn.com	Dunkirk	Keep Calvert County rural!
475.	Patricia Marina Thompson	cellardwellerrt@gmail.com	Dunkirk	I want to keep Calvert County the rural farm/residential community.

#	Name	E-mail	Town	Additional Comments
476.	diane griffin-pluebell	DGP@Reagan.com	Chesapeake Beach	
477.	Jacqueline Greenwell	Kewpiecupcake@yahoo.com	North Beach	
478.	Ralph Almaraz	Ralphalmaraz@aol.com	Huntingtown	Commisioners need to work with "we the people "
479.	Patty ward	Pmward79@gmail.com	Huntingtown	
480.	Brian Greenwell	Venggerr99@aol.com	Sunderland	Stop the building completely. Remodel what we have. The roads are filled with traffic. The schools are fill with students. The hospital is filled. Keep Calvert country.
481.	John Henson	Jhenson@americanpest.net	Dunkirk	I moved here 20 plus years ago because there were not many stores, traffic lights or even traffic. I knew if I wanted to go shopping I would have to go to Annapolis or Waldorf. Now look at those places. I don't want the growth to take over Calvert county. Please help to stop it. Please vote out these people and vote in people who can be trusted.
482.	Sharon Henson	shenson301@Aol.com	Dunkirk	Stop the construction. Calvert doesn't need to be the new Waldorf. To much construction will bring added crime to our communities!
483.	BRITTNEY SCHADE	BRITTNEYS519@YAHOO.COM	North Beach	
484.	Sharon K Stewart	rwskstewart@gmail.com	Dunkirk	
485.	Susan Howes	showes@chesapeake.net	Dunkirk	Please listen to the people of Dunkirk and Calvert County that do not want over growth in the county.
486.	Nancy Garner	melvilles1@yahoo.com	Lusby	
487.	Sandra Matula	Sandramatula@comcast.net	Dunkirk	
488.	Susan Keegan	Keegan4@aol.com	Dunkirk	
489.	Karrin B. Alman	kbalman1@hotmail.com	Huntingtown	
490.	Mike Moody	Mmoody810@comcast.net	Owings	
491.	Martine Cantler	pokeydot98@comcast.net	Owings	
492.	Gary Schmidt	gschmidt22@comcast.net	Dunkirk	

#	Name	E-mail	Town	Additional Comments
493.	Timothy McClenahan	solsticegxp@comcast.net	Dunkirk	
494.	Patti Hoffman	pattirussobianco@gmail.com	Owings	Who can get to a meeting at 5pm? That is ridiculous!
495.	rebecca hammond	rhammond@gmail.com	Dunkirk	
496.	Beverly Lusby	BevLusby2@gmail.com	Saint Leonard	
497.	Patricia M Hayden	pmh7387@comcast.net	Owings	<p>The only major thoroughfare is Route 4 and 4/2. The morning and evening traffic is so heavy that a simple accident can tie up traffic for hours.</p> <p>The current Comprehensive plan does not even address more traffic that will occur. Just seems like the current plan is being rammed through with little thought about the consequences.</p>
498.	Jeff Gayon	Jeffgayon@yahoo.com	Saint Leonard	
499.	Katharine Stewart	knastew@hotmail.com	Owings	<p>Why are you not listening to your neighbors, citizens of the County? Why are very specific questions going unanswered? Why are the citizen meetings at a time when people who work cannot attend? I have no objection to SUSTAINABLE GROWTH, but taking the stops off completely is inviting disastrous change</p>
500.	Janet Smith	robandjanet@comcast.net	Sunderland	
501.	Cindy	Clholsworth@comcast.net	Dunkirk	
502.	Mary McHugh	Maryimchugh@gmail.com	Owings	
503.	Robert St Pierre	Bobsp@prodigy.net	Huntingtown	
504.	Mary St Pierre	Mtspierre@hotmail.com	Huntingtown	
505.	Pat Hofmann	phofmann@comcast.net	Huntingtown	<p>What is the planned buildout with the proposed plan? Citizens need to spend a lot of time comparing the old plan and the proposed plan. Why not have an informational session about the differences? Most people do not have the time to compare the plans. What are the implications of doing away with minor town centers?</p>

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506.	Tina Mosher	tinamosher123@gmail.com	Lusby	#saveusfromourcommissioners
507.	Andrew Williams	drewduckw@msn.com	Huntingtown	Our county is small and perfect for those like me with special needs. Please KEEP CALVERT COUNTRY
508.	Donald Williams	donnieduckw@msn.com	Huntingtown	Keep Calvert Country!!!
509.	Michelle Williams	gorgeousma@msn.com	Huntingtown	Keep Calvert Country!!!
510.	Karen Breen	Ktb3231@aol.com	Owings	Listen.to the citizens of Calvert County. We live here because we love it as is. Do not be the BOCC that ruins our way of life. Once we head down this pro-development path, there is no going back. Do what the citizens want, not what developers are pushing you to do.
511.	Helenmary Ball	balljc@comcast.net	Owings	The citizens of Calvert County are being sold out without the proper planning and oversight. Shame on you for not listening.
512.	Amy King	31amycking@gmail.com	Saint Leonard	
513.	Jeannette duran	Pjduran@comcast.net	Prince Frederick	This will cause so much more traffic on top of what we have already. I am already using the backroads to get home. In time the back roads will be congested then what do we do. I came to this county because it is so beautiful with farm land and the quiet peaceful surroundings. More people will leave this county . Please think of what your doing to our county.
514.	Matthew Schug	Matthewschug@yahoo.com	Prince Frederick	
515.	Gail Oakes	gailoakes19@yahoo.com	Huntingtown	It amazes me how you can ignore what so many Calvert citizens want! Please reconsider, you were elected by the citizens, you are supposed to represent our wishes not those of the developers!
516.	Christina Schug	landcschug@comcast.net	Prince Frederick	
517.	Vicki Hill	vsckhill@gmail.com	Huntingtown	Keep Calvert County country! As elected officials you have the responsibility not only the citizens who elected you to your position but the county in which you serve. If a majority of citizens are speaking out against irresponsible growth, you need to listen to their concerns. Now is the time for you to be responsible and listen to those who elected you to office.
518.	Ann Tucker	shots1195@yahoo.com	Owings	

#	Name	E-mail	Town	Additional Comments
519.	Christopher Ridgeway	cf.ridgeway@gmail.com	Chesapeake Beach	
520.	Kelly Massey	Stang4Kelly@aol.com	Huntingtown	
521.	Julia Bloor	Jrbloor@hotmail.com	Huntingtown	I am not happy that our commissioners are not listening to what the residents want.
522.	Anthony Jaskulski	ajjaskulski@comcast.net	Dunkirk	
523.	Gary Loew	garyaloew@aol.com	Port Republic	We located our family in Dunkirk in ~1996 and raised our children here, because of the urban/rural atmosphere, schools and thoughtful long term plan. We retired in Port Republic in 2013 thinking the earlier Comprehensive Plan would still be roughly in place. The recent plan changes, horrible PF Town Center planning (No place to walk across Rt 4 for a mile in the center of the town, and other changes to enable mindless development and dramatically increased traffic are all disturbing. The balanced urban/rural character of the county is being chiseled away. Not sure how long we'll stay here.
524.	Mary Gaetano	Marygaetano@yahoo.com	Huntingtown	
525.	Steve leary	Steven.leary@gmail.com	Dunkirk	
526.	Edward V. Dorsey, Jr	testudo74@comcast.net	Owings	
527.	Susan Barry	susieq8964@yahoo.com	Chesapeake Beach	
528.	casey schade	begley@jsassociatesllc.com	Dunkirk	
529.	Deborah vukelchBoyle	davukelich@aol.com	Huntingtown	
530.	RoxAnne Riddle Cumberland	Rc7553@gmail.com	Lusby	As a former member of the CC Planning Commission for more than eight years I am more than disturbed by the lack of concern exhibited by many of our elected and/or appointed County officials regarding citizen input and opinions on some of the most important issues facing our County. In my opinion the Comprehensive Plan is the most important vehicle that shapes our County. The obvious "rush" to get this document pushed through the process is evidence of the lack of concern or interest on the part of many of the county's "leaders", politicians, those appointed to serve

#	Name	E-mail	Town	Additional Comments
531.	Andrew davis	Adavis588@yahoo.com	Owings	I will move out of Calvert ASAP if our commissioners allow uncontrolled growth
532.	Deborah Weir	dweir440@comcast.net	Huntingtown	
533.	Kenneth Gullion	kgul1234@msn.com	Dunkirk	Keep Calvert as rural as possible, that's why we moved here
534.	Michael Gullion	kgul1234@msn.com	Dunkirk	
535.	Matthew B Gullion	kgul1234@msn.com	Dunkirk	
536.	Janice Gullion	kgul1234@msn.com	Dunkirk	
537.	Kim Haskell	Wzhksh@gmail.com	Dunkirk	
538.	Janis Gavai	jmgavai@Comcast.net	Dunkirk	Route 4 will become a death trap in the event of an emergency!
539.	Paul Trainor	Tilipala@msn.com	Dunkirk	Please be assured that we always vote. You will be either in or out depending on your votes.
540.	Mary Stuart Sierra	mssierra@comcast.net	Owings	The Commissioners' job--the one for which they were elected, anyway--is to serve the best interests of the County as a WHOLE, both for now AND for the future. This does NOT mean the interests of commercial developers whose ideas on planning are speculative and short-term, but of the citizens who make this County their home. Give due priority to THEIR well thought-out ideas and hopes for the future of Calvert County.
541.	Juanita Keehn	juanita@jsassociatesllc.com	Dunkirk	We don't want a Waldorf here in Calvert County  What is your gain in this???
542.	Pamela Quade	paquade@yahoo.com	Prince Frederick	The county commissioners work for the community not to better their own pockets but to make good decisions for the betterment of ALL persons living in the county.
543.	Debbie Navarro	debnav0825@aol.com	Owings	I moved here 4 years ago because we were looking for the country setting. The more you build on and around RT4 puts more cars on the road. It has turned into a speedway.
544.	william haskell	whaskell@haskellandzimmerman.com	Dunkirk	It is unethical for a commissioner to vote on a plan which benefits him directly

#	Name	E-mail	Town	Additional Comments
545.	Mark L Power	markel45@gmail.com	Chesapeake Beach	Actually, Breezy Point Beach. I am concerned about the issues raised above but also I am curious (as it is too late to do anything about it) as how the ex-mayor of CB has been allowed to dominate the town with his real estate, restaurant, gambling ambitions etc including the building of an enormous parking garage in the center of town, a dominating structure which completely ignores its setting, a small town on the Bay.
546.	Catherine A. Davis	cdavis06@comcast.net	Dunkirk	
547.	shannon Christ	hazystarriding@aol.com	Barstow	
548.	Betty Farnese	farneseb@yahoo.com	Huntingtown	It is already very congested in the area of Huntingtown High School and Cox Road/Rte 4 intersection. Any additions to this area will make it extremely difficult to get through (especially in the afternoons). Please consider this as well as the safety of our students and student drivers!
549.	Lori Jones	rwj.llj@comcast.net	Dunkirk	Keep Calvert Country!!! It's all about the comisioners getting what they want. McConkey's vote should not count.  There are already empty business buildings in Dunkirk & Huntingtown.  No more back up's on RT 4.  We move here for a reason not to live in Waldorf or Gambrills.
550.	Ronald Maunder	kahunaron@comcast.net	Dunkirk	Looks like commissioner corruption to me.
551.	Charlotte Richardson	charlottes.photography@verizon.net	Owings	with the possibility of a bridge to Delaware in our future traffic needs to be kept to a minimum.
552.	catherine grassol	nonitalian1@gmail.com	Dunkirk	
553.	frank grasso	frankgrasso49@gmail.com	Dunkirk	

#	Name	E-mail	Town	Additional Comments
554.	Patricia Weaver	tderweaver@gmail.com	Prince Frederick	Citizen comments are being ignored and more needs to be done to find a compromise. Grouping Town Centers as one classification threatens our quality of life in environment, adequate facilities, and basic sensibilities. We are the smallest county in the state and do NOT need to be a megalopolis of sprawl and strip shopping. Look to Berlin, MD and Frederick, MD for ideas on how to develop with thought and character. We are counting on you to do the right thing.
555.	Thomas A. Ogden	t_rogden@hotmail.com	Dunkirk	I have lived in Calvert County for more then 50 years as a transplant and have lived an enjoyable life here, never wanting to leave. But now I feel that the present commissioners and planners are not listening to the vast majority of the citizens and wonder why. Please listen!
556.	Katie Wells	Katie.vanslyke@gmail.com	Prince Frederick	Keep Calvery Country, listen to the citizens and only expand appropriately. Plan and plan again, the traffic nightmare is only getting worse.
557.	patrick kohl	wafflesandoscar@yahoo.com	Chesapeake Beach	
558.	Judi Nale	judisunsand@hotmail.com	Dunkirk	Keep the plan as we agreed to with no changes. Do not let the Commissioners profit from the changes!
559.	Victoria Reigle	edgertonv@gmail.com	Sunderland	In 2019, when you can order almost everything online, more emphasise needs to be put into quality of life for residents and not more building structures. How about a park that I can actually walk or run around with a stroller, and NOT have to travel through parking lots with the children while running? Or a bike path that is family friendly?
560.	Barbara Perry	bperry2065@gmail.com	Lusby	
561.	Elaine strong	elainestrong8@gmail.com	Huntingtown	Developers and business owners have always pushed to expand growth in Calvert to the detriment of our lovely rural lifestyle.
562.	Joan Hardesty Gibson	jrchesapeake@comcast.net	Owings	
563.	Bob Boxwell	bobboxwell@hotmail.com	Lusby	If I wanted to live in Waldorf I would move there.

#	Name	E-mail	Town	Additional Comments
564.	Kelli Scott	dscott20602@verizon.net	Huntingtown	Keep Calvert growth under control. I left Waldorf 20 years ago and see what it has become. I left and knew I had to drive to get some products, that's OK. We have enough homes, schools etc....it don't matter if your Republican or Democrat we want Calvert NOT to be like Charles or Ann. Co. My husband and his family was born here.....we had enough change. Worry about what we have to maintain NOW....growth is not needed.
565.	James Delio	Jkdelio@verizon.net	Huntingtown	
566.	jeff greene	jeff@bayviewinvestments.com	Saint Leonard	
567.	Linda Lapera	llapera88@gmail.com	Prince Frederick	Personal interests must be kept out of decision making by the Commissioners. Expanding town centers so that they end up meeting will only create the same environment of Waldorf. Over population and insufficient resources to manage the growth.
568.	Crystal Samodurov	clamie@comcast.net	Lusby	
569.	Lori Villarreal	Ltvlori@gmail.com	Huntingtown	
570.	Mary Kirby	mkirby @ibewlocal26.org	Port Republic	
571.	Daniel Murphy	captjdm@hotmail.com	Owings	Please listen to your constituents.
572.	Lisa Rose	Lbrose1228@gmail.com	Huntingtown	Listen to your constituents. You are in your position for us, not for you.
573.	Luda Jones	Ludajones@gmail.com	Chesapeake Beach	
574.	Mark Long	marklong710@gmail.com	Sunderland	
575.	Susan Apple	Sueapple10@gmail.com	Prince Frederick	
576.	Melvin O. & Bonnie R. Myers	obmyers@comcast.net	Huntingtown	We do not want another Waldorf, Md. Don't forget - there is another election on the horizon.
577.	Joseph Gray	jagray023@gmail.com	Chesapeake Beach	
578.	Christina Montague	Juanandchanel@comcast.net	Huntingtown	This plan should not be adopted. Keep Calvert Country

#	Name	E-mail	Town	Additional Comments
579.	Madeleine Pomilla	mep471@nyu.edu	Huntingtown	
580.	Gail J. Anderson	anjean@aol.com	Dunkirk	
581.	Delores Hill Brown	brownhill1@msn.com	Dunkirk	Please listen to the voice of the people not that of a few who will benefit financially.
582.	Michael King	mking03@comcast.net	Solomons	
583.	James Arthur	jimarthur@outlook.com	Owings	The self interest of the elected county commissioners needs to stop.
584.	Kelly A Kilmer	KSON2@AOL.COM	Huntingtown	
585.	Jessica suder	Jesisuder@gmail.com	Saint Leonard	
586.	Edward Zumstein	ezumstein@comcast.net	Dunkirk	I think you are proceeding in an irresponsible manner. You should listen to your residents' comments made at the various public hearings. Those comments were overwhelmingly for slow or no growth. Your present direction towards unfettered growth will turn our rural county into another Waldorf corridor. I implore you to reconsider your present position and listen to your constituency.
587.	Steve Zimmerman	szimmerman@labortrust.com	Owings	
588.	Edward J Apple	appleframes@gmail.com	Prince Frederick	Please reconsider the massive changes to the Comprehensive Plan that are proposed without citizen input consideration.  Commercial input has obviously been your main focus. Commercial expansion and residential development without limits dooms Calvert County to fail the desires of the people who live here now.
589.	Suzanne Zimmerman	suzieozimmer@yahoo.com	Owings	
590.	Jennifer Cooke	Jc180bkue@gmail.com	Dunkirk	
591.	Robert (Bob) Pfeiffer	banjorobert@gmail.com	Port Republic	With the election behind you, have we now wolves in sheep's clothing. What is wrong with transparency? Let's develop our major town centers to their full capacity before we toss in the towel on the town center concept. Sewage for all of the major town centers should be the first item on the agenda and then conduct further study of your smaller centers Bob

#	Name	E-mail	Town	Additional Comments
592.	Regina Supanick	somdkids@aol.com	Huntingtown	
593.	Art F Fournier	afournier1863@gmail.com	Chesapeake Beach	I still question the data about schools in Calvert County. They are over enrolled now and worse if this plan is initiated.
594.	Nancy Cory	awsnan@hotmail.com	Dunkirk	
595.	Christine Cole	christinemboyer@gmail.com	Huntingtown	
596.	Brooke Franklin	Bf1200@yahoo.com	Owings	
597.	Mary Hyatt	Me3303@hotmail.com	Prince Frederick	
598.	Larry Tomko	larry-2000@comcast.net	Dunkirk	Keep Dunkirk a minor town center.
599.	Toni Hoover	Tht	Huntingtown	It appears that the citizens that elected you as their voice no longer have a voice. You should be ashamed of yourselves. How much do each of you stand to profit, in one way or another? Why don't you fill us in at that 5pm on a workday meeting you've scheduled? Pretty shady there guys.
600.	Eileen Fowler	fowlersroosters@verizon.net	Dunkirk	You are supposed to represent the citizens of Calvert County, the people who voted you into your current political position. Where is your integrity?  Do what the people in this small county want, to keep a good quality of life.
601.	Lenora Painter	witchmother@yahoo.com	Huntingtown	
602.	Jason Corder	Jcorder@iwintl.org	Huntingtown	
603.	Charles Barnes	ctbarnes@comcast.net	Dunkirk	against the change from minor to major town centers designation. I watched the hearing and it was never explained why this was being done...
604.	Sharon Brennan	jamesbrennanjr@aol.com	Dunkirk	
605.	Vicki Estevez	vickid1010@gmail.com	Huntingtown	
606.	Marcia Monnett	mmlimberlost@verizon.net	Huntingtown	
607.	Al Rowell	almd67@yahoo.com	Other	Why ruin what you were elected to protect?

#	Name	E-mail	Town	Additional Comments
608.	Elleen Kane	elleen7@comcast.net	Saint Leonard	I'm very disappointed in the proposed plan because the characteristics that make our community a great place to live are ignored or eliminated. Having so many housing developments built in the county decreases the value of individual homes. Focus on attracting the arts, create more, safe, bike paths to attract more ecotourism, develop quaint old-town-Annapolis style town centers. That's the path the county was on until a few years ago.
609.	Renai gaus	trewalker@yahoo.com	Huntingtown	
610.	Beth McKoy	Bmckoy3163@gmail.com	Lusby	
611.	Phyllis Sherkus	jpsherkus@comcast.net	Dunkirk	When will the BOCC actually begin to listen to the residents of the county who they supposedly represent and who elected them????? P&Z and Planning Commission didn't either. And they keep encouraging citizen participation.....Why???
612.	Kelly Kidwell	Kidwell.kelly@gmail.com	Dunkirk	
613.	Mary M Stickell	marystickell@yahoo.com	Prince Frederick	
614.	Margaret Sinclair	Mollygummere@aol.com	Dunkirk	
615.	Cecilia Cortes-Peck	liturgy@jesusdivineword.org	Huntingtown	We moved to Calvert County in 1997 specifically because of its rural setting, natural beauty, neighborliness, and controlled growth plans; and, most importantly, particularly, to live far away from high-stakes urban modernization. It would seem to me that the growth in north and south county are placing great stress to give in to the lures and demands of the retail chain stores and restaurants. Pure and simple, BAD TOWN MANAGEMENT! Not all that glitters is gold.
616.	Karen Carter	Kmcarter512@gmail.com	Dunkirk	I am very concerned about language omitting major and minor town centers. I have been to 2 public meetings and only remember one person in favor of a tech center in Dunkirk. I am also concered about changes in destination of densities on Yellow Bank Road. I do not oppose growth but it must be done where infrastructures and transportation corridors can handle it. Dunkirk has many vacate commercial buildings that should be filled commercially before New buildings are built.
617.	Stephen Dargan	dargandds@yahoo.com	Port Republic	

#	Name	E-mail	Town	Additional Comments
618.	Greg A. Martinez	vegasski74@gmail.com	Dunkirk	After recently moving to Calvert County, I was disappointed to hear the Commissioners were considering removing the Major & Minor” town designations. These communities do not all need the same status. Dunkirk does not need a “tech center”, it would not add to the quality of life for our community, please reconsider.
619.	Anna	icespark@comcast.net	Owings	
620.	Steve Stalnaker	sm.stalnaker88@gmail.com	Huntingtown	
621.	Anita Brown	Awb829@gmail.com	Dunkirk	I urge you to listen to the voice of the citizens who elected you and not those who will benefit most financially from growth in the county.
622.	Frank and Janet Bellizzi	jbellizzi13@gmail.com	Solomons	We will be out of town on July 23 but continue to be concerned about so many aspects of the Comprehensive Plan.  Please schedule a public presentation of the plan so that there is an open forum for citizens to ask questions, particularly with respect to the ones that have not been answered despite repeated efforts to get them answered.
623.	David A Wiley	davewiley@comcast.net	Saint Leonard	
624.	Beth Meader	bemeader@comcast.net	Owings	Please postpone all plans to develop further. The roads MUST be re-designed before anymore growth can take place.
625.	Dawn Windsor	dew122468@gmail.com	Sunderland	
626.	Bobby Gill	gillbb700@hotmail.com	Huntingtown	
627.	Jan Schmidt	janschmidt22@comcast.net	Dunkirk	
628.	Brian kimball	kimball.brian@gmail.com	Huntingtown	Too many vacant shops now we don't need more growth. We need smarter choices. We do not want to expand out of Prince Frederick. Finish Prince Frederick first.
629.	Heather Kimball	Kimballnest5@yahoo.com	Huntingtown	Please listen to the citizens of Calvert County. We DON'T want this!!!
630.	Michael T Fones	mphones@varcomac.com	Owings	Please stick with the responsible growth approach
631.	Kimberly Kuczynski	Kimakucz@comcast.net	Dunkirk	Growth is good but not with lack of transparency and intent. Please do not ignore the residents who care about the quality of life here in the county.

#	Name	E-mail	Town	Additional Comments
632.	Justin Hodges	Justin_h24@yahoo.com	Lusby	
633.	Philip L. Bikle	biklesbooks@hotmail.com	Huntingtown	Please do not let Calvert become just another DC suburb.
634.	Clare Bennett	bennettcnjm@hotmail.com	Dunkirk	This plan threatens our water supply. This concern needs to be a priority because growth without water doesn't make any sense.
635.	Evelyne Eshelman	eme47@comcast.net	Lusby	<p>1) Commissioner McConkey is paid by taxpayer money to be on the board to do what is best for the citizens, not to promote action to advance his own self interests. We do not need more bottlenecks along Rt. 4.</p> <p>2) Towncenters sizes and density should be determined by the available resources within that area and in accordance with citizen concerns shaping the Towncenter Plans. Then the Comprehensive Plan should be compiled from the people's concers. Not from the Comprehensive Plan being push down.</p> <p>3) The Lusby minor town center includes shops and services aimed at the residential community it serves. These goals and objectives are different from the Somons town center, which focuses on tourist wants and services. These towncenters should not be expanded and certainly not be contiguous. There are many vacant shop fronts within the shopping centers, the business park is not filled. We do not need more commercial areas, use those resources which are already in place. Leave our rural landscapes and viewsheds as they are now. People come for the rural feel of our county.</p>
636.	Michele Nastasi	michele.n71@gmail.com	Owings	
637.	Amanda Calhoun	Calhoun0112@gmail.com	Owings	
638.	RUTH L MCCARTHY	ruthless55@gmail.com	Huntingtown	I have lived in Huntingtown for 25+years and love this county. I attended many of the planning and public meetings on the new 2040 plan, and it does *NOT* reflect what I heard from the vast majority of the County residents and business owners in attendance. We do NOT want unrestrained growth that goes beyond the capacity of our roads, infrastructure and available natural resources; to do so is unconscionable. What you do with this will dictate how I vote for the BOCC in the future. Thank you!
639.	John Keegan	John.keegan@outlook.com	Dunkirk	I am highly opposed to expanding the town centers!

#	Name	E-mail	Town	Additional Comments
640.	Charles Anderson	Charlieanderson039@gmail.com	Saint Leonard	Citizen participation in the process of planning is very necessary.
641.	Vicki Ball	Mom523@hotmail.com	Huntingtown	
642.	Ted Haynie	tahaynie@towson.edu	Solomons	It's imperative that a physical/geographical separation remains between the Lusby and Solomons town centers. It is my understanding Commissioner Hart does not support this idea.
643.	Paul Courtney	Pcourtney17@gmail.com	Dunkirk	
644.	Kevin J Kuczynski	kevinkuczynski@comcast.net	Dunkirk	Growth is good but not with lack of transparency and intent. Please do not ignore the residents who care about the quality of life here in the county.
645.	Louise G MacIntosh	gordymac1@aol.com	Dunkirk	
646.	Tom Dettweiler	tomd@chesapeake.net	Owings	
647.	George L. Blevins III	happyleeb52@gmail.com	Dunkirk	Please do not make Calvert another Waldorf. The majority of the residents that moved to Calvert County wanted to get away from the over building and congestion. KEEP CALVERT COUNTRY!! Please represent your constituent's wishes!
648.	Patricia A. Blevins	trishablevins3@aol.com	Dunkirk	Commissioner are supposed to represent their constituents. Why aren't you representing what your constituents want? Also, isn't it a conflict of interest to make an exception in Huntingtown for one of your commissioners! Please do your jobs! Represent your constituents!!!
649.	Catherine Kloby	cathy.posner@hotmail.com	Huntingtown	
650.	David Hardy	davehardy0101@aol.com	Lusby	I will be out of town during this meeting, but if I were present I would speak to the issue of growth control and town center boundaries being expanded. Lusby and Solomons do NOT need to be one large town center.
651.	Shirley Knight	towanda824@gmail.com	Huntingtown	
652.	Kathryn Klauda	kfklauda@comcast.net	Prince Frederick	

#	Name	E-mail	Town	Additional Comments
653.	Sandy Bell	actionvpmdow@aol.com	Chesapeake Beach	I actually live at Breezy Point. I have a Chesapeake Beach address because we have no post office which I'm fine with. I moved to Calvert County in 2001 from Bowie because I enjoy rural living. Bowie was rural when I moved there in 1981, and is now almost urban. Please don't destroy our way of life here. It is most pleasant and the reason many choose to live here.
654.	Betty Hunter	bjhunter747@gmail.com	Sunderland	
655.	Randolph Estabrook	Restabrook@mac.com	Port Republic	
656.	Robert J. Daniels, Jr.	bob_bythebay@yahoo.com	Prince Frederick	As elected officials it is your duty to listen to the concerns of your constituents. You are not doing your duty currently and if you have no intention of doing so, you have a responsibility to resign your position so that a worthy person can sit in your seat and do the work of the people. The current draft plan is a disaster, representing the desires of Developers, builders and real estate professionals. that is not who elected you it was the citizens and you continue to blatantly ignore their pleas, shame on you.
657.	Leonard Nale	lenale_engineering@comcast.net	Dunkirk	We fought to keep Dunkirk a Minor town center and we want to keep the wording minor and major in the plan. Kelly should be exempt from voting since it is a conflict of interest.
658.	Carolyn Anderson	CalvertPoplarsFarm.crln@gmail.com	Chesapeake Beach	Overgrowth is readily apparent for a farm where all bordering forests have been destroyed and undergrowth scraped clean by development. Flood with massive, periodically Bay pollution is obvious, traffic continues to increase. We take from natural systems that sustain this small Calvert peninsula, and regulatory changes advance the taking.  Enough was enough years back. When will citizens voices matter?
659.	Sandy Griese	smgriese42@gmail.com	Huntingtown	We do not need more traffic at the route 4 and Cox Road intersection.  What effect will it any of this have on schools. Find out BEFORE you make any changes.
660.	Melanie crowder	Sallymerle@yahoo.com	Chesapeake Beach	

#	Name	E-mail	Town	Additional Comments
661.	J Richard Salen	Jrsalen@yahoo.com	Saint Leonard	We elected you to represent our views!
662.	Suzanne Walker	Suzanne.a.walker@gmail.com	Port Republic	
663.	Mary B Hollinger	canoe2@comcast.net	Huntingtown	I sat in pre-election interviews with two of the current Commissioners, who indicated a much different attitude towards the development of this county than what has been shown so far. LISTEN TO THE RESIDENTS ON THIS!!!!
664.	Yvonne Remz	yvremz@gmail.com	Dunkirk	BOCC was voted into office to represent it's citizens. Please represent your citizens, instead of private interests.
665.	Robert T Yuill	yuillb@yahoo.com	Port Republic	
666.	Grace Tracey Ridgeway	gtridgeway@gmail.com	Huntingtown	Having lived in the county for over 30 years, I am appalled by the actions being underway by the current BOCC.
667.	Leslie Hoffer	leshoffer1@gmail.com	Dunkirk	What are you hiding by not submitting a plan for the general public to see? Why are you not allowing the public to ask questions? Is this how democracy works now? Who will benefit personally/financially from these changes? We do not want our town centers to become Waldorf. Will you ignore the plea from the public? Are you listening?
668.	Charlotte McMurrer	Aiaancs1@aol.com	Huntingtown	It should be clear to you by now that the majority of citizens do not want any of the changes that the Board wants to make. This Board has provable conflicts of interest and has repeatedly displayed a desire to steamroll, minimize, and ignore public input and opinion. Please start doing what is right by listening to and implementing the desires of your constituents.
669.	Lauren Runyan	lekopishke@gmail.com	Dunkirk	
670.	Katt	Katntay1016@gmail.com	Lusby	
671.	Holly Budd	Hbudd@whmap.com	Sunderland	
672.	jennifer y. andreasen	andreasenj1963@gmail.com	Dunkirk	
673.	Awgust Hockmuth	awgustmorgan@yahoo.com	Lusby	
674.	Karen Larkins	KLarkins@si.edu	Huntingtown	
675.	Karen Ackley	Kackley55@hotmail.com	Huntingtown	

#	Name	E-mail	Town	Additional Comments
676.	Hugo Blasdel	hblasdel@gmail.com	Solomons	un-Republican, un-Democratic, unconscionable, un-American
677.	Debra Marchant	debbiemarchant@outlook.com	Dunkirk	
678.	Brenda Smith	Bbears4fun@gmail.com	Dunkirk	I moved to Calvert County in 1980 to get away from the growth. Keep it up and I'll be moving.
679.	Thomas Conner	tnc7031@gmail.com	Owings	I sincerely think the current commissioners have an agenda that is self serving, based upon some need or pressure to destroy what is great and has been so attractive for families to live in Calvert County. Urbanization will only significantly demand more government, increased taxes and destruction of the quality of life here. My family is not against well planned growth that is sustainable, reasonable and adheres to maintaining our rural atmosphere.
680.	Kelly Huhn	Kelly323@verizon.net	Chesapeake Beach	
681.	Dana McAnney	themcanneys@aol.com	Huntingtown	We moved to Huntingtown, instead of Dunkirk or Prince Frederick because we wanted a small town. The traffic at Route 4 and Cox Rd is terrible, and the land that is at the intersection should not be developed beyond what it is zoned for. I also think that the speed limit should be lowered thru Huntingtown. I am amazed and dismayed that a school zone has a speed limit of 55 mph!!! How you ever got away with that is beyond me. It is so dangerous for all of the left turners and Southbound traffic never has a stop light. Please listen to your constituents and slow the growth in our beloved county.
682.	Mark Drager	Mddragers@comcast.net	Saint Leonard	Linda Kelly is rolling over in her grave. Calvert has always been the different county with very controlled, careful development. But what is proposed here is an attempt to circumvent Calvert County values. Shame on your planning department and on you if you approve this.
683.	Stanley N. Rye, Jr.	SNRyeJr@GMail.com	Owings	
684.	LORETTA SCHAEFFER GUARDA	LSRENEW@AOL.COM	Port Republic	

#	Name	E-mail	Town	Additional Comments
685.	Jeff Klapper	jeffklapper@comcast.net	Prince Frederick	Thanks for adding criteria to the APFO, but why was the language tying residential development to adequate facilities deleted from the plan? Restore Action item #1 from page 4 of the current comprehensive plan. The plan must specifically state that lack of adequate facilities controls growth.
686.	Terrence Ruffin	maxout187@yahoo.com	Huntingtown	
687.	Andrew P. Clark	andrewclark940@hotmail.com	Huntingtown	I disagree with the substance and intent of the new comprehensive plan. I believe changing the direction of county development away from preservation and sustainability to one of excess growth at the expense of county residents' quality of life to be a serious mistake. Once the charm and small town feel which Calvert is known for is gone we can never get it back. Our children and grandchildren will suffer for this shortsighted plan.
688.	Jane Sims	jesims@gmail.com	Huntingtown	
689.	Karen Ruffin	kahtdr@yahoo.com	Huntingtown	I moved to this county for quiet. I love that the homes in the communities are spaced adequately. I do not agree with the changes the commissioner is wanting to make. I feel it will make this area congested and also make walking and driving a major concern for citizens. Also, the congestions could potentially move into our schools and that would not be good for our children.
690.	Charles G Spicknall III	Cspick3@yahoo.com	Owings	
691.	steve titus	satitus@yahoo.com	Lusby	
692.	Roger Smith	Rdsmith602@gmail.com	Lusby	
693.	David Bury	Burydav@gmail.com	Chesapeake Beach	
694.	DANIELLE CARR	carrlafleurfamily@gmail.com	Prince Frederick	It's a shame we've already had to convince friends and family with big-money jobs to choose St. Mary's County & home-schooling over Calvert & Calvert public schools. But it can't be helped. Increasing commutes have already forced us to change jobs once. Our time is more important to us than the "standard of living" that Calvert offers. Or used to. Better to cash in on our real estate investment and take our lives to where we can spend time with our families.

#	Name	E-mail	Town	Additional Comments
695.	Cheryl Reese	Creese360@gmail.com	Chesapeake Beach	Please do the responsible thing and listen to what the residents of this county want! It is your civic duty! No amount of money in your pockets from developers is worth the cost of what will happen to this county if you continue down the path all of you are on. Please , please, please stop the lies, coverups and dodging your responsibilities to the citizens of this great county.
696.	Edward Bender	bender145@gmail.com	Owings	<p>Please don't approve this plan without restoring the growth controls that are in our current plan. These well thought growth controls have allowed reasonable growth in Calvert County while keeping this a wonderful place to live and raise a family.</p> <p>Please do not let strip malls spread from our existing town centers. Keep Rt 2/4 open for through traffic so our residential property values remain high. If Rt. 2/4 and Rt. 4 get clogged with more traffic lights and congestion, people can't easily commute to high-paying jobs around the beltway anymore and our property values will suffer.</p> <p>Thank you for your consideration.</p> <p>Edward Bender</p>
697.	Deborah West	ddtomato@aol.com	Lusby	<p>No park expansion...</p> <p>Clean up Lusby ...growing vacant properties. Old recycling center ..that worked just fine...now an eyesore.</p> <p>Send useless Dominion PACKING!</p>
698.	Courtney Weems-Looman	Daloom7@aol.com	Huntingtown	<p>Huntingtown should remain a minor town center.</p> <p>No expansion across Route 4.</p>
699.	Cheryl Burge	C.burge08@cpmcast.net	Dunkirk	
700.	Brittany Doyle	brittfonfara@gmail.com	Prince Frederick	
701.	Bret Colby	bret.colby@gmail.com	Huntingtown	
702.	Thomas Cain	thomcain@comcast.net	Huntingtown	
703.	Christiaan Conover	christiaan@cconover.com	Chesapeake Beach	
704.	Janis Page	janis_page@yahoo.com	Huntingtown	

#	Name	E-mail	Town	Additional Comments
705.	cynthia c junker	wjunker@comcast.net	Dunkirk	You are making decisions with developers input, not residents.
706.	Norman Junker	wjunker@comcast.net	Dunkirk	
707.	Sharon Buckler	sharonbucklersar@gmail.com	Saint Leonard	Low paying jobs means more Crime . Leave Calvert County mostly farms. Stop growth now.
708.	Ronald J. Klauda, Ph.D.	rjklauda@gmail.com	Prince Frederick	After suffering for too many years under the previous BOCC that was led by three individuals who not only did NOT want citizen input to their decisions but were also regularly rude and disparaging to Calvert County residents who tried to be heard. I am hoping for much better representation of ALL County residents by this BOCC. Please listen to what concerned citizens are telling you about the draft Comp. Plan update. If you don't listen to all your constituents and respond to their concerns, you are not doing your duty as elected representatives.
709.	Dona Wilson	tobi295@yahoo.com	Saint Leonard	This board promised to listen to the people. They are not. If you are on the board there should be no conflict of interests but there is.
710.	Brett Topping	Toppwals@gmail.com	Owings	
711.	Judith A McCarthy	Jdthmccarthy@gmail.com	North Beach	
712.	Jane Walsh	Walshj@si.edu	Owings	
713.	Chris Hindle	chindle34@yahoo.com	Chesapeake Beach	
714.	Nancy Beardsley	Beardsleynj@yahoo.com	Huntingtown	
715.	Daniel younger	Dyhydro@gmail.com	Owings	
716.	Kristina Hernandez	Kristina_hernandez87@yahoo.com	Huntingtown	
717.	Elizabeth Clarke	etclarke@comcast.net	Huntingtown	Keep Calvert Country expresses my sentiments. My hope is that county commissioners will do the right thing and listen and act accordingly.

#	Name	E-mail	Town	Additional Comments
718.	Sandra Lauffer	smlauffer@gmail.com	Prince Frederick	Elections seem to stand for nothing any more in Calvert County. Don't our new commissioners feel any sense of obligation to honor their campaign promises? I have had a previous experience of Mr. McConkey not respecting me as a customer, so I really don't expect much of him. And the rest of the commissioners?
719.	Kevin Radzyniak	Karby60@live.com	Lusby	
720.	Steve Oberg	Oberg@councilbaradel.com	Huntingtown	
721.	Lisa Lancaster	Lisann7@verizon.net	Prince Frederick	I was born and raised here and this county has changed tremendously I understand growth but we need to be separate from our other neighboring counties so that we have a quality of life here.. please consider leaving a legacy of Calvert is still country
722.	Robert Fulton	r.g.fultonjr@gmail.com	Huntingtown	
723.	Eleni pletcher	Kacopletch@gmail.com	Owings	
724.	Melissa Haner	melahaner@yahoo.com	Owings	Please listen to the requests of your citizens. Smart, sustainable growth. The towns can only be larger when and if the facilities are available to support the growth and they're not. Schools aren't big enough for current residents, no public transports, roads have potholes all over, flooding issues when too much rain, grass alongside highways aren't cut enough to keep visibility safe, too many accidents along highways (not enough enforcement of speed limits so might need more police officers). This isn't a town of 5 men and you were voted in office to support the citizens not squash their voices and concerns and listen only to yourselves.
725.	Sonya DeGuzman	Srdeguzman@yahoo.com	Lusby	Once again we have County Commisioners rezoning and making changes to our county for their own financial gain.
726.	Daniel McKee	Dmckee7@yahoo.com	Lusby	We cannot proceed with a plan that has the aforementioned omissions . We must continue to protect our quality of life as well as the environment.
727.	Stephanie Dabulis	Sdabulis@hotmail.com	Dunkirk	

#	Name	E-mail	Town	Additional Comments
728.	Cheryl Miller	millerspc@comcast.net	Dunkirk	Moved here for the atmosphere, the country, the lack of 'downtown' stores, lots, concrete etc. And, especially loved the community and County Board involvement to maintain that while making it better. Improvements are always good, but without a future impact review what good does it do? When did Calvert just throw it away and let it all just blow in the wind? When did a promise just become 'words that will never come true'? Most importantly, when did the VOICES OF THE PEOPLE start being ignored?
729.	Dominic Aeschlimann	aeschdominic@gmail.com	Huntingtown	As a 19-year-old, having been born and raised here by a wealthy upper-middle class family, I DO NOT SUPPORT any more growth to the small community I have been raised in. As the county's future, I can GUARANTEE that all of my peers will you all OUT of office if this continues. All of our families are on board with us to. Try us! I DARE you!
730.	Dr. Victor S. Kennedy	kennedy@umces.edu	Port Republic	Unchecked "development" and restrained growth are needed to retain the resilience of natural ecosystems that we will have to depend on in coming years as climate changes rushes upon us.
731.	Janet Wineland	jwinela@comcast.net	Huntingtown	Having the meeting at 5:00pm is outrageous, especially when 7:00pm has been the usual time.
732.	Hazel Mallonee	Hmallonee@aol.com	Prince Frederick	
733.	Kay Thompson	kaybthompson@gmail.com	Prince Frederick	We are counting on you to keep Calvert the great place it has always been.
734.	Richard Tancreto	ricktancreto@gmail.com	Dunkirk	
735.	Dana Wood	Dhwood0520@yahoo.com	Owings	Chesapeake Beach Rod and Reel parking garage is a great example of when government individuals make decisions to help themselves get rich
736.	Manley & Carol Grimstead	songbird_cag@hotmail.com	Dunkirk	Let's get some answers and stop looking like sleazy politicians!
737.	Morris Hawkins	mochawk@yahoo.com	Prince Frederick	
738.	Joshua Krueger	Joshua.paul.krueger@gmail.com	Lusby	

#	Name	E-mail	Town	Additional Comments
739.	Catherine A. Taylor	roller4295@verizon.net	Huntingtown	I have lived in Huntingtown for 20 years. I love it here and want it to be kept the way that it is. There has been enough development in the last few years. Please maintain the designations of Major and Minor Town Centers. Do not want another Waldorf!
740.	Candyce Kelly	Cbk407@gmail.com	Lusby	McConkey lied to everyone to get voted in so he can profit. I dont even have words to describe what a sneaky bastard you are.
741.	lila west	lilaevewest@yahoo.com	Lusby	
742.	Eddie Wilson	Eddie21w@gmail.com	Prince Frederick	
743.	John R Johnson	Jrj4701@gmail.com	Dunkirk	I am 100% against the expanton of Town Centers and the elimination of the minor/major designation. Already Dunkirk is over built. No more!
744.	Dr. Stephen M. Peters	drshmpeters73@gmail.com	Port Republic	
745.	John P Sherkus	sherkus.jp@comcast.net	Dunkirk	It appears that Big mistakes were made in electing the current BOCC.
746.	Larry Garrett	Lcglarry@gmail.com	Dunkirk	
747.	Karen Walling	karen.walling@yahoo.com	Dunkirk	
748.	Jimmie campbell	Jimmiecampbell7@gmail.com	Huntingtown	I want a recall or a vote of NO CONFIDENCE. Time to replace what wont listen to the voters before they totally screw up our county!!!!!!!!!!
749.	John Farrar	johnmfarrar@icloud.com	Dunkirk	Any expansion plans should be on a general election ballot for citizens to decide!
750.	Amy Rassing	Amy.ressing@comcast.net	Lusby	
751.	Cynthia Vecchio	f.vecchio@comcast.net	Dunkirk	The County Commissioners that will benefit from expanding the town centers should recuse themselves from voting. This is definitely a conflict of interest.
752.	Tamea Bowen	tandgbowen@gmail.com	Prince Frederick	
753.	Joseph Ostrowski	joe517@comcast.net	Dunkirk	
754.	Claire Hill	Chemo_kid@msn.com	Huntingtown	Please stop with the uncontrollable growth. Fix what we have, do not add or build more.
755.	Kathleen McGillicuddy	mcgillicuddykathy@gmail.com	Port Republic	

#	Name	E-mail	Town	Additional Comments
756.	James Richard MacWilliams	JRichardmacwilliams@comcast.net	Owings	
757.	Terry Pennington	tp_rainbow@hotmail.com	Huntingtown	Our gem in between the Chesapeake bay and the patuxent river will forever be destroyed if this is comp plan as is allowed to pass as is.
758.	Thomas Mero	tjmero@comcast.net	Dunkirk	The Planning Commission listened to the citizens who live in or commute through Dunkirk. They voted to keep Dunkirk a minor TC. The last minute change to eliminate the label Major/Minor category was done to again eliminate the growth restrictions that are associated with a minor TC. Listen to the citizens/voters and keep Dunkirk a Minor TC.
759.	Troy Juliar	Tjuliar16@yahoo.com	Port Republic	
760.	Ruth Ayres	reajez04@comcast.net	Chesapeake Beach	You are only a good as your word!
761.	Charles T. Howes Jr.	killintimecharters@gmail.com	Dunkirk	Terrible way to begin new term, Commissioners! Please protect at all costs what remains of our beautiful county. All the things demanded by newcomers are available elsewhere. What we have enjoyed for generations is not. Please listen to the thoughts of Commissioners Weems and Hance. They get it!
762.	Jessica O'Brien	jessica.byle@gmail.com	Chesapeake Beach	

July 23,2019

Good evening,

My name is Sharon Coulson and my husband Phill and I have lived on 480 Cox Road for 35 years. I am here to oppose any plan that will bring lots of traffic and noise to our neighborhood. In the 35 years of living here we have watched as our quite "country" road become a main thoroughfare to rt 4 and to plum pt Rd. We have watched the building of 300 houses (Marley Run), with 3 ball fields and also that subdivision now have 4 entrances on to Cox rd one of which is directly across from my driveway. We also have the very active Catholic Church which has seating for 500 plus people and 4 Masses on every weekend and daily Mass Tue-Sat. The church has faith formation classes during the school year for approx. 150-200 children who along with their teachers arrive by car. With the many religious events we have had to hire Sheriff deputies to direct traffic. Yes I am a founding member of this Parish. The traffic for the commuting public starts rolling down the road @ 4:00 AM and of course retuning starting @ 3:30pm. We have a lot of school busses that also are on Cox Road picking up and dropping off kids starting @ 6:15 AM. We also have the Tidewater School on Cox Rd which backs up traffic with parents dropping off and picking up their children. And let's not forget the traffic jams at the light on rt 4 n Cox road when HHS is opening in the morning. This is the daily life right now on Cox Road. Now we see a sign that another church will be built on Cox Rd and Rt 4 (can't wait for Sundays) We have no idea what will be happening to the other side where Farm Valley was because the commissnor who owns that property hasn't disclosed his plan. He certainly hasn't made any improvements that can be seen. So please DO NOT EXTEND THE TOWN CENTER TO INCLUDE THOSE OF US WHO ARE LIVING ON COX ROAD SO THE COMMISSIONER CAN BUILT WHAT EVER HE HAS IN MIND.



David Bury, Breezy Point – Statement at the Calvert County Board of County Commissioners Hearing on the Draft Comprehensive Plan, 23 July 2019.

I AM DEEPLY CONCERNED ABOUT THE IMPACT THAT TOWN CENTER EXPANSIONS, AND THE ELIMINATION OF THE MAJOR/MINOR TOWN CENTER DISTINCTION, WILL HAVE ON TRAFFIC CONGESTION. RIGHT NOW, THE COUNTY COMMISSIONERS HAVE NO DATA ON HOW MUCH ADDITIONAL RESIDENTIAL GROWTH WILL OCCUR WITH THESE CHANGES, NOR HOW BADLY THEY WILL AFFECT TRAFFIC. LET'S LOOK JUST AT PRINCE FREDERICK. BACK IN 2013, THE LAST PRINCE FREDERICK TRAFFIC STUDY SHOWED THERE WERE 6 FAILING INTERSECTIONS THAT DID NOT MEET ADEQUATE PUBLIC FACILITIES ORDINANCE REQUIREMENTS. SINCE THEN, THE SITUATION HAS GOTTEN A LITTLE BETTER BECAUSE OF A SMALL REDUCTION IN TRAFFIC VOLUME AND ROUTE 2/4 EXPANSION. HOWEVER, THE TRAFFIC IMPACT ASSESSMENTS OF SMALLER AREAS WITHIN PRINCE FREDERICK DONE LAST YEAR FOR THE TWO MAJOR SUBDIVISIONS NOW BEING BUILT BOTH SHOW TWO INTERSECTIONS THAT WILL BE ON THE VERGE OF FAILURE. HOW MANY MORE RESIDENCE CAN BE BUILT IN PRINCE FREDERICK, AND EVEN COUNTY-WIDE, BEFORE THESE AND OTHER INTERSECTIONS FAIL? THE GOOD NEWS IS THAT THE TRANSPORTATION PLAN UPDATE WILL PROVIDE THAT DATA, AND IT WILL BE AVAILABLE IN THREE WEEKS.

SO MY REQUEST IS FOR YOU TO WAIT FOR THIS DATA. IT PROJECTS RESIDENTIAL GROWTH IN 50 SEPARATE AREAS OF THE COUNTY OUT THROUGH 2040. IT THEN DETERMINES WHAT AMOUNT OF GROWTH IN THE VARIOUS AREAS WILL CAUSE 16 KEY HIGH-RISK INTERSECTIONS AROUND THE COUNTY TO FAIL. THE PLANNING COMMISSION AND COUNTY COMMISSIONERS REQUESTED THIS YEAR-LONG STUDY, AND PAID GOOD TAXPAYER MONEY FOR IT. WHY WOULD YOU MAKE FIRM DECISIONS ON GROWTH ISSUES WITHOUT USING THIS DATA? WAIT FOR THE DATA.

OBVIOUSLY, YOU ARE UNDER A LEGAL TIME CONSTRAINT TO TAKE OFFICIAL ACTION ON THE COMP PLAN BY 1 SEPTEMBER. PLEASE CONSIDER TWO OPTIONS: REMAND THE COMP PLAN TO THE PLANNING COMMISSION SO THEY CAN WORK WITH PLANNING AND ZONING TO FOLD IN THIS DATA AND ALTER THE TOWN CENTER EXPANSIONS AND MAJOR/MINOR LANGUAGE ACCORDINGLY. OR, REMOVE THE TOWN CENTER EXPANSIONS, RETAIN THE MAJOR/MINOR DISTINCTION, AND DEFER THESE CRITICAL GROWTH DETERMINATION TO THE TOWN CENTER MASTER PLANS, WHERE AGAIN THE TRANSPORTATION UPDATE DATA CAN BE CONSIDERED. BUT IN EITHER CASE.... THE DATA WILL BE AVAILABLE IN THREE WEEKS THAT WILL PREVENT YOU FROM MAKING THESE GROWTH DECISIONS IN THE BLIND. PLEASE, PLEASE WAIT FOR THE DATA.

Removing the differentiation between Major and Minor Town Centers without even consulting the citizens has obliterated decades long fought for protection against rampant growth and overdevelopment. This is especially so for Dunkirk and the other Minor Town Centers and their surrounding Residential Areas.

The *Ordinance for the Purpose of Repealing and Readopting with Revisions the Calvert County Comprehensive Plan Draft Dated 7/10/19* finally lets us know Commissioners Hutchens, McConkey and Hart are not working for the Citizens of Calvert County. Burying this provision in a document which most of us would never see instead of in the actual BOCC version of the *July 2019 Draft Comprehensive Plan* was a Machiavellian tactic. The Ordinance makes a total lie of the statement, *"Future development is guided by a Town Center master plan,"* on pages ES-4 & 3-14 in the Comprehensive Plan. This is because the ability of citizens to write their Town Center Master Plans to indicate what voters want for their future, including the amount, type and rate of development for their Towns and the surrounding Residential Area is overridden by two provisions:

*BE IT FURTHER ORDAINED by the Board of County Commissioners of Calvert County, Maryland that, insofar as any of...Town Center Master Plan(s)..."may be inconsistent with the express provisions of, or the intent of the Calvert County Comprehensive Plan adopted hereby, the Calvert County Comprehensive Plan shall supersede such provision(s) of the Town Center Master Plan;*

*...in the event any portion of this Ordinance is found to be unconstitutional, illegal, null or void, by a court of competent jurisdiction, it is the intent of the Board of County Commissioners to sever only the invalid portion or provision, and that the remainder of the Ordinance shall be enforceable and valid, unless deletion of the invalid portion would defeat the clear purpose of the Ordinance, or unless deletion of the valid portion would produce a result inconsistent with the purpose and intent of the Board of County Commissioners in enacting this Ordinance;*

The Ordinance claims the BOCC acts with the *"the advice, recommendations, and input of the public...with the general purpose of guiding and accomplishing the coordinated, adjusted, and harmonious development of the local jurisdiction,"* per *"Maryland Ann. Code, Land Use Article, §3-301(a)(2)."* If the ordinance goes into effect, on every page of the Comprehensive Plan where the phrase *"This Master Plan should be updated to address the policies contained in this Comprehensive Plan,"* appears, it will be downgraded to making Town Master Plans reiterations of the Comprehensive Plan.

The Ordinance says the BOCC, has acted *"with the advice, recommendations, and input of the public"* but as we have seen, Citizens get to give input but our advice and recommendations are ignored, unless we are developers. Just look at the changes that have and have not been made to the Comprehensive Plan over this long process.

The citizens of the individual Town centers are going to be allowed to update their now useless *Minor or Major Town Center Master Plans* into even more useless *Town Center Master Plans*.

# Calvert County Comprehensive Plan

## Comments from William Peil

The Calvert County Comprehensive Plan (dated July 2019 draft – Board of County Commissioners’ Draft for Public Hearing – Includes Commissioners’ changes as of June 25, 2019) points out at a high level the conditions impacting water quantity and quality in Calvert County but does not address the sustainability of sufficient clean water for county residents.

The Comprehensive Plan lacks specific details describing how, what, when, where and by who the risks associated with water availability and quality in Calvert County will be remediated. The plan should be put on pause until the these details have been added.

The Comprehensive Plan mentions how the county aguifers are dropping and how naturally occuring arsenic levels are posing risks within the county.

The plan does not provide insights into county wide monitoring, remediation and sustainability.

The plan goes on to talk about increases in both commercial and residential development which will increase the rate of water use within the county causing the aquifers to drop further and lead to higher concentrations of arsenic in the remaining aquifer water but doesn’t correlate this increase in population growth with the impacts to water in the county.

The plan states that:

“Calvert County is located within the Coastal Plain, which has experienced significant decreases in groundwater levels over the past several decades. A 2014 study by the Maryland Geological Survey found that water levels in Calvert County’s aquifers have decreased by between 61 and 199 feet.

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 in Calvert County.”

The plan talks about ways to mitigate these dropping water levels by using:  
rainwater and stormwater harvesting,  
greywater recycling, and  
water reclamation

The plan says these practices have been successfully employed for the conservation of water resources.

These practices can be applied to supply water for uses as varied as irrigation, toilet flushing, fire suppression, and ground water recharge.

The plan says:

“Treated wastewater can be used for industrial processes, groundwater replenishment, and irrigation.”

The EPA has stated potential concern using treated effluent to replenish groundwater.

- Pathogens may enter aquifers if water is not disinfected prior to injection.
- Disinfection byproducts can form in the aquifer if water is disinfected prior to injection.
- Metals and radionuclides may be mobilized from the rock depending on the chemistries of the injected water and the aquifer. Differences in pH and reduction-oxidation potential between the injected water and aquifer may cause arsenic, iron, manganese, or radionuclides that are present in the rock to dissolve into the drinking water.
- Carbonate precipitation in carbonate aquifers can clog wells when the treated waste water is not sufficiently acidic.

The plan talks about meeting increasing water demand:

“Calvert County’s per capita daily water demand is currently at 90 gallons per day and is estimated to remain at this level until at least 2040. Approximately 17 percent of the total water demand in the county is met through the four municipal water systems located in the Town Centers. Based on the county’s projected increase in population between 2015 and 2040, the total countywide daily demand for drinking water will increase by approximately one million gallons by 2040.”

Table 9-3 Residential Water Demand in Calvert County shows per capita water usage but provides no sourcing for this information as to where the numbers come from OR how reliable they are given there are many other uses of water from commercial operations such Calvert Cliffs Nuclear Power Plant and the Cove Point LNG terminal which use in excess of 300,000 gallons of local aquifer water per day. That totals to over 600,000 gallons per day.

Table 9-3 Residential Water Demand in Calvert County

Year	1970	1980	1990	2000	2010	2015	2020	2030	2040
County Population	20,682	34,638	51,372	74,563	88,737	90,650	94,600	99,200	100,450
Projected Daily Demand Rate per Capita (gallons per capita per day)	75	80	90	90	90	90	90	90	90
Total Countywide Daily Demand Generated (Millions of gallons per day)	2.77	3.63	4.62	6.71	7.99	8.16	8.51	8.93	9.04

The plan talks about increasing water supplies but doesn't say how this will occur what the costs will be and which residents will be included in this expansion. The numbers provided in the plan for increases in water system capacity indicate that only about 16 percent of the county residents will be included in the planned expansion of public water systems.

What will happen to the other 84 percent of the county residents as the water table drops?

Table 9-4 Planned Water System Capacity Increases and Additional Persons Accommodated

Public Well Systems Serving Town Centers	Approximate Persons Served (2014)	Persons Accommodated by Planned Capacity	Increase in Persons Accommodated
Chesapeake Beach	4,600	7,200	2,600
North Beach	2,100	3,200	1,100
Prince Frederick	5,200	8,000	2,800
Solomons	4,100	6,100	2,000
Total	16,000		8,500

The total Calvert County population is projected to grow by 9,800 residents from 2015 through 2040. This growth is projected to occur throughout the county, not only in Town Centers, indicating that the planned water system expansions in Town Centers would accommodate the projected population growth, even if the 50 percent of new residents (4,900) from 2015 to 2040 locate in only these four Town Centers.

The plan talks about the "naturally occurring arsenic" in county aquifers but fails to include all of the 18 water systems mentioned in the 2016 Calvert County Water Quality Report.

Ten of those water systems state that "It was determined that arsenic, a naturally occurring contaminant, does pose a risk to the water supply."

In the following water systems.

- 1) Chesapeake Heights
- 2) Dares Beach
- 3) Hunting Hills
- 4) Marley Run
- 5) Prince Frederick
- 6) St. Leonard
- 7) Solomons
- 8) Tara
- 9) Walnut Creek
- 10) White Sands

The plan states that:

“Calvert Cliffs, Marley Run, and Chesapeake Ranch Estates water systems have arsenic removal systems installed.”

but provides no additional information on cost to install and operate, reliability and future upgrades required to address increasing arsenic levels.

Who will monitor residential wells throughout the county to detect the need for those wells to install to arsenic removal systems?

Who will pay for the monitoring and installation (including maintenance and repair)?

Will county residents be expected to pay for water treatment and distribution?

What will happen when wells are unable to draw water from the local aquifers as water tables drop and residents have to drill deeper to find water?

The Comprehensive Plan lacks important details on how the county will provide sufficient safe clean water to all residents on either public or private wells.

Before moving forward these details need to be made available to county residents.

Lili Sheeline, Port Republic

- My comments were submitted 7/23/19  
- New comments are added at bottom here

Comments on the draft Calvert County Comprehensive Plan, 2019 version (7/23/19)

In recent decades, Calvert County has developed, by and large, without sacrificing its rural/agricultural character. This is in part due to the use of forward thinking, creative planning tools – one of which has been the establishment of Major and Minor Town Centers.

Commissioner Hutchins told me in an email that this distinction is meaningless: QUOTE “...to try and discriminate one from the other through a label achieves nothing.” But it’s NOT simply a “label”, it’s an effective planning tool – ask those of us living near a Minor Town Center. This “label” makes a big difference in our quality of life. Town centers are defined this way:

**Minor Town Centers have a more limited variety of residential development and are suitable for additional small-scale commercial development**

**Major Town Centers have higher residential density and allow a wide variety of commercial and residential development.**

More importantly:

**Major Town Centers serve as regional centers and attract visitors from the entire county and/or from outside the county, while Minor Town Centers serve as local convenience centers.**

Mr. Hutchins also told me “...we must avail ourselves of every opportunity for business development in the towns,” and assured me that the town center Master Plan process will still allow local control over how development will occur.

However, eliminating the major-vs.-minor distinction makes it even more difficult for residents, whose voices have been ignored consistently, to fight the pressure and deep pockets of large-scale development.

Furthermore, the draft Ordinance in fact contradicts this, stating that *where any inconsistencies exist between the town and county plans, the Comprehensive Plan takes precedence.*

So it sounds like we’re being told to put our worries aside and simply wait for the invitation to participate in development of our Town Center Master Plans. Except – we can’t develop anything that would contradict what you folks have already passed... So, we’re screwed.

Mr. Hutchins emailed me today with an even more direct statement regarding the distinction between Minor and Major Town Centers. Quote: *I believe it is discriminatory in its basis and arbitrary in its application, both of which in my mind run contrary to fostering inclusive communities and opportunity. Therefore it should not be a part of the Comprehensive Plan as a vision document.*

This is astonishing. A planning tool that has worked well, that we citizens want, is suddenly in danger of being dumped because a few individuals – who are not planners – have decided it’s discriminatory. How does tossing it – which in my view is an arbitrary decision and discriminatory against us and in favor of development interest – in any way make for an inclusive community?

This is a democracy. We get a voice. We are not to be dictated to simply because leaders don’t understand or value the democratic, participatory process -, such as it is.

It strikes me that this view is, in itself, discriminatory and arbitrary, depriving those who disagree with it - and we are many - of a say in our future. We have tried to participate in this process for so long. We won’t stop just because a few of you don’t agree and take your own arbitrary actions to undermine us.

New Comments 7/23/19

# CALVERT

2017  
Annual  
Avg.  
Daily  
Traffic

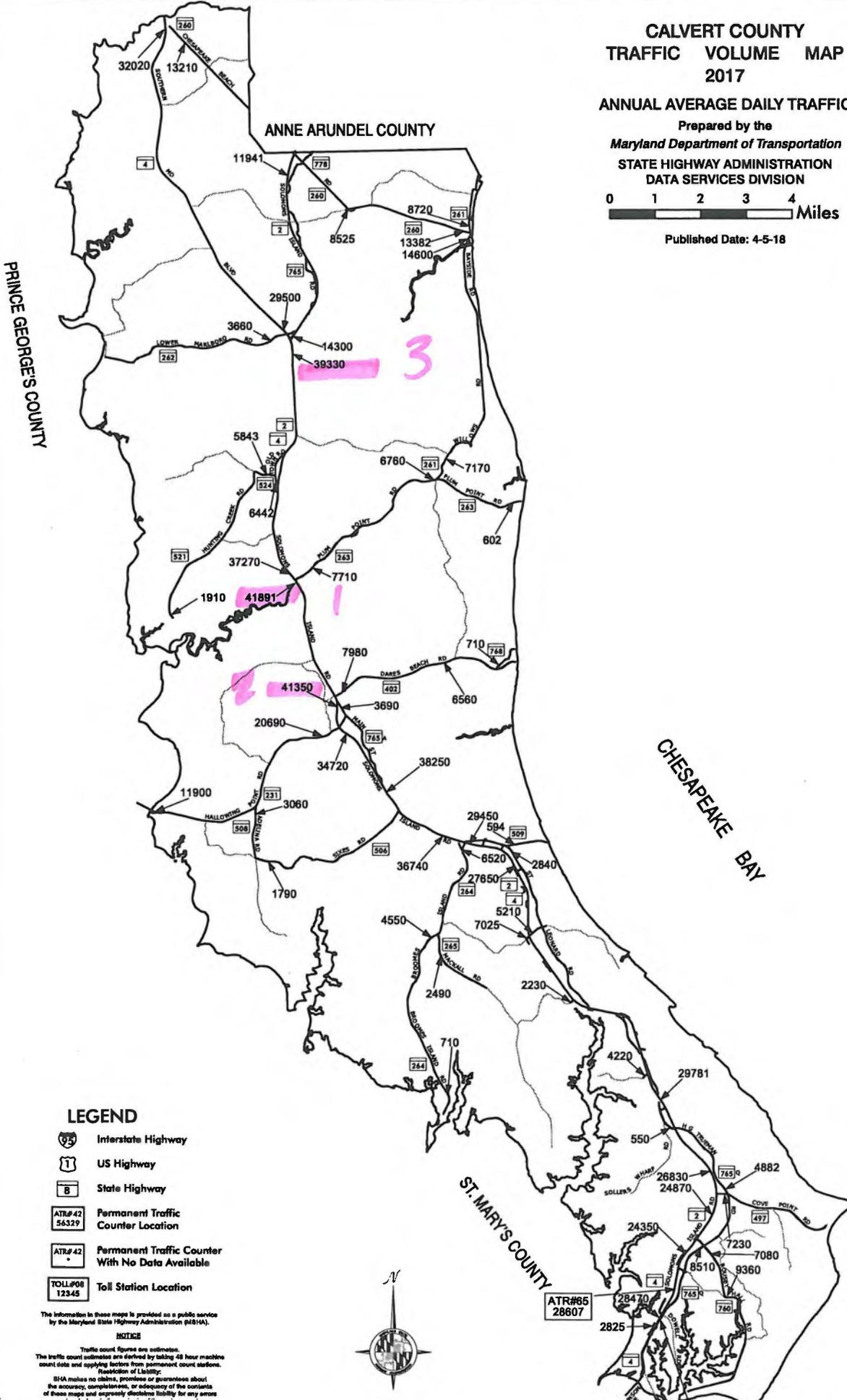
## CALVERT COUNTY TRAFFIC VOLUME MAP 2017

ANNUAL AVERAGE DAILY TRAFFIC

Prepared by the  
Maryland Department of Transportation  
STATE HIGHWAY ADMINISTRATION  
DATA SERVICES DIVISION



Published Date: 4-5-18



### LEGEND

- Interstate Highway
- US Highway
- State Highway
- Permanent Traffic Counter Location
- Permanent Traffic Counter With No Data Available
- Toll Station Location

The information in these maps is provided as a public service by the Maryland State Highway Administration (MSHA).

#### NOTICE

Traffic count figures are estimates. The traffic count estimates are derived by taking 48 hour machine count data and applying factors from permanent count stations. **Disclaimer of Liability:** MSHA makes no claims, promises or guarantees about the accuracy, completeness, or adequacy of the contents of these maps and expressly disclaims liability for any errors.



ATR#65  
28607

23 July 2019

Dear Calvert County Commissioners

I am a resident of Port Republic and have lived in Calvert County for 35 years. The provisions of this draft Comprehensive Plan update that will increase growth, that will undermine programs used to preserve natural areas and agricultural land in the county, and that lack specific targets necessary to protect the county environment will degrade our county's valuable natural resources and degrade the quality of life of county residents.

I am here tonight to speak in support of the specific recommendations being made by the American Chestnut Land Trust and the Sustainable Calvert Network, and to request that the changes they advocate are made before the new Comprehensive Plan is adopted. The county should direct residential growth away from farm and forest districts, require the use of TDRs, fund and administer the Purchase and Retirement Program for development rights, and put standards required for maintaining good water quality back in the plan. We need wording in the plan to strengthen infrastructure and zoning that will improve quality of life in Calvert County by fostering the arts, access to natural resources, housing for a wide variety of income levels, and walkable town centers.

In addition, we should remove any provision that would facilitate population growth rates to rise at a rate faster than the Maryland average. We do not want to return to the rampant growth rates of 1970-2009 when the county grew at more the 3 ½ times the Maryland average and we do not want more of the sprawl and traffic these high growth rates cause.

Thank you for the opportunity to comment.

Denise Breitburg

2335 Acacia Road

Port Republic, MD

Henry Zhay, Dwinings

Maryland Department of Transportation  
 State Highway Administration Data Services Engineering Division  
 Turning Movement Count Study - Field Sheet

Am - D - 13B  
 Pm - F - 1612

Station ID: S1994040002  
 Date: Thursday 07/19/2018  
 Location: MD 2 at MD 4 (Sunderland)  
 Interval (dd): 60 min

County: Calvert  
 Town: none  
 Weather: Clear

Comments:

PEAK HOURS	AM PERIOD 6:00AM-12:00PM	Start	End	Volume	LOS	V/C	PM PERIOD 12:00PM-19:00P	Start	End	Volume	LOS	V/C
		08:00	Calve	3169	D	0.83		17:00	Calve	4106	F	1.04

Hour Ending	MD 4					MD 4					MD 2					Ent to First Lutheran Church					Grand Total
	From North					From South					From East					From West					
	U.Turn	Left	Through	Right	TOTAL	U.Turn	Left	Throug	Right	TOTAL	U.Turn	Left	Throug	RIGHT	TOTAL	U.Turn	Left	Through	Right	TOTAL	
1:00	0	4	105	0	109	0	0	41	26	67	0	27	0	5	32	0	0	0	0	0	208
2:00	0	5	59	1	65	0	0	30	13	43	0	27	0	2	29	0	0	0	1	1	138
3:00	0	5	49	0	54	0	0	90	11	101	0	13	0	0	13	0	0	0	0	0	168
4:00	0	5	56	0	61	0	0	228	17	245	0	15	0	5	20	0	0	0	0	0	326
5:00	0	10	84	0	94	0	0	843	84	927	0	47	0	24	71	0	0	0	0	0	1092
6:00	1	22	238	0	261	0	0	1609	241	1850	0	125	0	33	158	0	0	0	0	0	2269
7:00	2	38	422	0	462	0	0	1679	407	2086	0	259	0	40	299	0	0	0	0	0	2847
8:00	2	79	615	1	697	0	0	1502	500	2002	0	418	0	54	472	0	0	0	0	0	3171
9:00	0	79	628	6	713	0	0	1058	421	1479	0	508	0	73	581	0	0	0	3	3	2776
10:00	1	83	588	9	681	0	0	881	418	1299	0	386	0	60	446	0	0	0	2	2	2428
11:00	0	75	697	2	774	0	0	722	425	1147	0	392	0	66	458	0	0	3	4	7	2386
12:00	0	90	702	6	798	0	0	666	399	1065	0	368	0	60	428	0	0	0	5	5	2296
13:00	1	91	760	2	854	0	0	691	439	1130	0	331	0	68	399	0	0	2	1	3	2386
14:00	3	88	889	1	981	0	0	742	400	1142	0	453	0	60	513	0	0	0	0	0	2636
15:00	1	104	1162	0	1267	0	0	744	471	1215	0	491	0	67	558	0	0	0	2	2	3042
16:00	2	105	1586	3	1696	0	0	760	483	1243	0	548	0	81	629	0	0	0	4	4	3572
17:00	3	131	1780	1	1915	0	0	814	662	1476	0	633	0	81	714	0	0	0	4	4	4109
18:00	1	159	1732	0	1892	0	0	765	602	1367	0	702	0	93	795	0	0	0	0	0	4054
19:00	1	131	1251	0	1383	0	0	639	431	1070	0	535	0	65	600	0	0	0	0	0	3053
20:00	1	89	933	0	1023	0	0	451	320	771	0	394	0	54	448	0	0	3	1	4	2246

**Level of service (LOS)** is a qualitative measure used to relate the quality of motor vehicle traffic service. LOS is used to analyze roadways and intersections by categorizing traffic flow and assigning quality levels of traffic based on performance measure like vehicle speed, density, congestion, etc.

### **Level-of-Service in North America**

The following section pertains to only North American highway LOS standards as in the Highway Capacity Manual (HCM) and AASHTO (the **American Association of State Highway and Transportation Officials**) Geometric Design of Highways and Streets ("Green Book"), using letters A through F, with A being the best and F being the worst, similar to academic grading.

**A:** free flow. Traffic flows at or above the posted speed limit and motorists have complete mobility between lanes. The average spacing between vehicles is about 550 ft(50m) or 27 car lengths. Motorists have a high level of physical and psychological comfort. The effects of incidents or point breakdowns are easily absorbed. LOS A generally occurs late at night in urban areas and frequently in rural areas.

**B:** reasonably free flow. LOS A speeds are maintained, maneuverability within the traffic stream is slightly restricted. The lowest average vehicle spacing is about 330 ft(100 m) or 16 car lengths. Motorists still have a high level of physical and psychological comfort.

**C:** stable flow, at or near free flow. Ability to maneuver through lanes is noticeably restricted and lane changes require more driver awareness. Minimum vehicle spacing is about 220 ft(67 m) or 11 car lengths. Most experienced drivers are comfortable, roads remain safely below but efficiently close to capacity, and posted speed is maintained. Minor incidents may still have no effect but localized service will have noticeable effects and traffic delays will form behind the incident. This is the target LOS for some urban and most rural highways.

**D:** approaching unstable flow. Speeds slightly decrease as traffic volume slightly increase. Freedom to maneuver within the traffic stream is much more limited and driver comfort levels decrease. Vehicles are spaced about 160 ft(50m) or 8 car lengths. Minor incidents are expected to create delays. Examples are a busy shopping corridor in the middle of a weekday, or a functional urban highway during commuting hours. It is a common goal for urban streets during peak hours, as attaining LOS C would require prohibitive cost and societal impact in bypass roads and lane additions.

**E:** unstable flow, operating at capacity. Flow becomes irregular and speed varies rapidly because there are virtually no usable gaps to maneuver in the traffic stream and speeds rarely reach the posted limit. Vehicle spacing is about 6 car lengths, but speeds are still at or above 50 mi/h(80 km/h). Any disruption to traffic flow, such as merging ramp traffic or lane changes, will create a shock wave affecting traffic upstream. Any incident will create serious delays. Drivers' level of comfort become poor.<sup>[1]</sup> This is a common standard in larger urban areas, where some roadway congestion is inevitable.

**F:** forced or breakdown flow. Every vehicle moves in lockstep with the vehicle in front of it, with frequent slowing required. Travel time cannot be predicted, with generally more demand than capacity. A road in a constant traffic jam is at this LOS, because LOS is an average or typical service rather than a

constant state. For example, a highway might be at LOS D for the AM peak hour, but have traffic consistent with LOS C some days, LOS E or F others, and come to a halt once every few weeks.

Most design or planning efforts typically use service flow rates at **LOS C or D**, to ensure an acceptable operating service for facility users.

**Critical Lane Volume (CLV)** The sum of traffic volumes that cross at a single point in an intersection. It is current traffic analysis method by SHA.

Critical Lane Volume	Level of Service
0 to 1,000	A
1,001 to 1,150	B
1,151 to 1,300	C
1,301 to 1,450	D
1,451 to 1,600	E
1,601 and over	F

**Volume to Capacity Ratio (V/C)** A measurement of the operating capacity of a roadway or intersection where the number of vehicles passing through is divided by the number of vehicles that could theoretically pass through when at capacity. If vehicles (v) divided by capacity (c) is less than one the facility has additional capacity. If (v)/(c) is greater than one it is likely that the peak hour will elongate into a peak period.

Volume to Capacity Ratio (v/c)	Level of Service
0 to 0.275	A
0.276 to 0.450	B
0.451 to 0.650	C
0.651 to 0.845	D
0.846 to 1.000	E
1.001 and over	F

## Statement on The Calvert County Comprehensive Plan 2019 Update at July 23,2019 Hearing.

Submitted by Ella E. Ennis, P.O. Box 437, Port Republic, MD 20676

Thank you for the opportunity to voice my concerns and recommendations on the proposed Calvert County Comprehensive Plan Update. Calvert County is a small, long, narrow peninsula with only one major highway north and south and one smaller east-west road for inter county travel. The Comprehensive Plan's proposed land use, and density and residential buildout should reflect this reality. The citizens of Calvert County carry a heavy income tax and property tax burden and are opposed to increases in these taxes. The Comprehensive Plan should reflect these two major concerns.

The Comprehensive Plan should have a stated limit on the ultimate buildout of residential units for the period through 2040. The MD State Dept. of Planning figure of 37,600 households is in line with prior Comprehensive Plans. It may need to add up to 500 units for potential family transfer units for agricultural preserved land, but there should be a specific, adopted total -buildout figure from which citizens, developers and government can work.

Table 3-2 and 3-3 population growth projections from MD State Planning show a projected increase 2020-2030 population of 4,600 people for a 4.9% increase and then much lower 1.2% increase in population for the period 2030-2040. Over the same period Table 3-4 shows a projected 9.9% increase in households for 2020-2030 and a 1.9% increase from 2030-2040.

I urge the Commissioners to not only clarify the Comprehensive Plan with a definitive statement on total planned growth, but to stage that growth evenly over the next 20 years. A slower roll-out of additional residential units and increased population will allow the County to expand needed services and capacity for transportation, schools, parks, etc. in a more thoughtful and affordable way.

The needs of Calvert County's current citizens should be addressed first in the Comprehensive Plan. Some of the planned housing should be tailored toward active senior citizens. Calvert County needs additional "over 55" communities that allow senior citizens to down-size to single-floor, detached homes with up-to-date amenities and garages and live independently. The opportunities are rare in Calvert County. Lower-cost and "starter homes" for young families should include preference discounts, reduced settlement fees or other incentives to retain current Calvert County residents. Multi-family units should be kept to a minimum—they never pay for their costs for services. Multi-family units should require more, not fewer, TDRs for density.

Transportation plans for Calvert County need serious updating. Hopefully, the upgrades to Route 2/4 currently underway will help improve traffic flow. But attention needs to be devoted to improving traffic light synchronization on Rt. 2/4 through Prince Frederick, particularly for the p.m. rush hour, and safety improvements are badly needed on Route 231.

The State Highway Administration's "2015 Peak Hour Congestion Map – 8 a.m. -9 a.m." is not reflective of peak morning commuting hours for traffic traveling northbound through and out of Calvert County.

People going to work outside of the county leave much earlier –closer to 6:30 a.m. to 8:00 a.m. If the traffic were measured at the earlier hour it might reflect “moderate congestion” not “uncongested”. Adding more population will increase that congestion.

Public transportation is severely-limited in Calvert County. I applaud the County for stitching together the Calvert fixed route bus program that allows elderly, handicapped and transit-dependent people to have options, limited as they are. I urge the County to expand this small-bus transit system to increase opportunities for low-income and transit-dependent people to get to jobs, shopping and medical appointments within Calvert County.

Finally, the Comprehensive Plan touches on encouraging wind and solar energy commercial production in and adjacent to Calvert County. Tourism in Calvert is based on its historic places and the natural beauty of its open spaces and water vistas. I strongly oppose windmills on the Chesapeake Bay. Not only are they ugly, they endanger wildlife. The bald eagle, the osprey, the blue herring, the swans and geese will be endangered by large windmills. We do not know the health ramifications for humans or animals from the slow-spin vibrations that has been shown to cause bats’ lungs to burst. Wind flows are not continuous or large-enough to make windmill energy on the Chesapeake Bay efficient.

I also oppose using agricultural land for large-scale commercial solar farms. Solar energy panels can be constructed on the top of commercial buildings, or in industrial parks. Do not use agricultural land or preserved open space for this commercial use that causes the cost of food to increase, is ugly and unsightly.

Calvert County has significant energy-production and transmission facilities. While many people may not like nuclear energy, it has no pollution emissions, takes only a small piece of land and produces a lot of energy. Calvert has done its share, let the rest of the state do theirs.

Please keep these concerns in mind as you make your final decisions on the update of Calvert’s Comprehensive Plan.



## Testimony on the Comprehensive Plan

July 23, 2019

Dear Commissioners:

We appreciate the cordial, friendly attitude of the new Board of County Commissioners, as well as getting responses when we write to the Board. In addition, we are grateful for two changes the Board made after the Planning Commission's draft Plan was submitted:

**You deleted this:** 3.2.1.2 “Consider allowing developer-funded extension of public water and sewer systems into the Residential Areas around Prince Frederick, Lusby, and Solomons.”

**You added this:** 3.1.1.7 “Do not increase highway capacity within the Farm and Forest District.”

However, we do have additional requests for changes to the Plan, which were mentioned in our last letter. In short, we think that the Plan should say more about protecting our rural landscapes.

According to a 2018 BEACON report, Calvert County's rural landscapes generate over \$100 million per year in the local economy and according to a 2017 presentation by Dr. Elliott Campbell, Maryland Department of Natural Resources, Calvert's rural landscapes provide \$228 million in Ecosystems Services (storm water mitigation, nutrient uptake, wildlife habitat, groundwater recharge, air quality improvement, and carbon sequestration).

The two studies point to an economic value of over **\$320 million annually** from our rural landscapes, so we believe that the County should add the following wording to the Plan:

**3.1.1.8 “Continue to look for ways to direct residential growth away from the Farm and Forest District.”**

3.3.2.1 Evaluate the use of TDRs within the Farm and Forest areas and the Rural Residential areas, **“but insure that if their use is restricted, landowners with TDRs have equal alternative markets elsewhere, including the increased use of the PAR Fund or LAR Fund.”**

**3.3.2.3 ~~Evaluate the funding and administration of~~ “Fund and administer the Purchase and Retirement Program for development rights with fees collected from the Recordation Tax, as originally intended.”**



American Chestnut Land Trust, Inc. is a 501(c)(3) charitable organization. A copy of the current ACLT financial statement is available on request. Requests should be directed to the American Chestnut Land Trust, Inc., P.O. Box 2363, Prince Frederick, MD 20678 or call (410) 414-3400. For the cost of copies and postage, documents and information submitted under the Business Regulation Article of the Annotated Code of Maryland are available from the Secretary of State.

**3.3.2.4 “Evaluate the policy of using Require the use of TDRs to increase density in the event any property is rezoned to Residential District beyond the zoning in 2018”.** We ask for this because since the adoption of the county’s land preservation program in 1978, there have been no residential rezonings. The realization was that if added density could happen just by applying for a zoning change, there would be no value in a development right in a County Agricultural Preservation District. Allowing increased residential density in any area of the county, particularly outside town centers, weakens the county’s Transferable Development Rights Program and the development of town centers.

Finally, if one looks at the top tourism sites in Calvert County, the majority of them are based on agri-tourism, eco-tourism, heritage-tourism, and/or water/boating/fishing activities. Calvert County needs to do all it can to maintain a healthy ecosystem if we wish to maintain and expand our tourism base. One way to do that is to monitor water quality. And in order for us non-biologists to understand the results of the monitoring, we need to have water quality standards.

For the reasons described above, please put the following water quality standards back into the plan.

**“4.2.1.3 Maintain the following standards for good water quality:**

**Thresholds for fresh water:**

- **<0.71 milligrams of nitrogen per liter**
- **<0.031 milligrams of phosphorus per liter**
- **<10 Nephelometric turbidity units (NTUs) of turbidity**

**Thresholds for tidal water:**

- **Chlorophyll <10 micrograms per liter of water (April-October)**
- **Secchi Depth measurements > 1 meter (in waters deeper than 1 meter, (April-October)**

**Within the rural subwatersheds with impervious surfaces less than 10%, achieve the urban subwatershed goals listed above, plus the following:**

- **Maintain or create anadromous fish spawning streams.**
- **Develop and maintain shellfish beds.”**

Thank you for your consideration.

**American Chestnut Land Trust Board of Directors**

Good evening Commissioners,

My name is Chad Leo, and on top of being a 2019 graduate of Patuxent High School, I, like many of my fellow residents, am concerned about the future of our county. I believe I offer a perspective that often goes unrecognized and undervalued: the youth.

We must first address the blatant **ethical violations** that have occurred throughout this entire process. This vote, based on the members of the board, is unethical in nature. When you have a majority of the board who are either business or property owners, you do not have to look far to find the potential corruption and greed that could arise. We must also recognize the conflict of interests that occurred on the planning board and the personal gains that the original authors of this plan intended. Furthermore, the intentions of the former county commissioners when unjustly removing members from the planning board come into question. All together, it is not hard to see the blatant partiality that certain members of this board could have when casting their vote. While citizens are simply concerned about the amount of congestion this once peaceful county will inherit, our leaders are more interested in their stocks and profits.

My second thought was the commissioners oversight when it came to inclusivity of development for every segment of the population. Take for example the lack of proposals for recreation for youth. Nowhere in this plan does it mention productive enjoyment or leisure that will keep money within the county and limit the spread of crime. There does not seem to be a thought given to investments that might keep younger people within the county such as a skating rink, arcade, or a gym. A clear plan for efficient public transportation and affordable housing also seems to have gotten the boot from this board.

In an ideal world, a vote on approval of this plan would be moved to a county referendum, so that every citizen's voice would be valued in the future of our county. However, since the chances of that happening are equal to the chance of the plan being voted down, I leave you with this last piece of advice. Please remember that the interest in our county is much greater than that of just an undiverse board, it spreads across our entire 345 miles and within every subgroup and culture. Every citizen is important, and every voice deserves to be listened to. I implore you to vote not what's in the best interest of your bank account, but rather what's in the best interest of your constituency. I implore you to vote your conscience and not succumb to the big developers or wealthy donors. I implore you to keep Calvert progressing towards a place where everyone wants to be, and everyone wants to stay. Please do your part in protecting our future. The coming generations of this county are riding on it.