

*Calvert County Comprehensive Plan, Adopted August 2019*  
**Proposed Amendments 2022**  
**Comments Received from the Public**  
**October 15 through Close of Business November 1, 2022<sup>1</sup>**  
(Agency Comments included in a Separate List)

NAME	GROUP REPRESENTATIVE, IF APPLICABLE	TOWN	DATE RECEIVED	# OF PAGES*
Patricia Weaver		Prince Frederick	10/28/2022	1
Ron Klauda		Prince Frederick	10/28/2022	3
Randi Vogt		Port Republic	10/28/2022	2
Mary-Stuart Sierra			10/28/2022	1
Kyle Greene			10/29/2022	1
Michele Lyons		Huntingtown	10/29/2022	1
Charlene Tobey Kriemelmeyer		Dunkirk	10/29/2022	3
Gary Clarke			10/30/2022	1
Alexis Allen			10/30/2022	1
Bob Estes		Prince Frederick	10/31/2022	3
Dr. Kent & Nancy Mountford		Lusby	10/31/2022	3
Robyn Truslow		Prince Frederick	10/31/2022	1
Kathy Daniel		Port Republic	11/1/2022	1
Carla Campbell		Port Republic	11/1/2022	1
Jane Head		Port Republic	11/1/2022	1
Dorothy Howe		Port Republic	11/1/2022	1
David Braun		Port Republic	11/1/2022	1
Margaret McCarthy		Huntingtown	11/1/2022	1

<sup>1</sup> Comments received by October 14, 2022 provided on a separate list.

NAME	GROUP REPRESENTATIVE, IF APPLICABLE	TOWN	DATE RECEIVED	# OF PAGES*
Lili Sheeline		Port Republic	11/1/2022	2
Paul & Diana Dennett		Port Republic	11/1/2022	1
Scott Owens			11/1/2022	1
Jeffrey Lewis			11/1/2022	1
Susan Dzurec	Calvert Citizens United		11/1/2022	22
Michael Cunningham		Port Republic	11/1/2022	1
Terry Pennington		Huntingtown	11/1/2022	1
Gary Loew			11/1/2022	1
Charles Bennett M.D.			11/1/2022	1
Kathleen McGillicuddy		Port Republic	11/1/2022	1

\*See attached.

## Plummer-Welker, Jenny L.

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**From:** trish weaver <tdrweaver@gmail.com>  
**Sent:** Friday, October 28, 2022 1:28 PM  
**To:** Town Center Master Plan  
**Cc:** Plummer-Welker, Jenny L.; Hance, Earl F.; Cook, Mary Beth  
**Subject:** Comprehensive plan changes to Town Center Expansions

### **This Message Is From an Untrusted Sender**

You have not previously corresponded with this sender.

Dear Ms Buehler,

I am in favor of the proposed limits on town center expansions ---before any geographical or density changes are made, the county needs to proceed with caution. Studies on Sewage Capacity, Water Supplies and Aquifers, Health & Safety services, Storm Water Management, School Capacity, Traffic, and Environmental Impact need to be completed and kept in line with the Adequate Public Facilities Ordinance FIRST.

I applaud the efforts to hold back any expansion until all the information is available and in agreement with state guidelines for land preservation.

Thank you for your time and consideration.

Patricia Weaver  
Prince Frederick, MD  
410.610.2390

**Plummer-Welker, Jenny L.**

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**From:** Ronald Klauda <rjklauda@gmail.com>  
**Sent:** Friday, October 28, 2022 4:11 PM  
**To:** Town Center Master Plan  
**Cc:** Plummer-Welker, Jenny L.; Blake-Wallace, Tamara L.; Cook, Mary Beth  
**Subject:** Comments on Proposed Amendments to County Comprehensive Plan: Reduction of Town Center Expansions

**This Message Is From an Untrusted Sender**

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To: Ms. Maria Buehler, Chair  
Calvert County Planning Commission

Dear Ms. Buehler:

I support the proposed amendments to the Calvert County Comprehensive Plan that will reduce or eliminate any future expansions of the Huntingtown, Lusby, Prince Frederick, and Solomons Town Centers.

I most strongly support the elimination of any future expansions of the Prince Frederick Town Center.

I care about what happens in the Town Center. For almost 40 years, I have lived in the Hunters Ridge community, located off Stoakley Rd., about a mile due west of the PF Town Center. My wife, Kathy, and I raised our two sons in Hunters Ridge.

The western portion of the PF Town Center, along Prince Frederick Blvd., drains into several tributaries of Mill Creek. This stream flows through our community, on its way to Hunting Creek and the Patuxent River. So, what happens within the PF Town Center, like

stormwater runoff, directly impacts Mill Creek and other downstream waters.

I appreciate the opportunity to comment on the proposed amendments to the Comprehensive Plan and for my comments to be placed in the public record.

I respectfully ask you and the other Planning Commission members to vote in favor of the proposed amendments for these reasons.

1. Calvert County grew by only 4.6% between 2010 and 2020. More high-density residential development in the PF Town Center is not needed.

2. Any new development within the existing PF Town Center boundaries should focus on projects that will make the Town Center more attractive, vibrant, diverse, sustainable, and environmentally-friendly.

3. Future expansion of the PF Town Center boundaries should be eliminated because:

- (a) Our water supply and sewer capacity can't handle it.
- (b) Our congested roadways can't handle it.
- (c) Mill Creek, the Patuxent, Parkers Creek, and the Bay can't handle it.
- (d) Our forests can't handle it.
- (e) Our solid waste and recycling programs can't handle it.
- (f) Our fire, rescue, and EMS services can't handle it.
- (g) Our efforts to become more sustainable can't handle it.
- (h) Our desired quality of life can't handle it.

To ensure maximum transparency and afford ample opportunity for the receipt of more public comments on these important proposed

amendments, please keep the record open for at least two weeks after the Planning Commission's Public Hearing on Nov. 2, 2022.

Thank you.

Ron Klauda  
(Member, Friends of Hunting Creek, FOHC)  
(Co-Chair, FOHC Water Monitoring Committee)  
(Member, American Chestnut Land Trust, ACLT)  
(Member, ACLT Board of Directors)  
(Member, ACLT Science Committee)

Ronald J. Klauda, PhD  
Aquatic Ecologist (retired)  
1401 Foxtail Lane  
Prince Frederick, MD 20678

410-535-0570 (office)  
410-570-1522 (cell)  
[rijklauda@gmail.com](mailto:rijklauda@gmail.com)

**Plummer-Welker, Jenny L.**

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**From:** vogtpr@comcast.net  
**Sent:** Friday, October 28, 2022 2:45 PM  
**To:** Town Center Master Plan  
**Subject:** Town center boundary amendments to 2019 Comprehensive Plan

**This Message Is From an External Sender**

This message came from outside your organization.

Ms. Maria Buehler, Chair, Calvert County Planning Commission

Subject: Town center boundary amendments to the 2019 Comprehensive Plan

Date: October 28, 2022

Dear Chair Buehler and members of the Planning Commission,

I am writing in support the proposed amendments to the 2019 Comprehensive Plan. These amendments, once adopted, will go a long way toward reestablishing public trust in the planning process.

From the beginning, the proposed town center expansions were strenuously opposed by citizens. Letters were written. Statements were made. But the maps showing the expansions kept showing up. In response to the many protests, citizens were told that the maps were only concepts and that the expansions would be thoroughly discussed during the updates to each Town Center Master Plan.

At the beginning of the update to the Prince Frederick Master Plan, citizens were again told that nothing was carved in stone, that the proposed expansions would be fully discussed. But they never were. During the entire public planning process, the expansions were never even listed as agenda items. No opportunities for questions were provided and no presentations were made by staff explaining why the expansions were needed or even desirable, other than to make the town center more “vibrant” – a term that was never defined.

When citizens nevertheless raised concerns about the potential impacts of population growth on traffic, the environment, aquifers, public facilities and taxes, their questions and concerns were ignored or dismissed as irrelevant. Of most concern, important information about the current capacity of sewerage treatment facilities in Prince Frederick was never provided until it came out almost by accident during the Planning Commission’s review of the budget. And that’s just Prince Frederick. There is no reason to believe that things will be any different during updates to the other town center master plans.

Public trust in the Calvert County planning process is vital to the future of Calvert County and it was seriously damaged during the updates to both the 2019 Comprehensive Plan and the Prince Frederick Master Plan. Adopting these amendments will help restore that trust. I hope the Planning Commission will recommend adoption of these amendments and I sincerely thank the Board of County Commissioners for proposing them.

Randi Vogt, AICP

Port Republic, MD

**Plummer-Welker, Jenny L.**

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**From:** Mary Stuart Sierra <mssierra@comcast.net>  
**Sent:** Friday, October 28, 2022 6:56 PM  
**To:** Town Center Master Plan  
**Subject:** Town center expansions

**This Message Is From an External Sender**

This message came from outside your organization.

NO expansion of town centers. As I speak, so will I vote.  
Mary-Stuart Sierra

**Plummer-Welker, Jenny L.**

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**From:** Kyle Greene <k84greene@gmail.com>  
**Sent:** Saturday, October 29, 2022 9:42 AM  
**To:** Town Center Master Plan  
**Subject:** Delete the Expansion of the Town Centers from the Comp Plan

**This Message Is From an Untrusted Sender**

You have not previously corresponded with this sender.

I would like to think the planning committee has seen, heard and read all the comments from the community. It seems overwhelmingly that we do not want to expand the town centers more. Most certainly not in its currently planned state.

Further environmental assessments and traffic studies need to be done and need to be done correctly. Please listen to the community and what it is we are asking for.

Respectfully,

Kyle Greene

## Plummer-Welker, Jenny L.

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**From:** Michele Lyons <lyonsmich@comcast.net>  
**Sent:** Saturday, October 29, 2022 10:41 AM  
**To:** Town Center Master Plan  
**Subject:** Expansion of town centers

### **This Message Is From an Untrusted Sender**

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There are so many reasons NOT to expand the town centers:

1. Increased water pollution from run-off.
2. Increased traffic.
3. Increased air pollution.
4. Increased stress on our aquifer, which will run dry in the not too distant future.

Plus the more people, the more needs to be spent on road maintenance, schools, health services, etc. and the increased number of people will not cover those costs with their taxes.

Vote no on the town centers expansion.

Michele Lyons  
875 Hunting Lake Dr.  
Huntingtown, MD

## Plummer-Welker, Jenny L.

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**From:** Charlene Kriemelmeyer <c.tobeyk@icloud.com>  
**Sent:** Saturday, October 29, 2022 6:22 PM  
**To:** Town Center Master Plan; Commissioners  
**Cc:** C. Tobey KRIEMELMEYER  
**Subject:** RE: NOV. 2, 2022 PLANNING COMMISSION MEETING  
**Attachments:** testimony Planning Commission 110222.pdf

### This Message Is From an Untrusted Sender

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RE: NOV. 2, 2022 PLANNING COMMISSION MEETING

Charlene Kriemelmeyer  
Dunkirk, MD  
Calvert County Planning Commission  
[commiss@calvertcountymd.gov](mailto:commiss@calvertcountymd.gov)  
Maria Buehler  
Wilson Freeland  
Dr. Richard Holler  
Steve Jones  
Greg Kernan  
John Toohey  
Lisa Williams

Calvert County Court House  
175 Main St.  
Prince Frederick, MD 20678

Oct. 29, 2022  
Dear Commissioners,

I am still wondering who is running the Planning Commission. Do you have allegiance to the Citizens, the BOCC or the selfish members of Calvert County Small Business Interest Group (SBIG)? Judging by your past votes. I fear it is the latter. This time please listen to the will of the BOCC and your citizens, if you wish to keep your positions.

Unlike Calvert County Economic Development Advisory Commission (CCEDAC) , which only thinks of its own pocketbook, **the citizens are consistent. We do not want ALL of the Town Centers expanded. Yes, I wrote ALL.**

**Why is Dunkirk Town Center once again ignored when it comes to keeping it from expansion ? Delete the expansions of the Huntingtown, Prince Frederick, Lusby and Solomons Town Centers from the Comprehensive Plan but do not forget to prevent expansion in Dunkirk Town Center.**

**Please vote accordingly.**

During the entire process of creating the new Calvert County Master Plan and Town Center Master Plans citizens have submitted thousands of well reasoned requests against the expansions of our Town Centers in writing and at meetings. Please take the time to reread them. The BOCC has been listening . Now it is your turn. The question is, will SBIG & CCEDAC continue to rule because on election day, once again the voters will support the people who have been listening to us and the new BOCC will not renew your appointments if you do not listen.

Thank you,  
Charlene Tobey Kriemelmeyer

Dunkirk

cc. BOCC

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RE: NOV. 2, 2022 MEETING

RE: NOV. 2, 2022 MEETING

Charlene Kriemelmeyer  
Dunkirk, MD

Calvert County Planning Commission  
commiss@calvertcountymd.gov  
Maria Buehler  
Wilson Freeland  
Dr. Richard Holler  
Steve Jones  
Greg Kernan  
John Toohey  
Lisa Williams

Calvert County Court House  
175 Main St.  
Prince Frederick, MD 20678

Oct. 29, 2022

Dear Commissioners,

I am still wondering who is running the Planning Commission. Do you have allegiance to the Citizens, the BOCC or the selfish members of Calvert County Small Business Interest Group (SBIG)? Judging by your past votes. I fear it is the latter. This time please listen to the will of the BOCC and your citizens, if you wish to keep your positions.

Unlike Calvert County Economic Development Advisory Commission (CCEDAC) , which only thinks of its own pocketbook, **the citizens are consistent. We do not want ALL of the Town Centers expanded. Yes, I wrote ALL. Why is Dunkirk Town Center once again ignored when it comes to keeping it from expansion? Delete the expansions of the Huntingtown, Prince Frederick, Lusby and Solomons Town Centers from the Comprehensive Plan but do not forget to prevent expansion in Dunkirk Town Center. Please vote accordingly.**

During the entire process of creating the new Calvert County Master Plan and Town Center Master Plans citizens have submitted thousands of well reasoned requests against the expansions of our Town Centers in writing and at meetings. Please take the time to reread them. The BOCC has been listening . Now it is your turn. The question is, will SBIG & CCEDAC continue to rule because on election day , once again the voters will support the people who have been listening to us and the new BOCC will not renew your appointments if you do not listen.

Thank you,  
Charlene Tobey Kriemelmeyer  
Dunkirk

## Plummer-Welker, Jenny L.

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**From:** Gary Clarke <gary\_clarke@comcast.net>  
**Sent:** Sunday, October 30, 2022 8:33 AM  
**To:** Town Center Master Plan  
**Subject:** Comprehensive plan update

### **This Message Is From an External Sender**

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I have repeatedly been disappointed that updates to the CC comprehensive Plan always includes expansions which seem to me to be in contravention to the original plan. The addition of lanes in the middle of Prince Frederick helped for moving about in our “shopping district”, but in short order the two lanes in and two lanes out failed to improve backups approaching and leaving Prince Frederick. The addition of hundreds of housing units in the middle of town has ultimately overcome any efforts at managing traffic. It makes no sense to me that there are and have been empty storefronts in all of our shopping centers, yet we continue to expect expansions to somehow improve our quality of life. We are definitely losing those quality of life feelings which attracted people here in the first place. Moving about on foot in PF is a hair-raising experience for a young, athletic person, much more so for the rest of us.  
Sent from my iPhone

**Plummer-Welker, Jenny L.**

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**From:** Alexis Allen <alxsallen37@gmail.com>  
**Sent:** Sunday, October 30, 2022 9:21 AM  
**To:** Town Center Master Plan  
**Subject:** Delete the Expansion of the Town Centers from the Comp Plan

**This Message Is From an Untrusted Sender**

You have not previously corresponded with this sender.

More environmental assessments need to be done before there are further expansions in Prince Frederick. Thank you.  
Alexis Allen

**Plummer-Welker, Jenny L.**

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**From:** ROBERT Estes <bbbestes@comcast.net>  
**Sent:** Monday, October 31, 2022 1:25 PM  
**To:** Town Center Master Plan  
**Cc:** ROBERT Estes  
**Subject:** Planning Com public hearing comments 11/2/22  
**Attachments:** Comp Plan Change Support Estes 103122.docx

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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This message came from outside your organization.

The attached are my comments directed to all members of the Planning Commission for the 11/2/22 Public Hearing. Please distribute to all members of the Planning Commission.

Bob Estes  
301 502 4262

To: Members of Calvert County Planning Commission  
Subject: 2019 Comprehensive Plan town center boundary amendments  
Date: October 31, 2022

I am writing in support of the proposed amendments to the 2019 Comprehensive Plan which will reject the expansions of a number of town centers in Calvert County. Inasmuch as I live in the Prince Frederick area I will focus my comments on that town center although much of what I have to say applies to all of the affected town centers.

From the beginning of the proposed expansion of the Prince Frederick town center as seen in detail in its new draft master plan, the citizens have clearly NOT been in favor of expanding the Prince Frederick town center and the high density development it would allow. The citizens' concerns were largely ignored. There never seemed to be a clear reason for the expansion nor clear benefits for the locals of Prince Frederick and the County. No doubt that the land owners and developers would benefit but it is well known that fees and taxes that dwelling units contributed to revenues do not equal the services consumed by the residents. This is true in general throughout the US. In Calvert County the shortfall has been estimated by the County to average about \$2000 a year depending on the type of dwelling unit. Would the new units help those who find it hard to afford local housing or would the increased population attract significant new business – probably not on both counts. Would the new developments help deliver the “vibrant” town center promised in the pretty pictures presented by Planning and Zoning? If the proposed development of Amory Square with its discount grocery store and carwash are any indication, the answer is again no. So, if the benefits are hard to find, what about the flip side? There would be a clear strain on adequate public facilities and resources. Traffic congestion and its mid-County bottle neck, school capacity, and sewer capacity are just a few of the potential issues.

There are also serious environmental issues related to the lands of the proposed town center expansion. The bulk of the properties are rated as not recommended for even light development by the USDA soil survey. This survey does not rely solely on the slope of the land (as Calvert planners like to) but also on the erodibility of the terrain's soil type. I have personally noted severe erosion on land well below 25% and even 15% slope due to the fragile sandy soils that are common in the Prince Frederick area. One might expect that clever engineering could solve these issues but the facts on the ground prove this to be inconsistent. The issues are magnified by the lack of inspection personnel provided by the Maryland Department of the Environment. The design criteria for high rainfall events grossly underestimates actual measured rainfalls (storms that the criteria claim should only happen every 10 years happen roughly every 2 years on average). This destines the stormwater management facilities to fail early and often. The failures result in fragile soils with significant ravines. The County and Planning Commissioners have seen the types of damage that results both first hand and via documents I have presented to them. The sediment from the ravines eventually makes its way into both the Bay and the Patuxent. Sediment is a significant pollutant.

So, the bottom line is - Do you love Calvert County with its surrounding waterways and its rural character enough to protect it from unsustainable high-density development and population growth? If you do then acknowledge it by supporting the proposed amendments to the Comprehensive Plan.

Bob Estes

## Plummer-Welker, Jenny L.

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**From:** ROBERT Estes <bbbestes@comcast.net>  
**Sent:** Monday, October 31, 2022 1:32 PM  
**To:** Town Center Master Plan  
**Cc:** Kent Mountford Gmail; ROBERT Estes  
**Subject:** Fwd: Hearing at Brown Facility by Commissioners Tues 7 PM  
**Attachments:** Calvert Commissioners, Mtg 2-XI-22 Comp.Plan.docx

### This Message Is From an External Sender

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Dr Mountford requested that I email his comments so that they get to the Planning Commission in time to be included in the record and in time for the commissioners to see them.

Bob Estes  
301 502 4262

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

From: kent mountford <kentmountford@gmail.com>  
To: Bob Estes <BBBEstes@comcast.net>  
Date: 10/30/2022 10:18 PM  
Subject: Hearing at Brown Facility by Commissioners Tues 7 PM

I'd wished to attend this hearing even though St Leonard Creek is far from this site but I've a conflict meeting at the University of Maryland Chesapeake Biological Laboratory at the same time..

FYI I'm sending this letter to the County Commissioners (attached) You might print and hand in a copy since the mail could take longer to arrive

Very best to you for your undying efforts in this area to stop the County's decline

--

**NEW EMAIL** [kentmountford@gmail.com](mailto:kentmountford@gmail.com)  
Kent Mountford, PhD  
Ecologist and Environmental Historian  
Cove Corporation, 10200 Breeden Rd., Lusby MD 20657  
Cellular Phone 410-231-3843

Dr. Kent and Ms. Nancy  
10200 Breeden Rd., Lusby MD 20657

30 October, 2002

30 October, 2022

TO: Calvert County Board of Commissioners  
Court House, Prince Frederick, MD 20678

Regarding: The public hearing 2 November 2022,

Dear Commissioners:

Earl "Buddy" Hance (President), Mike Hart, Steve Weems and Chris Gadway

For the first time in a number of years, we're able to fully endorse your intention to back off from regulatory postures encouraging unwise development that threatens the remaining rural nature of this county. We have worked, lived and enjoyed life here for over half a century. Thank you for understanding the threat to this wonderful place, in which we have seen far too much unwise "growth" which has seriously diminished our quality of life.

We sincerely REGRET we cannot be present in person, since a prior seminar commitment is held at the same time. The importance of this meeting, however, cannot be over stated and we therefore write to you to emphasize our support.

We commend you for stepping forward to undo unwise decisions made in the past version of the Comprehensive Plan. During creation of that plan we repeatedly joined HUNDREDS of our fellow citizens whose detailed comments and objections were literally ignored during the process. We admire your courage and intelligence, as Commissioners, in the face of interests who would oppose what's best for this county's future.

No-one opposes improvements to infrastructure or intends to stifle economic opportunity where sensible, sustainable work can be done. Nonetheless unwise expansion, proposing projects which fly in the face of already crowded conditions, pose environmental threats and exacerbate ridiculous traffic congestion should not be allowed. The Planning Commission which reviews these things must understand this, regardless of their personal wishes.

Your intended actions as our elected representatives now can offer a measure of safety from unwise, unsustainable development to each of our Town centers at Huntingtown, Prince Frederick, Lusby and Solomons. We will support you in this mission, and we will support you at the ballot box as that opportunity arises.

Carry on, doing good works

Sincerely,

Dr. Kent Mountford, Estuarine Ecologist and Environmental Historian

Ms. Nancy K. Mountford, MS, President, Cove Corporation

**From:** [Robyn Truslow](#)  
**Sent:** Monday, October 31, 2022 2:54 PM  
**To:** [Town Center Master Plan](#)  
**Subject:** Delete the Expansion of the Town Centers from the Comp Plan

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**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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I just wanted to voice my family's opinion on the matter of the expansions of the Town Centers. I agree with the commissioners who voted to delete that from the Comprehensive Plan. Calvert County does not have the traffic capacity to handle the expansions. I also don't believe it would be a positive return on investment for the county. All growth is not good growth. I think Calvert County could be better served by preserving natural spaces and improving environmental outcomes. I hope that Planning & Zoning supports the deletion of expanding town centers.

Robyn Truslow

610 Willow Way, Prince Frederick, MD 20678

**From:** [Kathy Daniel](#)  
**Sent:** Tuesday, November 1, 2022 3:43 AM  
**To:** [Town Center Master Plan](#)  
**Subject:** Proposed amendments to the Comprehensive Plan

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**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**This Message Is From an External Sender**

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Dear Ms. Buehler:

I am taking the time to write, because I so strongly support the proposed amendments to the Comprehensive Plan that would reduce or eliminate future expansions for the Huntingtown, Lusby, Prince Frederick, and Solomons town centers.

I applaud Commissioners Buddy Hance, Mike Hart, Steve Weems, and Chris Gadway for requesting the proposed amendments and will show my support for them at next week's election.

Our narrow County cannot support more development and the traffic that would come with it.

Sincerely yours,

Kathy Daniel  
2417 Acacia Rd  
Port Republic, MD 20676

"You can't go back and change the beginning, but you can start where you are and change the ending." CS Lewis

**From:** [Carla Campbell](#)  
**Sent:** Tuesday, November 1, 2022 9:17 AM  
**To:** [Town Center Master Plan](#)  
**Subject:** Town Center expansions in Calvert County

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**This Message Is From an Untrusted Sender**

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Hello:

I live at 2156 Cedar Road in Port Republic. I would like to go on record as opposing any town center expansion in Calvert County and hope that the County Commissioners are of the same opinion.

Thanks for your consideration.

Sincerely,

Carla Campbell  
Port Republic

Sent from [Mail](#) for Windows

**From:** [Jane Head](#)  
**Sent:** Tuesday, November 1, 2022 9:25 AM  
**To:** [Town Center Master Plan](#)  
**Subject:** Expansion

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**This Message Is From an Untrusted Sender**

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There is no question that the traffic on Route 2/4 is extremely heavy nowadays. If the town centers of Prince Frederick, Solomons, Huntington, and Lusby were expanded, cars driving into them would obviously increase in numbers.

I object to the expansion of these town centers.

Sincerely yours,

Jane Head

--

Jane Head

Port Republic, Maryland

**From:** [Dorothy Howe](#)  
**Sent:** Tuesday, November 1, 2022 9:56 AM  
**To:** [Town Center Master Plan](#)  
**Subject:** Town Center development

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**This Message Is From an Untrusted Sender**

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Dear Planning Commission Members:

As a Calvert county resident of 20 years, I strongly urge you to support the County Commissioners' initiative to eliminate the expansions of Prince Frederick, Huntingtown, Lusby, and Solomons Town Centers. The current town centers are adequately populated and are getting to be too much, much too much! Many of us want to preserve the rural nature of our beautiful and unique county so we can all enjoy what it has to offer. And that doesn't mean more development. Thank you for your consideration.

Dorothy Howe

2005 Date Rd

Port Republic 20676

**From:** [David Braun](#)  
**Sent:** Tuesday, November 1, 2022 10:05 AM  
**To:** [Town Center Master Plan](#)  
**Subject:** Comprehensive Plan Amendments Support

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**This Message Is From an Untrusted Sender**

You have not previously corresponded with this sender.

Dear Ms. Buehler:

I am taking the time to write, because I so strongly support the proposed amendments to the Comprehensive Plan that would reduce or eliminate future expansions for the Huntingtown, Lusby, Prince Frederick, and Solomons town centers.

I applaud Commissioners Buddy Hance, Mike Hart, Steve Weems, and Chris Gadway for requesting the proposed amendments and will show my support for them at next week's election.

Our narrow County cannot support more development and the traffic that would come with it.

Sincerely yours,

David Braun  
2417 Acacia Rd  
Port Republic, MD 20676

**From:** [Margaret McCarthy](#)  
**Sent:** Tuesday, November 1, 2022 11:08 AM  
**To:** [Town Center Master Plan](#)  
**Subject:** delete expansion of town centers from Comp. Plan

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**This Message Is From an External Sender**

This message came from outside your organization.

To: Ms. Buehler, Chair, Planning Comm,

I support the change in the Comp. Plan to delete the expansion of the Prince Frederick, Huntingtown, Lusby, and Solomons town centers. I urge you and the Commission to adopt these changes. I believe this change will now accurately reflect the views of the majority of citizens of Calvert County.

Margaret McCarthy

residence: 990 Emmanuel Church Rd., Huntingtown, MD 20639

mail: P.O. Box 1634, Pr. Fred., MD 20678

phone: 410-535-0699

**From:** [Lili Sheeline](#)  
**Sent:** Tuesday, November 1, 2022 11:49 AM  
**To:** [Town Center Master Plan](#)  
**Subject:** Comments attached for Nov. 2 public hearing  
**Attachments:** My comments 2022-11-1 prop amndmts.pdf

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**This Message Is From an External Sender**

This message came from outside your organization.

Could you please acknowledge receipt? Thanks very much -

Lili Sheeline

Nov. 1, 2022

Ms. Maria Buehler, Chair  
Calvert County Planning Commission

Dear Ms. Buehler,

Thank you for the opportunity to comment on the Proposed Amendments to the Calvert County Comprehensive Plan as adopted in 2019.

I was extremely disappointed by the process that led to the adoption of that plan in its current form. I felt at the time that the Calvert County government had disregarded the bulk of comments from the public – comments that I, myself, heard, saw, and read as I attended many of the meetings and workshops held by the Dept. of Planning & Zoning. So, I'm now very heartened by the BOCC's decision to propose these amendments eliminating the expansion of four of the Town Centers. While it has come late in the process, I do feel that, finally, our county government is listening to us.

I know that there will be opposition to these changes, especially from those who feel that the only way to achieve economic growth is to continually take more land for development. But the residents of this county have strongly voiced their support for retaining its "rural character." There is no reason that we shouldn't be able to do both – retain our rural character and grow economically.

Adopting these proposed changes should not, in any way, preclude Calvert County from growing and succeeding economically while its beautiful landscapes and natural resources continue to shine and provide.

I strongly appreciate and support these proposed amendments and urge the Planning Commission to vote in favor.

Thank you.

Lili Sheeline  
3230 Hillcrest St.  
Port Republic

## Plummer-Welker, Jenny L.

---

**From:** Paul Dennett <pdennett@comcast.net>  
**Sent:** Tuesday, November 01, 2022 12:26 PM  
**To:** Town Center Master Plan  
**Cc:** Diana Dennett  
**Subject:** Possible Changes to the County's Town Centers

### **This Message Is From an Untrusted Sender**

You have not previously corresponded with this sender.

Dear Ms. Buehler - We are writing to support the efforts by Commissioners Hance, Weems, Hart and Gadway to delete the expansions of the County's town centers in Lusby, Huntingtown, Prince Frederick and Solomons from the Comprehensive Plan. Calvert County has long had a workable and well-balanced plan to focus higher density development within designated town centers while retaining as much of the County's rural character as possible outside of the town centers. This far-sighted concept has been critical in making Calvert County such a special place and has rightfully distinguished us from the development sprawl which has characterized the other two neighboring Southern Maryland counties.

We therefore urge the Planning Commission to reject the efforts of those who are seeking to expand the County's town center boundaries.

Respectfully,  
Paul and Diana Dennett  
2125 Bluebell Rd.  
Port Republic

**Plummer-Welker, Jenny L.**

---

**From:** SCOTT OWENS <owensisland@comcast.net>  
**Sent:** Tuesday, November 01, 2022 1:06 PM  
**To:** Town Center Master Plan  
**Subject:** Town Center expansion

**This Message Is From an Untrusted Sender**

You have not previously corresponded with this sender.

To whom it may concern,

As a long-term homeowner of Calvert County, (39 years) I am opposed to any expansion of the town centers. Like me, a large portion of the population of Calvert County moved here to get away from the urban spread of counties like Prince Georges and Montgomery.

Continuing to grow the population centers defeats their original purpose. Believe me, Calvert countians do not want what is happening in Charles County, which is all but an extension of Prince Georges County.

Please take into consideration the current residents, who want for their children and grandchildren what we have enjoyed for so many years.

Respectfully,

Scott Owens

**Plummer-Welker, Jenny L.**

---

**From:** Jeffrey Lewis <jeffrey.lewis41@gmail.com>  
**Sent:** Tuesday, November 01, 2022 1:24 PM  
**To:** Town Center Master Plan  
**Subject:** Town Center Update

**This Message Is From an Untrusted Sender**

You have not previously corresponded with this sender.

To whom this concerns,

I think this is a great idea to increase the town centers and should be done. I would love to see the sq. ft. increase for box stores so we can have better options.

Thank you  
Jeffrey

## Plummer-Welker, Jenny L.

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**From:** Susan Dzurec <calvertwoman@gmail.com>  
**Sent:** Tuesday, November 01, 2022 1:33 PM  
**To:** Town Center Master Plan  
**Subject:** Planning Commission Public Comments  
**Attachments:** Costs of Town Center Expansion Report.docx

### This Message Is From an External Sender

This message came from outside your organization.

November 1, 2022

To: The Calvert County Planning Commission

Topic: Public Hearing and Comments on the Calvert County Comprehensive Plan Proposed Amendments - Reduction of Town Center Expansions

My comments are being submitted as a member of Calvert Citizens United.

I am in complete agreement with the Town Center Reductions as proposed by the Commissioners.

Throughout the 2040 Comprehensive Plan adoption process, the majority of Calvert's taxpaying citizens asked repeatedly not to expand the Town Centers. Minus Commissioner McConkey, Commissioners Hance, Weems, Gadway and Hart are finally listening to the citizens' request. These four commissioners are placing credence on citizens' analytical knowledge in relation to the county's unfettered population growth and potential negative environmental impact. The possibility of massive budget shortfalls due to these economically unsound spending policies must also be considered.

The following supporting documentation will give you accurate substantiated information why these amendments **MUST BE APPROVED.**

At the first Comprehensive Plan public workshop a county citizen asked; "When will you be doing the studies needed in order to make informed decisions while writing the 20 Year Comprehensive Plan?" Citizens of Calvert County are still waiting for those studies to be completed, including the cost of the expansions to the taxpayers as well as an Environmental Impact study.

According to the American Planning Assoc. Best Practices protocols,

**"A community's first step should be an assessment of its existing natural and built environment and economic and social systems. The assessment should be based on the latest professional and scientific knowledge of these systems' capacities and their strategic interrelationships. This will help provide an understanding of the strengths, gaps and obstacles to achieving a more sustainable future."**

The Planning Commission has refused to comply with this protocol with one exception. You hired a contractor to produce a traffic study that contained skewed and inaccurate traffic data in order to support the demands of the

builder/developers and the Planning Commissions' pro-development agenda. Fortunately, citizens contacted the Maryland State Highway Administration and received empirical traffic data on the County's failing intersections that confirmed what the citizens already knew and were personally experiencing on their morning and evening commutes.

Without exception, citizens' input/requests for the future of Calvert County have been totally ignored in order for you, the Planning Commission, to provide everything the builder/developer community has demanded of the county. That pro-development bias remains in place to date.

The complete debacle of the county's proposal to build a "Poop Line" to Solomons is a perfect example. At the January 2022 Planning Commission meeting, after discussing the allowable units per acre, (14) in areas of the PF TC, your members asked, "What is the remaining capacity of the P.F. sewage treatment facilities?" Planning and Zoning staff had no idea. Questions such as this are why you were supposed to do an assessment first. Its findings would have addressed the county's sewage dilemma long before the Comp. Plan process ever began.

During the Feb. 23, 2022 Planning Commission meeting, it was disclosed that the Prince Frederick sewage treatment plants' fields for aeration of processed waste are nearing capacity. The county's solution was to build a pipeline to the Lusby/Solomons Island treatment plant, (approx. 20 miles away.) In a fiscally irresponsible action, members of the Planning Commission unanimously approved a budget item for **\$37,715,930**. If it had not been for Planning Commissioner Freeland's questions to the Public Work's staff, the \$37,715,930 budget item, let me repeat that, **THE \$37,715,930 BUDGET ITEM**, would have passed without so much of a blink of an eye. At the time of the vote, the members of the Planning Commission had no accurate knowledge or understanding of the project or the far-reaching consequences of pumping waste water 20 miles down the county, before voting. Citizens throughout Calvert, couldn't believe they were witnessing this level of incompetent planning practices by the Planning Commission. See supporting documentation for additional information.

Thankfully, the group Keep Calvert Country-Grow Responsibly (KCC), set forth on their own and researched federal, state, and professional planning guidelines, as well as county budgets and plans to identify costs that the county is likely to incur from this and other proposals. Their study reported on the problems the county is likely to face from the proposed expansion and outlines the magnitude of the county's potential long-term financial risks. It identified three major potential problems:

1. The proposed growth will worsen traffic gridlock in Prince Frederick and increase regular traffic stoppages all along the MD 2/4 corridor in the county.
2. The significant increase in residences in a concentrated area is likely to exceed the capacity of Wastewater Treatment Plants (WWTPs) to treat sewage.
3. **Calvert residents are likely to face cumulative budget increases of roughly \$500 million dollars incrementally over the next several years.**

When KCC presented their report to the County Commissioners, they challenged the county to prove if any of their statistics were incorrect by doing their own cost analysis. To date that has not happened. However, it should be noted that the Commissioners have used KCC's statistics during the BOCC's decision making meeting discussions.

**Please see KCC's Cost Analysis attached.**

Supporting documentation:

Link to the Feb. 23, 2022 Planning Commission meeting video:

[https://calvertcounty.granicus.com/player/clip/1574?view\\_id=24&redirect=true&h=3b58aeea5b318ba674ffe90dc57bab40](https://calvertcounty.granicus.com/player/clip/1574?view_id=24&redirect=true&h=3b58aeea5b318ba674ffe90dc57bab40)

Item 8a on the meeting index; Proposed Fiscal Year 2023 - Fiscal Year 2028 Capital Improvement Projects, Document Link found here; [https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/1250908/CHART\\_2023-2028\\_iii.pdf](https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/1250908/CHART_2023-2028_iii.pdf)

#15 of the CIP FISCAL YEARS PROJECT COST states: "SEWERAGE / WASTEWATER - PRINCE FREDERICK / SOLOMONS PUMP STATION AND FORCE MAIN / #4857 Major component of larger wastewater treatment consolidation project. Pump Station and Force Main will convey wastewater from Prince Frederick service area to Solomons WWTP. Existing Prince Frederick WWTPs (#1 and #2) will be decommissioned once Solomons' wastewater treatment is expanded. Applying for MDE Loan/Grant in January of 2022 should know about award July 2022.\* Combined FY Totals: Previous \$5,368,930 / FY23 - \$8,700,000 / FY24 - \$9,173,500 / FY25 - \$14,273,500 / FY26 - \$100,000 / FY27 - \$100,000" **Total: \$37,715,930**

During the March 16, 2022 Planning Commission meeting, Dept. of Public Works presentation, Item 8a on the video index: Link found below: \*Time 53:19; The Planning Commission and the public are told by the County Administrator Mark Willis "MDE has been involved with this from the beginning and they're the biggest supporters of this project. So when you have the reviewing and approving agency at the state level, trying to decide this for you, it's kinda hard to back away." He then continues his comments.

[https://calvertcounty.granicus.com/player/clip/1586?view\\_id=24&redirect=true&h=aa7cd165d51ce114db9b08b327aed8a4](https://calvertcounty.granicus.com/player/clip/1586?view_id=24&redirect=true&h=aa7cd165d51ce114db9b08b327aed8a4)

**\*On the basis of Mr. Willis' comments**, Calvert Citizens United (CCU) contacted MDE, reported Willis' comments and were told that NO application of any substantive value had been submitted to MDE by the county for such a project. CCU was told that MDE is not a banking institution and they don't have \$40,000,000 to give to any county. They were also told that based upon the one page of information submitted by the county, the county would not be given a numerical assessment and would be denied. It was very obvious that MDE was not taking the county's request seriously. Sadly, we found out that Calvert County's incompetence was the new joke at MDE.

Only time will tell if the future actions of the Planning Commission will continue to be guided solely on the wishes of the builder/developers or if the citizens' input, guidance and aspirations for the County's future and well-being for generations to come, are finally taken into consideration. The removal of the Town Center expansions will be the first test of your priorities and the citizens will be watching!

Susan E. Dzurec

# **Problems and Cost Increases Likely from Proposed Expansion of Prince Frederick Town Center**

**March 29, 2022**

**Prepared by Members of Keep Calvert Country**

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## I. Statement of Issue

In July 2021, the Calvert County Department of Planning and Zoning (P&Z) proposed a revision of the Prince Frederick Town Center Master Plan<sup>1</sup> that could add as many as 10,024 new residences<sup>2</sup> to the county seat. Approval of this proposal would significantly accelerate the county's population growth and could significantly increase near and long-term annual budget costs because it would require the county to deal with: worsening traffic congestion, overloaded sewage processing capacity, accelerated water consumption, overcrowded schools, and increased county services. These added costs would require officials to either pass them on to Calvert taxpayers or reduce essential public services, such school funding.

Despite requests from citizens and standard professional planning practices, there is no indication that P&Z staff prepared studies to determine the potential impact of the proposed construction on the potential problem areas listed above. These would enable Calvert officials and residents to determine the program and budgetary impact of the proposed expansion. Without this information, *county officials cannot make informed decisions on the costs of correcting future problems.*

A group of citizens committed to protecting their quality of life formed Keep Calvert Country (KCC). Its members researched federal, state, and professional planning guidelines as well as county budgets and plans to identify the impacts and costs that the county is likely to incur from this proposal. This KCC report identifies the problems that the county will probably face from the expansion and outlines the county's potential long-term financial risks. It found three major potential problems from the proposed growth. It:

1. will worsen traffic gridlock in Prince Frederick and increase traffic stoppages all along the MD 2/4 corridor,
2. will concentrate growth in an area that is likely to exceed the capacity of Prince Frederick's Wastewater Treatment Plants (WWTPs) to treat sewage, and
3. will likely generate future Calvert budget increases of \$510 million or more.

***While KCC researchers tried to make this report as accurate as possible, we encourage Calvert officials to provide us documented evidence where they believe this report is mistaken.***

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<sup>1</sup> Town Center Master Plan, Prince Frederick, July 2021.

<sup>2</sup> P&Z January 26, 2022, presentation to Calvert Planning Commission, Slide 11.

## II. Overview of the Calvert FY 2022 Adopted Budget

Apart from some funds from federal or state sources, Calvert residents pay most county expenditures with taxes or fees from several parts of the county budget:

**General Fund.** These funds are collected directly from residents or corporations and are used mainly to cover the county’s operating expenditures. They are collected as property taxes, income taxes, and revenues, including payments in lieu of taxes (PILOTs) negotiated between Calvert officials and management at the nuclear power plant and the Cove Point LNG export facility.

**Enterprise Fund.** This fund accounts for operations financed and operated like business enterprises where operations are predominantly self-supporting by user charges, such as in the Water and Sewer Fund and the Solid Waste Fund.

**Excise Tax Fees** These are one-time fees assessed against new development that attempt to recover from the developer the capital cost of additional public facilities needed to serve the development.

**Capital Projects Fund.** This finances capital projects such as land purchases, construction of a new facility or building, renovation of existing facilities or buildings, or purchase of a major equipment that result in the acquisition of capital assets. In addition, this fund includes recurring capital projects such as roof replacements, mechanical/HVAC systems, and fire & rescue apparatus.

### Calvert FY 2022 Budget

#### Expenditures of Operating Funds<sup>3</sup>

##### General Fund

County Government..... \$184,544,369

Calvert Public Schools ..... \$143,395,657

Other ..... \$46,333,025

Total Operating Funds..... \$374,273,051

Capital Improvement Program ..... \$81,626,367

**Total All Funds** ..... \$455,899,418

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<sup>3</sup> Budget data obtained from the Calvert FY 2022 Budget, pp. 26 – 28.

## Revenues

General Fund Revenues.....	\$455,899,418
Of which <sup>4</sup> :	
Exelon PILOT.....	\$19,646,574
Dominion PILOT.....	\$63,445,000

### III. Prior Expenditures Suggest Future Budget Costs

The precise costs of the proposed expansion are unknowable in part because of inherent uncertainties regarding the timing, nature, and magnitude of future budget demands from the expansion. However, there are professional analytical methodologies that can provide rough order of magnitude estimates of costs. Unfortunately, P&Z officials did not provide essential data necessary for Calvert officials or residents to make detailed analyses on a range of topics affected by the proposed expansion. This paper identifies the problems likely to emerge and provides rough order of magnitude estimates of the kinds of costs that this accelerated population expansion is likely to generate in future budgets:

### IV. Capital Project Costs

#### A. New Road Construction.

1. Traffic Congestion Foremost Concern of Expansion. The most immediate, expensive, and potentially troubling impact on Calvert residents from the proposed expansion would be increased roadway congestion resulting from significantly more vehicles. Even without the proposed expansion, the State Highway Administration predicted in 2013 that by 2035, seven intersections in Prince Frederick would fail in the morning and nine in the afternoon.<sup>5</sup> These failures would impact businesses and significantly add to commuting times. Increasing current traffic levels by another 10,000 to 12,000 daily trips to the existing 40,000<sup>6</sup> trips a day could cause gridlock. The increased traffic would also increase the 42-minute<sup>7</sup> average commuting time for Calvert residents. The lack of detailed traffic analysis in the draft Prince Frederick Master Plan using approved Adequate Public Facilities Ordinance (APFO) methodologies makes it difficult to estimate the amount and cost of new road construction needed to avoid worsening existing congestion.

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<sup>4</sup> Ibid., p. 50.

<sup>5</sup> Maryland State Highway Administration, Prince Frederick Study, May 2013 Revision.

<sup>6</sup> July Master Plan, p. 7-1.

<sup>7</sup> Ibid., p. 7-3.

2. Plan Favors as Pay-per-Unit Fees Instead of Developer Studies. According to the wording in the draft plan’s Chapter 7. Transportation, the county proposes as Objective #1 to “Eliminate Project-Specific Traffic Impact Studies & Mitigation Requirements” to “... equitably apportion costs among developers, the county, and state rather than imposing all improvements on the first developer whose impacts would trigger mitigation due to a falling level of service (as presently defined in the APF regulations).”<sup>8</sup> This means that, contrary to past practices, developers would no longer need to conduct studies to determine the number of additional vehicles that their proposals would add to local roadways and identify the structures they would have to build to avoid worsening congestion. Instead, county officials would collect a fee designed to effectively shift the costs of mitigating congestion caused by new residences that developers are currently required to pay to the county and state. As the P&Z Plan points out, the current APFO could prohibit a development from being built unless the developer mitigates the additional traffic created by the development. So, P&Z is proposing to revise APFO criteria to enable developers to avoid having to conduct the studies and thereby be able to build with the county and state absorbing much of the costs that they would currently be required to pay.
  
3. Without APF Traffic Studies, P&Z Cannot Determine “Equitable” Fees. *Without detailed traffic analysis in advance of approving permits for new developments using APFO methodology, there is no way that county officials could know whether the fees they are proposing to impose on developers would be adequate to cover all the costs of the additional road improvements needed to mitigate increased traffic congestion.*
  
4. Plan Advocates Flawed Methodology for Traffic Studies. Instead of using methodologies recognized by professional planners for projecting the impact of additional vehicles on existing congestion, P&Z advocates replacing State Highway Administration criteria for measuring intersection congestion with a flawed methodology that systematically understates the increases in congestion resulting from added vehicles. If these proposals are adopted without the recommended traffic analysis, Calvert officials would be denying themselves and the public the data necessary to accurately project the amount of future traffic congestion caused by new developments and determine what road and intersection improvements would be needed for APFO compliance.
  
5. Road Maintenance Less Costly Than New Construction. Below is a list of significant road improvements through 2027 that are in the county’s FY 2022 Budget<sup>9</sup> :

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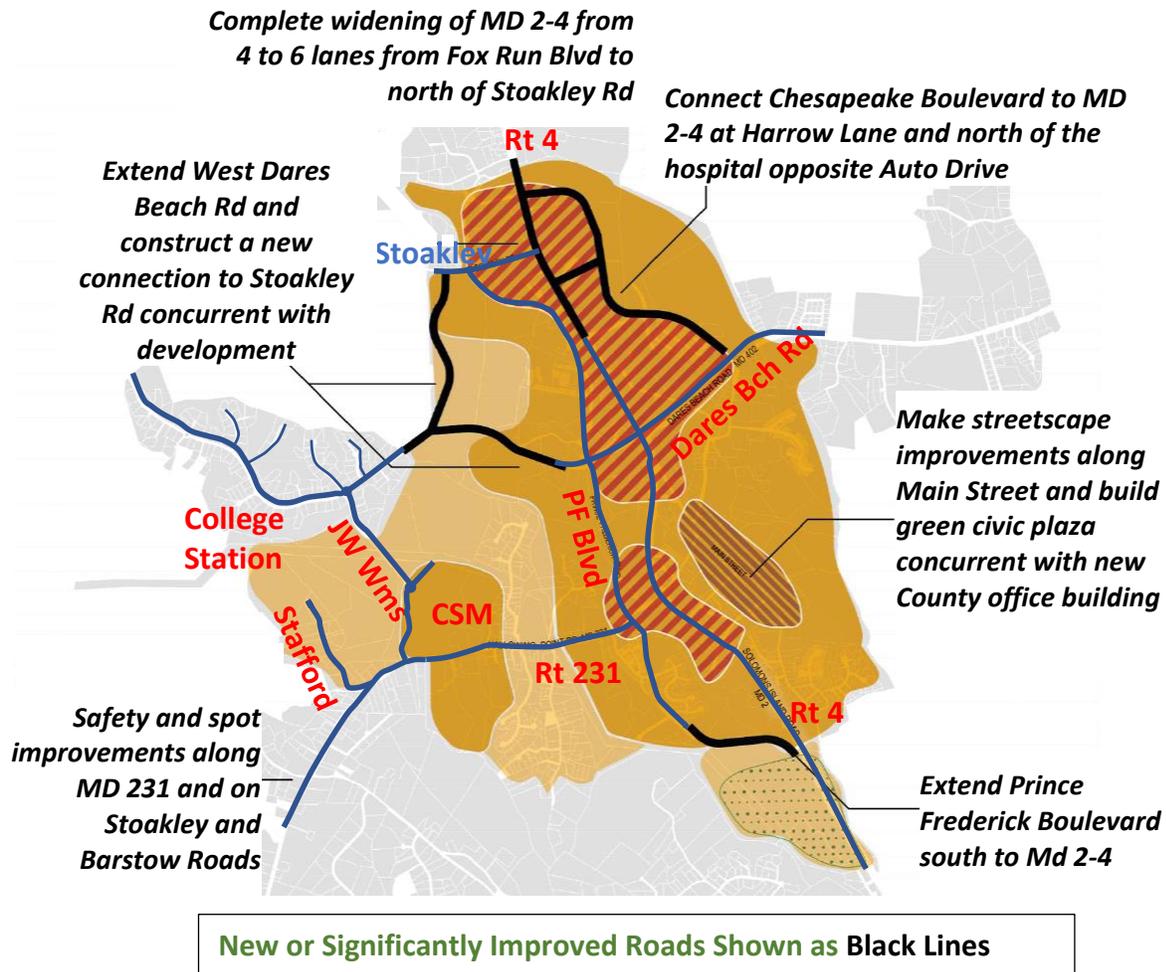
<sup>8</sup> Ibid., p. 7-18.

<sup>9</sup> Calvert FY2022 Budget, pp. 245 and 400 – 407.

- Stafford Road Intersection Improvement: \$3,000,000. This project would improve the safety of the intersection with MD Route 231 and install a traffic light.
- West Dares Beach Road Improvements: \$2,100,000. This project would widen the existing roadway to 4 travel lanes with curb, gutter, and sidewalks.
- Mount Harmony Road Safety Improvements: \$2,500,000. Improves safety between MD Route 2 and MD Route 260.
- Little Cove Point Road Curve Improvements: \$1,700,000. Improves alignment along 0.25 mile stretch of road.
- St. Leonard Road Widening: \$2,340,000. Widens road to permit emergency egress.
- Lusby Parkway Extension: \$1,075,000. Extends parkway to Gunsmoke Trail.
- Prince Frederick Loop Road – NE – East Side Connection: \$2,800,000. This project would connect Chesapeake Boulevard with Fox Run Boulevard.

The above projects projected to cost the county \$15,515,000 are only for maintenance and minor upgrades of existing roads. While such improvements can be cumulatively expensive, they are significantly less costly than the construction of new roadways that require land acquisition, vegetation removal, grading, drainage structures, and material for the road base and surface.

6. Examples of New Construction Costs. The county's transportation consultant mapped out approximately 3.3 miles of new county roads needed for the new growth as part of the town center expansion that includes: the completion of Chesapeake Boulevard, the extension of Prince Frederick Boulevard south to MD Route #2/4 over the rugged lands of Sullivan's Branch, the extension of West Dares Beach Road to College Station, and a new road west of Prince Frederick Boulevard that would be constructed over the headwater streams of Hunting Creek to serve a combination of new single-family houses and apartments. The proposed road segments will cross steep slopes and wetlands making the construction more expensive. (See map below)



7. Road Costing Model. In addition, the county has been planning another major road construction project that is not only expensive in and of itself, but also provides a useful measure of how much new construction projects could cost:
  - Chesapeake Boulevard Extension: \$25,000,000. This would connect MD Route #2/4 with Dares Beach Road and Fox Run Boulevard. It would be between MD Route #2/4 north of Calvert Health Medical Center to Calvert Middle School and Fox Run Boulevard and provides a useful yardstick for how expensive new road construction would be in the new developments in the proposed expansion. P&Z reports that it would cost between \$20 million and \$25 million, exclusive of right-of-way and acquisition costs, to build this 4,300-foot roadway.<sup>10</sup> The same terrain considerations that make this project more expensive would also apply to virtually all the areas included in the proposed expansion.

<sup>10</sup> This project is 980 feet short of a mile (roughly 20%).

- Given additional acquisition costs, this roadway construction in Prince Frederick could be roughly \$30 million a mile.<sup>11</sup>

But road construction within the town center expansion area would not address the existing congestion on MD Route 2/4 and would require an overpass to enable southbound drivers on MD Route 2/4 to turn east toward Dares Beach Road without adding to congestion at that future intersection. This overpass was not included in the town center expansion plan, but was recommended by the State Highway Administration in 2013.

- An **additional estimated \$15,000,000 to \$30,000,000** would be required to build an overpass from the west side of Route 2/4 to the new boulevard extension.

*Without a study before approval of developments, major residential growth would likely occur before the need for road and intersection improvements could be identified, let alone completed, so, the county, instead of developers, would absorb most costs.*

- The proposed new construction in and near Prince Frederick would do nothing to eliminate:
    - the PM rush hour backup at MD Rt 2/4 southbound at Stoakley Road,
    - increased traffic tie-ups in Dunkirk, and
    - congestion further west along Rt 231.
8. **Costing Model.** In the absence of P&Z data, this study used recent per mile construction costs of other proposed county road projects to provide a general estimate of the future impact on the county budget and county taxpayers.
- The estimated 3 to 4 miles of new roadway construction (at roughly \$30,000,000 per mile) required by the proposed expansion of the Prince Frederick town center, would compel Calvert taxpayers, not developers, to **add \$120 million or more** to its budget for new road construction. (Maintenance would be additional.)

## **B. New School Construction and Expansion.**

1. **Significant Increase in Students.** If the estimated 10,024 new residences are added as proposed and the decline in the COVID pandemic enables more students to return to in-person instruction, the county will need to build and

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<sup>11</sup> The data on the costs of building Chesapeake Boulevard were presented in October 10, 2019 in a Memo from John A. Cosgrove, Calvert County Capital Improvement Projects Division Chief to the Calvert BOCC regarding Northeast Prince Frederick Loop Rd from Calvert Middle School to MD RT 4 North, Slide #6.

expand school facilities to cope with additional students. Over and above the need to accommodate returning students throughout the county, the proposed large developments would concentrate most new students in Prince Frederick that may not have adequate school capacity. For purposes of estimating the potential impact of the proposed expansion on Calvert schools, this paper assumes that expansion would add roughly 3,000 additional students to the Calvert Public School system.

2. Guidelines for Building New Schools. Using APFO guidelines for determining the number of students, the school system would have to accommodate:

Number of Students	Type of School	New Schools Needed
1,450	Elementary	2
650	Middle	1
880	High	1

If that number of new students were to appear in Prince Frederick, Calvert officials would face two difficult choices: redistrict school districts (always controversial) or build new schools. Based on recent costs of new school construction in the county, such construction would be very expensive:

- Two New Elementary Schools: \$100,000,000
- One New Middle School: \$70,000,000
- One New High School (with auditorium and purchase of land): \$100,000,000

3. School Costing Model. Calvert Citizens pay roughly half of the school construction costs, and the state pays the other half. Allowing for the inflation in construction and the added costs of procuring land, this means that the total cost of future school construction needed to replace existing or build and maintain new schools to accommodate additional students and maintenance could reach roughly \$275,000,000 after the proposed expansion is approved and built out. This estimate is based on costs of recent school construction. They would be *in addition to* its FY 2022 budget plans for accommodating the projected school population in the rest of the county.

- To accommodate the additional students, Calvert would need to add **\$135,000,000 or more** to its long-term CIP budget to cover its share of school construction costs.

*Note on Capital Projects: There are other Capital Projects that are not addressed in this report because it would be too difficult to identify and price them, but they would be necessary and add to Calvert County’s overall budget costs:*

- Sidewalks,

- *Senior Center,*
- *Community Center, and*
- *Recreation trails and fields.*

## V. Capital Project Income

If all the proposed 10,024 new residences in Prince Frederick were to be apartments, the one-time Excise Tax Fees used primarily for roads and schools would be \$77,500,000; if all new residences were single-family homes, the revenue would be \$129,500,000. While this proposed increase in housing would be concentrated in Prince Frederick, it would increase the overall number of residences in the county by 2040 above the 37,600 units included in the comprehensive plan by more than ten thousand.

## VI. Enterprise Fund Expenses

### A. Prince Frederick Sewage Processing Facilities.

1. Facilities Capacity Not Addressed. The proposed addition of as many as 10,024 new residences to Prince Frederick, raises serious questions about the adequacy of current and planned sewerage facilities to treat the added wastewater. The issue of sewer treatment capacity needed to accommodate the proposed expansion was not explicitly addressed in the proposal. It arises because county officials are not following their own planning documents in two ways. First, they have been approving more new residences than projected in long-term planning documents. Second, they have not provided any documentation that confirms that current and planned upgrades of the Prince Frederick Wastewater Treatment Plants (WWTPs) facilities will be able to handle the additional sewage generated by significantly more residences than the 37,600 residences projected in 2014 for 2040.
2. Pipeline Proposed to Divert Wastewater. The lack of clarity in the P&Z expansion request became even more confusing during its February 23 meeting when the Planning Commission voted unanimously to approve a Department of Public Works (DPW) request for 16 (of 200) projects<sup>12</sup> because they were consistent with the county's 2019 Comprehensive Plan and the 2021 Town Center Plan. Included in that list of projects was item #15, a "force main" (pressurized pipe) from Prince Frederick to Solomons, that would pump *all liquid sewage* from Prince Frederick to be processed in Solomons. This vote was taken without determining how much sewage would be pumped from Prince Frederick from its

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<sup>12</sup> This vote was taken at roughly 53+ minutes into the February 23, 2022, Planning Commission meeting: [https://calvertcounty.granicus.com/player/clip/1574?view\\_id=24&redirect=true](https://calvertcounty.granicus.com/player/clip/1574?view_id=24&redirect=true).

current population and how much more sewage would be transported from the county-estimated increase of up to 10,024 new residences in the proposed Prince Fredericktown center expansion.

At the February 23 meeting, the PW representative reported that this new pipeline was necessary because the fields used for “spray irrigation” were past their useful lives and unable to continue receiving liquid sewage and were failing. He further reported that DPW could transfer all Prince Frederick’s liquid sewage to the Solomons WWTP facility that uses “rapid infiltration” not “spray irrigation” to dispose of the waste liquid. The PW representative said that recent studies showed that they would soon need to shut down the Prince Frederick WWTP operations because of the pending failures on the spray fields.

3. Senior DPW Official Adds to Confusion on WWTP Capacity. To confuse matters even further, in subsequent county P&Z and BOCC meetings Kerry Dull, DPW Director, reported that, “The Prince Frederick Sewer System is not failing” and that the two Prince Frederick WWTP systems were operating at 71% capacity. At a March 22 BOCC meeting, Director Dull provided additional detailed information that raised even more serious questions about the adequacy of Prince Frederick’s current WWTP facilities and how many new Equivalent Dwelling Units (EDU<sup>13</sup>) could be added to the municipality before the Prince Frederick WWTP facilities would reach full capacity. The discussion between DPW and the BOCC revealed important additional facts:
  - WWTP’s current capacity is at 71%.
  - When WWTP volume reaches 80% of capacity, Maryland MDE would require the county to find/build an alternative for expansion of processing capacity.
  - Over the past 5 years (at current growth rates), the volume of waste processed increased by 6% to 7% (roughly 1% per year).
  - The Prince Frederick WWTP system has the capacity to accommodate only 450 more EDUs to reach its 80% capacity and 1,200 EDUs before it reached 100% capacity.
  - County officials have already approved 3 development permits that, when built, will push WWTP capacity to 80%.
  - Once that level is reached, MDE would require Calvert to complete an alternative WWTP facility within 6 years.
  - It would be difficult to prevent communities along the alignment of the pipeline from tapping into it given that septic systems in the southern part of the county were nearing capacity.
  - Three options for expanding Prince Frederick WWTP capacity:
    - Expand current PF WWTP – need 150 more acres

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<sup>13</sup> EDU is a unit used by Departments of Public Works to measure amounts of sewage generated by new residential and business entities. One EDU equals 200 gallons per day.

- Build pipeline to Solomons
  - Limit growth
4. BOCC Schedules Public Meeting to Identify Facts on Sewage. Because of the complexity of the DPW proposal and the need to clarify whether current facilities can process added growth, the BOCC decided to hold a public meeting in mid-April to give DPW the opportunity to develop alternatives and give the public an opportunity to express their opinions about proposed options.
  5. Poor Coordination between County Departments on WWTP. There is no indication that P&Z officials are following good planning policies as outlined in the APFO that states that “Providing adequate capacity at the endpoint of the sewer system, the WWTP [Wastewater Treatment Plants], involves expensive improvements the costs of which are borne by local and State government.”<sup>14</sup> During a recent Planning Commission meeting, a P&Z staffer admitted that the department did not know the capacity of the current WWTP system. Instead, the staffer directed the Planning Commission to ask Public Works to provide that information. Maryland Code, Environment, §9-512 (b) says that:
    - (1) A state or local authority [such as Calvert County] may not issue a building permit unless:
      - (i) The water supply system, sewerage system, or solid waste acceptance facility is adequate to serve the proposed construction, taking into account all existing and approved developments in the service area;
      - (ii) Any water supply system, sewerage system, or solid waste acceptance facility described in the application will not overload any present facility for conveying, pumping, storing, or treating water, sewerage, or solid waste.

*Absent the analyses recommended by the APFO and required in Maryland Code, neither county officials nor residents can be confident that existing and planned WWTP facilities will be able to handle the proposed town center expansion without sewage overflows. Accordingly, Calvert officials should not approve the proposed expansion of Prince Frederick until they have conducted the required studies.*

6. Construction of Alternative WWTP Facilities Expensive. Even though it’s not possible to predict whether, where, and when additional sewerage treatment capacity will be needed in Prince Frederick or repairs may be needed on older sections of the system, it is possible to derive a rough order of magnitude estimate of potential future costs of new sewerage-processing facilities based on

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<sup>14</sup> Adequate Public Facilities Ordinances, Models and Guidelines #24, p. 14.

costs of planned upgrades to Calvert WWTP facilities in the Calvert FY 2022 budget:

- Upgrades to Prince Frederick WWTP I: \$30,357,430. Increases facility's capacity and meets more stringent limits on discharges.
- Upgrades to Prince Frederick pump stations #4 and #6: \$3,293,118. Meets increased demands on system and improves energy efficiency.
- Upgrades to Solomons pump stations: \$1,358,500. Meet most urgent needs and improves operational safety.
- Upgrades Solomons Nutrient Removal System: \$27,936,880. Replaces undersized/failing components and meets anticipated future limits.
- Highlands Low-Pressure Sewer System: \$5,672,500. Redirects outflow from failing septic systems to sumps that will deliver effluent to the Chesapeake Beach Wastewater Reclamation Plant.<sup>15</sup>

These projects over the next five years will cost Calvert residents \$68,618,428.

7. Uncertain Capacity of WWTP to Process Expansion Sewage. Because of the absence of data on whether the current capacity of the Prince Frederick WWTP facilities will be able to treat the additional waste from more residents in the proposed town center expansion, *it is not possible for either Calvert officials or residents to determine whether that WWTP system will have the capacity to treat the additional sewage without needing to build costly new sewerage facilities.* If significant new projects are needed and the county must significantly increase borrowing for the Enterprise Fund, Calvert's AAA bond rating could be put in jeopardy because of higher debt service obligations.
- In view of the mixed signals from DPW regarding the need for a pipeline to Solomons, it is not clear whether the proposed CIP-funded work on the Prince Frederick WWTP "spray irrigation" facilities is designed to enable them to continue working in place for the disposal of liquid sewage or to prepare them for transferring that liquid to Solomons for "rapid infiltration."
  - Given the cost of planned upgrades to the current Prince Frederick WWTP system, the high rate of inflation for construction, and proposed, the town center expansion could **add \$100,000,000<sup>16</sup> or more** to the county's capital improvement budgets for increased sewage treatment.
  - County residents have a right to know how much will be borrowed for future sewer projects and residents paying Enterprise Fund fees have a right to know how much more they will have to pay for all this expansion.

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<sup>15</sup> FY 2022 Budget, pp. 449-453.

<sup>16</sup> In addition to inflation raising the costs of proposed sewer construction from the roughly \$70 million for currently planned projects to \$100 million, the unknown costs of the roughly 14-mile pipeline would increase future costs to \$100 million.

## B. Adequate Water.

1. Adequate Water Assumption Based on Outdated model. Calvert officials' assumptions about adequate supply of water from aquifers is based on studies 15 years old. Given the high growth in Southern Maryland between 2010 and 2020 and the continued high growth in Calvert County projected through 2040, officials cannot be confident that water will continue to be available or drawn at a reasonable cost. Given the potential for an additional 10,024 additional residences in the Prince Frederick town center, water consumption could increase significantly and Calvert residents on public water systems will likely have to pay higher Enterprise Fund fees to absorb added costs for maintaining and expanding the supply of water. Although wells can last for decades, they can also fail. New wells can be needed because of pump failures, significantly declining water levels in the aquifer, or a pollutant (such as arsenic or iron) has migrated into a well. Then, an alternative source of water needs to be found and often a new, deeper well needs to be drilled. New wells can be expensive. Private wells can cost between \$20,000 to \$50,000 depending on the depth required to reach good water. Public wells, because they require larger pipes and pumps, can cost significantly more. Calvert 2040, reports that Calvert Cliffs, Chesapeake Ranch Estates, and Marley Run have installed costly arsenic removal systems.<sup>17</sup> The 2013 Calvert Budget showed that it cost \$1.3 million to drill a new well into the Patapsco aquifer to remediate arsenic in the Chesapeake Heights/Dares Beach water system.<sup>18</sup>
2. Most Residents Not on Public Wells. Another problem can arise if the county finds that it needs a new source of water because aquifers start to run low or become polluted. The options the county would face would be very expensive or technically challenging because roughly 74% of Calvert residents are on private wells, not public water systems. Calvert officials could (1) encourage private well owners to drill new, deeper wells to lower aquifers, but which could either be prohibitively expensive for lower income residents or infeasible because their lot is too small to accommodate a new well) or (2) run water lines from public water systems to every house suffering from a water problem. Both options would be expensive for both homeowners and the county.
  - Given the potential for an additional 10,024 residences in Prince Frederick, future annual operating costs for maintaining public water facilities are likely to **increase by at least \$5,000,000** annually.

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<sup>17</sup> 2019, Calvert 2040, p. 9-7.

<sup>18</sup> FY 2013 Calvert Commissioners Budget, p. 327.

## C. County Services.

According to the Department of Finance and Budget, the county would need to expend an additional \$2,000 on each new dwelling unit (with annual increases of \$20,000,000) to cover increased costs for additional services that the county would need to provide for new residents. These include operating costs for road maintenance, schools, first responders, transportation, senior services, prevention of child and spousal abuse, the health department, libraries, parks and recreational facilities, community and senior centers, and other county services. Cumulatively, through 2040, these could reach \$150,000,000, depending on when the proposed residences are built.

- The proposed town center expansion could add \$150,000,000 or more to Calvert's cumulative operating budget costs through 2040.

## VII. Expansion Ignores Problem with Long-Term Growth

### Town Center Expansion Proposal Worsened, but Did Not Create Growth Problems.

Calvert's problems for dealing with critical county services began to take shape in 2014 when the then county Department of Planning and Building (subsequently changed to Planning and Zoning) worked with state agencies to project residential and population growth through 2040<sup>19</sup> as the basis for state and county planners to calculate water availability and sewerage needs. However, Calvert officials immediately deviated from their 2014 residential planning targets by approving the construction of more new residences from 2016 through 2020 than the rate projected in their 2014 plans. Their rate of actual new permit approvals averaged 475 new residences a year as compared to 113. Instead of reaching 37,600 dwelling units, Calvert's current rate of growth, if unabated, could reach as many as 46,642 units by 2040.<sup>20</sup>

In 2019, Calvert planners used the same growth projections as in their 2014 Plan in their updated Calvert County Comprehensive Plan (Calvert 2040) to project 37,600 housing units and a population of 100,450 in the county by 2040. Both plans projected annual new residential building permits at the rate of 113 units a year, even though the actual growth for residences through 2020 was 475 a year.

Then, in July 2021, Calvert officials accelerated growth even more rapidly with its proposal to significantly expand the Prince Frederick town center by adding an additional 10,024 units to Prince Frederick before 2040. This would add significantly more housing units to the town center and could end up with as many as 56,666

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<sup>19</sup> Calvert County Comprehensive Water and Sewerage Plan, 2014 Update.

<sup>20</sup> Although page ES-3 of Calvert 2040 showed that the county would reduce its population growth rate from the 2010 to 2020 rate of 9.9% growth to 1.9% in the 2030 to 2040 timeframe, no Calvert document indicates that officials are committed to implementing this reduction in growth or explaining how they would achieve it.

housing units in the county by 2040. However, it is not clear what assumptions the county is using to plan for sewage generated by residences in 2040. Is it:

1. The number in the 2014 Water and Sewerage Comprehensive Plan and Calvert 2040: 37,600?
2. The number at the higher rate of new construction permits that it approved 2016 thru 2020 continues to be maintained<sup>21</sup> : 46,642?
3. The combined level of new residential approvals at the 2016-2020 rate and the proposed town center expansion: 56,666?

## VIII. Need to Manage Growth with Informed Decisions

Growth Affects Critical Aspect of Calvert Residents' Welfare Managing growth is important because it is central to the county providing critical services on roads, sewage processing, water availability and schools. If the county continues approving new housing permits at the annual rate of 475 *and* were to approve the expansion of the town center, the total number of houses in the county in 2040 could exceed the housing target set in 2014 by 51%. This rate of growth would not only affect sewage processing, but, also, road congestion, water availability, school availability and strain county services. County officials need to study the impact of growth *before* they approve the proposed expansion. *Calvert officials cannot responsibly allow growth to continue at proposed levels without first studying its impact on critical aspects of residents' lives.*

## IX. Summary of KCC Findings

The failure of P&Z to provide officials and residents the information they need to determine the potential impact of the Town Center Expansion Proposal on county roads, sewerage capacity, adequacy of schools, water availability, and county services means that no official or concerned citizen can make an informed decision on the proposal. **Implementation of the expansion proposal could raise future budget costs by \$510,000,000 or more** (allowing for high inflation as reflected in major cost increases for the County Administrative Building). These additional budget costs would need to be included in future Calvert annual budgets long after residential construction is completed. ***So, the bulk of the added costs would fall on county residents, not the contractors who would build the developments or the county officials who approve this plan.***

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<sup>21</sup> Even if county officials cut back on the rate of new construction permits in future approvals below 475 residences a year, the annual average of new permits issued between 2016 and 2020 has increased new construction enough that the county will likely exceed its 2040 projection of 37,600 houses by 2023 or 2024. Consequently, all new housing construction for the following 15 or 16 years would exceed the 2040 housing projection. So, it's not a question of *whether* the county will put strains on traffic, sewage, schools, water, and county services by exceeding housing planning levels, but, rather, *by how much and when*. The real concern for county officials and residents is how much more will fixing those problems cost?

## X. Potential Costs of Proposed Expansion.<sup>22</sup>

New Road Construction .....	\$120,000,000 or More
New Schools Construction (County Share) .....	135,000,000 or More
Maintenance/Upgrade/New Sewerage Facilities .....	100,000,000 or More
Providing an Adequate Supply of Clean Water .....	5,000,000 or More
<u>Increased County Services.....</u>	<u>150,000,000 or More</u>
<b>Total Cumulative Increased Costs</b>	<b>\$510,000,000 or More</b>

## XI. KCC Recommendations

### That Calvert officials:

1. **Update APFO before they approve any town center expansion proposal** to insure adequate roads, sewer, water and public facilities before new construction exceeds ability of county to provide necessary services to residents at a reasonable cost.
2. **Not approve the P&Z proposed expansion of Prince Frederick** until they are provided the information necessary to make informed decisions.
3. **Direct P&Z to prepare the studies** recommended by professional planners and use recognized methodologies in assessing traffic, wastewater treatment, school capacity, environmental impact, and water availability.
4. **Revise planning documents through 2040** to allow sustainable growth in conformity with state planning levels and limit new building permits to revised planning levels.

## CITIZENS HAVE A RIGHT TO KNOW!

*Note: This study was prepared by a group of members of Keep Calvert Country. The results of their research were compiled by Leonard Zuza. Anyone wanting additional information on points raised here can contact Mr. Zuza at [len@seaaerie.com](mailto:len@seaaerie.com).*

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<sup>22</sup> The costs listed below are for current construction costs. Inflation for construction can significantly increase outyear costs as evidenced by the 47% increase in the cost of the new County Administration Building that jumped from \$33.6 million when first conceived, to \$49.5 million at last estimate.

## Appendix

# Studies Necessary for Calvert Officials to Make Informed Decisions on the Costs of Expanding Prince Frederick

The Adequate Public Facilities Ordinances Guidelines provides a description of the kinds of studies that local officials should conduct before approving major expansions of municipalities that could have a serious impact on the health and welfare of residents. To be effective, these studies must use recognized methodologies that give an accurate assessment of the capacity of roads and highways, sewerage treatment facilities, water availability, and school capacity.

- Update the county **Adequate Public Facilities Ordinance** *before* county officials finish their review of the proposed revision of the town center master plan.
- Traffic Congestion **Traffic Impact Assessment** to determine the impact of added vehicles on local roads and highways and the costs of likely improvements needed to avoid increasing congestion.
- Wastewater Treatment Capacity Given the potential problems that county Public Works recently identified with the spray irrigation system in Prince Frederick, Calvert officials need a **Capacity and Load** study of the current load on Calvert's WWTPs, but also the added sewage from 10,024 more residences in the town center.
- School Capacity **State Rated Capacity** study to evaluate the ability of current schools to accommodate additional students and determine whether additional schools are needed.
- Adequacy of Aquifers Given the U.S. Bureau of the Census's 2020 report on the high rate of population growth in Southern Maryland and the fact that the Maryland Geological Survey last updated its **Groundwater Aquifer Flow Model** for Southern Maryland in 2007, county officials need to update that model to assure county officials that the key aquifers that supply our water can sustain current and proposed population growth.
- Environmental Impact County documents acknowledge that the proposed construction of new residences and roads will be in hilly terrain with fragile soil. Given the potential harm to local streams that form sediment pollution, Calvert officials need to direct an **Environmental Impact Assessment** to determine potential environmental harm.

**Plummer-Welker, Jenny L.**

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**From:** Michael Cunningham <skatedoc@aol.com>  
**Sent:** Tuesday, November 01, 2022 1:48 PM  
**To:** Town Center Master Plan  
**Subject:** Expansion of town centers

**This Message Is From an Untrusted Sender**

You have not previously corresponded with this sender.

To WIMC,

I am opposed to the expansion of the Prince Frederick, Lusby, Huntingtown and Solomon's Town Centers. We already have more than enough traffic and strain on our infrastructure. Keep Calvert County COUNTRY.

Michael Cunningham  
2191 Cedar Rd.  
Port Republic, MD 20676

Sent from my iPhone

**Plummer-Welker, Jenny L.**

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**From:** Terry Pennington <tp\_rainbow@hotmail.com>  
**Sent:** Tuesday, November 01, 2022 2:25 PM  
**To:** Town Center Master Plan  
**Subject:** NO to ANY town center expansions in any of the towns in Calvert County, MD

**This Message Is From an Untrusted Sender**

You have not previously corresponded with this sender.

Dear Planning Commission,

I would like to write you to state:

NO NO NO to any town center expansions due to concerns about

NO NO NO to town center expansions of Huntingtown, Lusby, Prince Frederick, or Dunkirk (or any town center in Calvert)

\*infrastructure is inadequate and piping the POOP to Solomons doesn't make any sense

\*costs to county residents for building roads and schools

\*environmental costs (important bay and river waters on every side of our county)

\*evacuation impossibilities (one road in and one road out of a tiny peninsula that is ever shrinking due to rising ocean waters)

\*failing and inadequate aquifers

\*THE RESIDENTS DO NOT WANT IT!!!!!!!!!!!!!!!! THOUSANDS of LETTERS have been written against this expansion. NO NO NO NO.

Save our Jewel on the Chesapeake for future generations.

Thank you for your consideration.

Sincerely,  
Terry L Pennington  
Huntingtown, MD

**Plummer-Welker, Jenny L.**

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**From:** garyaloew <garyaloew@aol.com>  
**Sent:** Tuesday, November 01, 2022 2:43 PM  
**To:** Town Center Master Plan  
**Subject:** Town Center Public Hearing, 2 Nov 2022, Master Plan Amendments

**This Message Is From an Untrusted Sender**

You have not previously corresponded with this sender.

Please adopt these amendments and limit the growth of the Prince Frederick Town Center. The original plan not only does not account for the impact of growth on traffic on Route 4 and within the PF Town Center or the true impact of the additional sewage, it does not properly anticipate the impact of increased storm water runoff on our small watersheds, especially the Parkers Creek Watershed. I can regularly observe the effects of silty runoff on the creek from current runoff. I can only imagine it will be worse with additional development.

v/r  
Gary A. Loew

Gary A. Loew  
garyaloew@aol.com  
410-972-9121

## Plummer-Welker, Jenny L.

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**From:** Gail and Charles Bennett <charlesandgailbennett@gmail.com>  
**Sent:** Tuesday, November 01, 2022 3:01 PM  
**To:** Town Center Master Plan  
**Subject:** Town center expansion

### This Message Is From an External Sender

This message came from outside your organization.

Dear Staff:

I am writing to you to share my strong opposition to the Calvert Town Center expansion proposals that are being considered at your meeting on Wednesday evening.

As a lifelong resident for over seventy years of Calvert County, I have appreciated the somewhat controlled growth plans that have been used in Calvert County. When I drive on Route Four through some areas of Calvert such as Port Republic south towards the northern part of Solomons, it is a pleasure to see some remaining wooded areas and meadows.

When I drive into St. Mary's County, such as going either south or north from the Route Four and Route 235 intersection, it is ugly to see the results of poorly planned growth.

If the Town Centers are expanded at all, please consider the very negative consequences that I believe will come after that. There will be much worse traffic than there already is now on many of our roads. What will be done for sewer service? How many times will that overflow as happens now in many parts of Maryland?

If the town centers are expanded, our schools will be further overcrowded. Other community services will not be able to keep up with the needs of our citizens.

There will be more drainage into our already polluted streams, the Patuxent, and the Chesapeake Bay.

I hope that you will oppose any attempts to expand the Calvert Town Centers.

I appreciate your consideration.

Sincerely, Charles Bennett M.D.

**Plummer-Welker, Jenny L.**

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**From:** Kathleen McGillicuddy <mcgillicuddykathy@gmail.com>  
**Sent:** Tuesday, November 01, 2022 3:34 PM  
**To:** Town Center Master Plan  
**Subject:** Town Center Expansions

**This Message Is From an Untrusted Sender**

You have not previously corresponded with this sender.

Dear Commisioners

As a 42 year resident of Calvert County I wish to DELETE the expansions of the Huntington, Prince Frederick, Lusby and Solomons Town Centers

from the Comprehensive Plan!! Please don't let this expansion happen to our rural County.

Thank you

Kathleen McGillicuddy  
3828 Bay Road  
Port Republic, Md. 20676