

Dunkirk Town Center Master Plan
 Comments Received from the Agencies¹

NAME	PAGE	AGENCY	DATE RECEIVED	# OF PAGES*
Jacquelyn Culver Community Resources	2-22	Calvert County Community Resources	6/30/2025	21
Jenny Dempsey Planning and Zoning Officer	23	Anne Arundel County Planning and Zoning	8/12/2025	1
Harry Wedewer Committee Chair	24	Calvert County Heritage Committee	8/19/2025	1
Lakisha Hull Planning Director	25-26	Prince George's County Planning Department	8/19/2025	2
Joseph Griffiths Director	27-42	Maryland Department of Planning	8/22/2025	16

*See attached.

¹ Comments Received from the public are provided on a separate list.

Harris, Tay E.

From: Culver, Jacquelyn E.
Sent: Monday, June 30, 2025 2:05 PM
To: Harris, Tay E.
Subject: Fw: Request for Comments on the Proposed Draft Chapter One: Town Centers and Chapter Three: Dunkirk Town Center Master Plan Update
Attachments: Draft Master Plan of Town Centers Ch 1 Town Centers WITH Track Changes 2025_05_202505140815379261.pdf; Master Plan - PF Update JC.docx

Hi Tay,

I have some comments here attached for the page(s) Jennifer noted below. I'm waiting on 2025 PIT numbers and hope to have them soon.

Kindest Regards,
Jacquelyn

Jacquelyn Culver, MBA, PMP
Deputy Director

Calvert County Government
Department of Community Resources
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From: Moreland, Jennifer E. <Jennifer.Moreland@calvertcountymd.gov>
Sent: Friday, June 20, 2025 9:02 PM

Aging Services

AARP and the World Health Organization Network of Age-Friendly Communities provide a framework and action plan for developing age friendly communities, which include outdoor spaces, safe and secure walkable streets, affordable, appropriate housing to “age in place,” transportation options, supportive community features, access to key services, especially health services and opportunities for residents to participate in community social activities. The Department of Community Resources, Office on Aging Division is planning a Senior Center Facilities Plan/Needs Assessment, incorporating some of that planning process within the next few years. The Calvert Pines Senior Center is planning an expansion to include a Client Services/Long-Term Care suite. This addition is designed to accommodate the growing number of social services staff employed by the Office on Aging to better support the increasing senior population.

Homeless Population Services

The Calvert County Department of Community ~~Services-Resources~~ and the Calvert County Department of Social Services partner with the Housing Authority of Calvert County and several non-profit organizations to provide services to the homeless population. The Housing Authority of Calvert County administers the U.S. Department of Housing and Urban Development’s ~~Homeless~~ Housing Choice Voucher Program and owns and maintains 72 housing units subsidized with Rental Assistance Demonstration Project Based Vouchers. The county’s network of providers also offers services under its continuum of care for the homeless and at-risk low-income households. Finally, low- and moderate-income homeowners have access to rehabilitation loans under the Maryland Special Loan Program.

Identifying the county’s homeless population is accomplished ~~in two ways by the Southern Maryland Local Homelessness Coalition (LHC) and Maryland Balance of State Continuum of Care (BoS CoC). Each year the homeless service providers in Calvert County participate in the Southern Maryland Local Homelessness Coalition’s the annual point-in-time (PIT) count point-in-time survey to count the county’s homelessy’s unsheltered population. This provides a snapshot of homelessness on one specific night in January. This count can be impacted by weather and shelter availability. In 2025, Calvert’s PIT count was _____.~~

~~Project ECHO’s Lori’s House, the County’s main homeless shelter, has 40 beds and is routinely full. Providers in the LHC share one shelter waitlist and during 2025, there were over 300 individuals on that list waiting for a shelter bed to become available. As of this report, there are over 100 unhoused or at risk of homelessness households on the LHC’s By Name List for housing programs. While there are limited individuals captured during the PIT count, homeless services are provided year-round to many individuals and households to help meet their needs. The most commonly utilized services are homelessness prevention services such as financial assistance with rent, utilities, or a security deposit.~~

~~While the survey does not provide an accurate count, it does provide an estimate of the homeless population. According to the Southern Maryland point-in-time counts conducted in 2022 and 2023, there were 28 and 29 homeless individuals, respectively, in the county. In 2024, the point-in-time count was nine homeless individuals. In 2024, there was warm weather on the night of the count, possibly resulting in an undercount of the county’s homeless population.~~

The County Homes Services Board also conducted surveys for the Calvert County Department of Social Services, Lifestyles of Southern Maryland, Inc., Project ECHO, Safe Harbor, Safe Nights of Calvert County and Southern Maryland Community Network for annual services provided to low-income households and the homeless population. This survey provides a more accurate accounting of the county's at-risk homeless population. The most recent survey shows that the number of unduplicated households receiving services decreased from 451 to 440 from 2019 to 2020 and that the visits to agencies increased from 527 to 648 in that same period. The term "unduplicated" means a household was counted only once regardless of how many times it was served by the six agencies. While not all services assisted the homeless population, the number of households receiving services indicates those households potentially at-risk for homelessness if assistance were not provided.

Harris, Tay E.

From: Culver, Jacquelyn E.
Sent: Thursday, July 17, 2025 8:33 AM
To: Harris, Tay E.
Subject: Fw: 2025 PIT & HIC Count Results
Attachments: 2025 MD BoS Point in Time Count Infographics.pdf; 2025 LHC PIT & HIC Breakout Data.xlsx

Hi Tay,

If you look at the last page of this PDF, you'll see the PIT numbers for 2025 for Calvert. :)

I apologize for just forwarding instead of writing a blurb, I'm currently OOO, but wanted to make sure this made it your way.

Kindest Regards,
Jacquelyn

Jacquelyn Culver, MBA, PMP
Deputy Director

Calvert County Government
Department of Community Resources
Phone: 410.535.1600, ext. 8808 | Fax: 410.535.5467
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MD BALANCE OF STATE COC

2025 POINT IN
TIME COUNT

ON JANUARY 22, 2025,

1,186

people were identified as
experiencing homelessness
in the Maryland BoS CoC.

- 59% MEN
- 41% WOMEN
- 42% BLACK/AFRICAN AMERICAN
- 47% WHITE
- 18% CHRONICALLY HOMELESS
- 7% VETERANS
- 29% YOUTH (UP TO AGE 24)

UNSHELTERED



275 (23%)

**EMERGENCY
SHELTER**



727 (61%)

**TRANSITIONAL
HOUSING**



183 (15%)



MARYLAND
BALANCE OF STATE
CONTINUUM OF CARE

ALLEGANY COUNTY

2025 POINT IN TIME COUNT

ON JANUARY 22, 2025,

72

people were identified as experiencing homelessness in Allegany County, MD.

- 61% MEN
- 39% WOMEN
- 6% BLACK/AFRICAN AMERICAN
- 90% WHITE
- 22% CHRONICALLY HOMELESS
- 4% VETERANS
- 26% YOUTH (UP TO AGE 24)

UNSHELTERED



23 (32%)

EMERGENCY SHELTER



49 (68%)

TRANSITIONAL HOUSING



0 (0%)



MARYLAND
BALANCE OF STATE
CONTINUUM OF CARE

CECIL COUNTY

2025 POINT IN TIME COUNT

ON JANUARY 22, 2025,

147

people were identified as experiencing homelessness in Cecil County, MD.

- 67% MEN
- 33% WOMEN
- 18% BLACK/AFRICAN AMERICAN
- 72% WHITE
- 32% CHRONICALLY HOMELESS
- 19% VETERANS
- 13% YOUTH (UP TO AGE 24)

UNSHELTERED



44 (30%)

EMERGENCY SHELTER



55 (37%)

TRANSITIONAL HOUSING



48 (33%)



MARYLAND
BALANCE OF STATE
CONTINUUM OF CARE

FREDERICK COUNTY

2025 POINT IN TIME COUNT

ON JANUARY 22, 2025,

147

people were identified as experiencing homelessness in Frederick County, MD.

- 61% MEN
- 38% WOMEN
- 35% BLACK/AFRICAN AMERICAN
- 46% WHITE
- 17% CHRONICALLY HOMELESS
- 6% VETERANS
- 30% YOUTH (UP TO AGE 24)

UNSHELTERED



24 (13%)

EMERGENCY SHELTER



117 (63%)

TRANSITIONAL HOUSING



45 (24%)



MARYLAND
BALANCE OF STATE
CONTINUUM OF CARE

GARRETT COUNTY

2025 POINT IN TIME COUNT

ON JANUARY 22, 2025,

22

people were identified as experiencing homelessness in Garrett County, MD.

- 45% MEN
- 55% WOMEN
- 32% BLACK/AFRICAN AMERICAN
- 59% WHITE
- 9% CHRONICALLY HOMELESS
- 0% VETERANS
- 36% YOUTH (UP TO AGE 24)

UNSHELTERED



0 (0%)

EMERGENCY SHELTER



22 (0%)

TRANSITIONAL HOUSING



0 (0%)



MARYLAND
BALANCE OF STATE
CONTINUUM OF CARE

HARFORD COUNTY

2025 POINT IN TIME COUNT

ON JANUARY 22, 2025,

208

people were identified as experiencing homelessness in Harford County, MD.

- 55% MEN
- 44% WOMEN
- 44% BLACK/AFRICAN AMERICAN
- 46% WHITE
- 14% CHRONICALLY HOMELESS
- 1% VETERANS
- 36% YOUTH (UP TO AGE 24)

UNSHELTERED



12 (6%)

EMERGENCY SHELTER



151 (73%)

TRANSITIONAL HOUSING



45 (22%)



MARYLAND
BALANCE OF STATE
CONTINUUM OF CARE

WASHINGTON COUNTY

2025 POINT IN TIME COUNT

ON JANUARY 22, 2025,

212

people were identified as
experiencing homelessness
in Washington County, MD.

- 63% MEN
- 36% WOMEN
- 33% BLACK/AFRICAN AMERICAN
- 52% WHITE
- 16% CHRONICALLY HOMELESS
- 14% VETERANS
- 24% YOUTH (UP TO AGE 24)

UNSHELTERED



63 (30%)

EMERGENCY SHELTER



126 (59%)

TRANSITIONAL HOUSING



23 (11%)



MARYLAND
BALANCE OF STATE
CONTINUUM OF CARE

SOUTHERN MARYLAND

2025 POINT IN TIME COUNT

ON JANUARY 22, 2025,

339

people were identified as experiencing homelessness in Southern Maryland.

- 53% MEN
- 46% WOMEN
- 68% BLACK/AFRICAN AMERICAN
- 24% WHITE
- 16% CHRONICALLY HOMELESS
- 1% VETERANS
- 34% YOUTH (UP TO AGE 24)

UNSHELTERED



109 (32%)

EMERGENCY SHELTER



208 (61%)

TRANSITIONAL HOUSING



22 (6%)



MARYLAND
BALANCE OF STATE
CONTINUUM OF CARE

SOUTHERN MARYLAND

2025 POINT IN TIME COUNT

JANUARY 22, 2025

339

Total number of people experiencing homelessness.

Unsheltered Count by County:

- 28 CALVERT COUNTY
- 78 CHARLES COUNTY
- 3 ST. MARY'S COUNTY

- 53% MEN
- 46% WOMEN
- 68% BLACK/AFRICAN AMERICAN
- 24% WHITE
- 16% CHRONICALLY HOMELESS
- 1% VETERANS
- 34% YOUTH (UP TO AGE 24)

UNSHELTERED



109 (32%)

EMERGENCY SHELTER



208 (61%)

TRANSITIONAL HOUSING



22 (6%)



MARYLAND
BALANCE OF STATE
CONTINUUM OF CARE

Unsheltered Count	Veterans	Families	Unaccompanied Youth	Parenting Youth	Chronically Homeless	Female	Male
Allegany	1	3	0	1	7	11	12
Calvert	0	0	1	0	6	8	20
Cecil	2	0	1	0	15	13	31
Charles	4	2	6	0	13	24	53
Frederick	5	0	1	0	12	8	16
Garrett	0	0	0	0	0	0	0
Harford	0	0	0	0	5	2	8
St Marys	0	0	1	0	0	1	2
Washington	1	1	2	0	8	18	43
Unsheltered Subtotal	13	6	12	1	66	85	185
Emergency Shelter	Veterans	Families	Unaccompanied Youth	Parenting Youth	Chronically Homeless	Female	Male
Allegany	2	7	2	1	9	17	32
Cecil	3	5	1	0	32	24	31
Frederick	7	6	2	0	20	34	83
Garrett	0	4	0	0	2	12	10
Harford	1	16	5	0	25	62	89
Washington	5	14	16	1	25	58	67
SMD	1	43	5	2	35	115	91

Shelter Subtotal	19	95	31	4	148	322	403
Transitional Housing	Veterans	Families	Unaccompanied Youth	Parenting Youth	Chronically Homeless	Female	Male
Allegany	0	0	0	0	0	0	0
Cecil	23	5	0	1	0	11	37
Frederick	0	11	8	2	0	29	15
Garrett	0	0	0	0	0	0	0
Harford	1	14	1	2	0	28	17
Washington	23	0	0	0	0	0	23
SMD	0	2	0	0	0	7	15
Transitional Subtotal	47	32	9	5	0	75	107
2024 PIT Totals	Veterans	Families	Unaccompanied Youth	Parenting Youth	Chronically Homeless	Female	Male
Allegany	3	10	2	2	16	28	44
Cecil	28	10	2	1	47	48	99
Frederick	12	17	11	2	32	71	114
Garrett	0	4	0	0	2	12	10
Harford	2	30	6	2	30	92	114
Washington	29	15	18	1	33	76	133
SMD	5	47	13	2	54	155	181
MD BoS Total	79	133	52	10	214	482	695

Culturally Specific Identity	Transgender	Non-Binary	Questioning	Different Identity	More Than One Gender	American Indian, Alaska Native, or Indigenous (only)	American Indian, Alaska Native, or Indigenous & Hispanic/Latina/e/o	Asian or Asian American (only)
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	1	0	0
0	0	0	0	0	1	5	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	1	1	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	2	1	0	0
0	1	1	0	0	3	7	0	0
Culturally Specific Identity	Transgender	Non-Binary	Questioning	Different Identity	More Than One Gender	American Indian, Alaska Native, or Indigenous (only)	American Indian, Alaska Native, or Indigenous & Hispanic/Latina/e/o	Asian or Asian American (only)
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	2	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	3	0	0
0	0	0	0	1	0	1	0	0
0	1	1	0	0	0	0	0	0

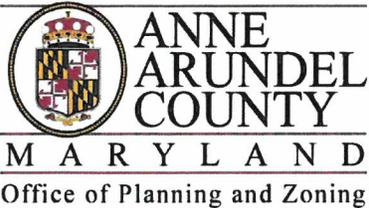
0	1	1	0	1	0	6	0	0
Culturally Specific Identity	Transgender	Non-Binary	Questioning	Different Identity	More Than One Gender	American Indian, Alaska Native, or Indigenous (only)	American Indian, Alaska Native, or Indigenous & Hispanic/Latina/e/o	Asian or Asian American (only)
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	1	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	1
0	0	1	0	0	0	0	0	1
Culturally Specific Identity	Transgender	Non-Binary	Questioning	Different Identity	More Than One Gender	American Indian, Alaska Native, or Indigenous (only)	American Indian, Alaska Native, or Indigenous & Hispanic/Latina/e/o	Asian or Asian American (only)
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	1	0	0
0	0	1	0	0	0	2	0	0
0	0	0	0	0	0	0	0	0
0	1	1	0	0	0	3	0	0
0	0	0	0	1	2	2	0	0
0	1	1	0	0	1	5	0	1
0	2	3	0	1	3	13	0	1

Asian or Asian American & Hispanic/Latina/e/o	Black, African American, or African (only)	Black, African American, or African & Hispanic/Latina/e/o	Hispanic/Latina/e/o (only)	Middle Eastern or North African (only)	Middle Eastern or North African & Hispanic/Latina/e/o	Native Hawaiian or Pacific Islander (only)	Native Hawaiian or Pacific Islander & Hispanic/Latina/e/o	White (only)	White & Hispanic/Latina/e/o	Multi-Racial & Hispanic/Latina/e/o	Multi-Racial (all other)
0	1	0	0	0	0	0	0	22	0	0	0
0	9	1	0	0	0	0	0	16	1	0	1
0	4	0	2	0	0	0	0	33	1	1	2
0	47	0	1	0	0	1	0	18	0	1	5
0	2	0	0	0	0	0	0	22	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0
0	2	0	2	0	0	0	0	8	0	0	0
0	3	0	0	0	0	0	0	0	0	0	0
0	17	0	0	0	0	0	0	42	0	0	3
0	85	1	5	0	0	1	0	161	2	2	11
Asian or Asian American & Hispanic/Latina/e/o	Black, African American, or African (only)	Black, African American, or African & Hispanic/Latina/e/o	Hispanic/Latina/e/o (only)	Middle Eastern or North African (only)	Middle Eastern or North African & Hispanic/Latina/e/o	Native Hawaiian or Pacific Islander (only)	Native Hawaiian or Pacific Islander & Hispanic/Latina/e/o	White (only)	White & Hispanic/Latina/e/o	Multi-Racial & Hispanic/Latina/e/o	Multi-Racial (all other)
0	3	0	0	0	0	0	0	43	1	1	1
0	4	0	2	0	0	0	0	46	0	2	2
0	46	1	1	0	0	0	0	50	4	0	13
0	7	0	1	0	0	1	0	13	0	0	0
0	65	0	0	0	0	0	0	74	1	0	8
0	39	2	12	0	0	1	0	60	1	0	11
0	157	0	4	0	0	0	0	45	0	1	1

0	321	3	20	0	0	2	0	331	7	4	36
Asian or Asian American & Hispanic/Latina/e/o	Black, African American, or African (only)	Black, African American, or African & Hispanic/Latina/e/o	Hispanic/Latina/e/o (only)	Middle Eastern or North African (only)	Middle Eastern or North African & Hispanic/Latina/e/o	Native Hawaiian or Pacific Islander (only)	Native Hawaiian or Pacific Islander & Hispanic/Latina/e/o	White (only)	White & Hispanic/Latina/e/o	Multi-Racial & Hispanic/Latina/e/o	Multi-Racial (all other)
0	0	0	0	0	0	0	0	0	0	0	0
0	19	0	0	0	0	0	0	27	2	0	0
0	18	0	6	0	0	0	0	14	6	0	1
0	0	0	0	0	0	0	0	0	0	0	0
0	25	0	3	0	0	0	0	13	1	0	2
0	14	0	0	0	0	0	0	9	0	0	0
0	15	0	1	0	0	0	0	4	0	0	1
0	91	0	10	0	0	0	0	67	9	0	4
Asian or Asian American & Hispanic/Latina/e/o	Black, African American, or African (only)	Black, African American, or African & Hispanic/Latina/e/o	Hispanic/Latina/e/o (only)	Middle Eastern or North African (only)	Middle Eastern or North African & Hispanic/Latina/e/o	Native Hawaiian or Pacific Islander (only)	Native Hawaiian or Pacific Islander & Hispanic/Latina/e/o	White (only)	White & Hispanic/Latina/e/o	Multi-Racial & Hispanic/Latina/e/o	Multi-Racial (all other)
0	4	0	0	0	0	0	0	65	1	1	1
0	27	0	4	0	0	0	0	106	3	3	4
0	66	1	7	0	0	0	0	86	10	0	14
0	7	0	1	0	0	1	0	13	0	0	0
0	92	0	5	0	0	0	0	95	2	0	10
0	70	2	12	0	0	1	0	111	1	0	14
0	231	1	6	0	0	1	0	83	1	2	8
0	497	4	35	0	0	3	0	559	18	6	51

Under 18	18 to 24	25-34	35-44	45-54	55-64	65 Up	2023 Total People	2024 Total People	2025 Total People	Annual Change
6	1	4	4	4	3	1	31	35	23	-34%
0	1	11	7	3	5	1	28	9	28	211%
1	0	9	13	13	6	2	40	53	44	-17%
1	6	13	20	15	11	12	95	67	78	16%
0	2	2	8	10	2	0	28	48	24	-50%
0	0	0	0	0	0	0	0	1	0	-100%
0	0	2	5	1	4	0	20	40	12	-70%
0	1	0	1	0	1	0	6	8	3	-63%
0	2	16	16	9	16	4	56	68	63	-7%
8	13	57	74	55	48	20	304	329	275	-16%
Under 18	18 to 24	25-34	35-44	45-54	55-64	65 Up	2023 Total People	2024 Total People	2025 Total People	Annual Change
9	3	7	11	13	4	2	56	53	49	-8%
6	1	8	10	13	15	2	28	19	55	189%
16	4	13	22	25	29	8	160	174	117	-33%
7	1	2	5	2	4	1	28	19	22	16%
36	11	20	40	19	19	6	117	117	151	29%
30	19	15	26	14	12	10	135	125	126	1%
93	9	40	24	10	25	7	178	170	208	22%

197	48	105	138	96	108	36	702	677	728	8%
Under 18	18 to 24	25-34	35-44	45-54	55-64	65 Up	2023 Total People	2024 Total People	2025 Total People	Annual Change
0	0	0	0	0	0	0	25	0	0	-
9	2	5	5	11	9	7	67	71	48	-32%
24	10	6	3	1	1	0	38	28	45	61%
0	0	0	0	0	0	0	0	6	0	-100%
23	4	5	10	1	0	2	5	26	45	73%
0	0	1	5	1	9	7	5	36	23	-36%
5	0	1	5	7	3	1	15	15	22	47%
61	16	18	28	21	22	17	155	182	183	1%
Under 18	18 to 24	25-34	35-44	45-54	55-64	65 Up	2023 Total People	2024 Total People	2025 Total People	Annual Change
15	4	11	15	17	7	3	112	88	72	-18%
16	3	22	28	37	30	11	135	143	147	3%
40	16	21	33	36	32	8	226	250	186	-26%
7	1	2	5	2	4	1	28	26	22	-15%
59	15	27	55	21	23	8	142	183	208	14%
30	21	32	47	24	37	21	196	229	212	-7%
99	17	65	57	35	45	21	322	269	339	26%
266	77	180	240	172	178	73	1161	1188	1186	0%



2664 Riva Road
Annapolis, MD 21401
410-222-7450

Jenny B. Dempsey
Planning and Zoning Officer

August 12, 2025

Mr. John Toohey, Chair, Calvert County Planning Commission
Calvert County
250 Main Street
Prince Frederick, MD 20678

Dear Mr. Toohey,

Thank you for the opportunity to comment on the July, 2025 Draft Master Plan of Town Centers, Chapters 1 and 3. The Anne Arundel County Office of Planning and Zoning has reviewed the Plan chapters for consistency with Plan2040 (Anne Arundel County's General Development Plan) and has the following comments to offer:

Land Use Compatibility:

- Generally, the values outlined in the Town Centers Master Plan of preserving the rural landscape of Calvert County and creating vibrant town centers aligns with Anne Arundel County's values and priorities for the southern part of the county which borders Calvert County.
- Anne Arundel County's growth policies require targeted growth areas such as Town Centers to be served by public water and sewer. This is in conflict with the Dunkirk Town Center Master Plan, which states that there are no plans to serve the area with public water or sewer.

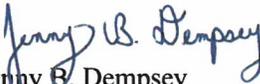
Natural Resource Protection:

- The Dunkirk Master Plan acknowledges that private septic systems have had significant problems including direct discharge of wastewater effluent onto the ground's surface. This is a concern for Anne Arundel County, as these waterways drain into shared natural resources like the Patuxent River and the Chesapeake Bay.

Regional Transportation Conflicts

- Additional growth and expansion in the Dunkirk Town Center has the potential to contribute to traffic congestion on MD 4, which serves as a major commuter route for both Calvert and Anne Arundel County residents. Funding for coordinated transportation improvements should be prioritized.

Sincerely,


Jenny B. Dempsey
Planning and Zoning Officer



Harry Wedewer, President

CALVERT COUNTY HERITAGE COMMITTEE

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Board of Commissioners
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August 19, 2025

Mr. John Toohey, Chair
Calvert County Planning Commission
205 Main Street
Prince Frederick, Maryland 20678

Dear Mr. Toohey,

This is to provide the Heritage Committee's endorsement of the Chapter One: Town Centers and Chapter Three: Dunkirk Town Center Master Plan Update drafts as distributed by staff pursuant to the Planning Commission's direction at its June 18, 2025 meeting.

The committee believes that these drafts appropriately recognize the inseparable bond between Calvert County's past and its future. These documents also provide tangible goals that will ensure that the county's heritage remains a cornerstone of its character. In short, these drafts recognize that local heritage, in all its forms, matters.

As a named stakeholder in effectuating the goals of the respective update drafts, the Heritage Committee looks forward to working with other stakeholders and partners in the service of this wonderful county.

Thank you very much for considering our input.

Sincerely,
s/ Harry E. Wedewer
Harry E. Wedewer
Committee Chair

cc: Summer Roen



August 19, 2025

MEMORANDUM

TO: Mr. John Toohey, Chair, Calvert County Planning Commission

VIA: Tony Felts, AICP, Division Chief, Community Planning Division 
Adam Dodgshon, Planning Supervisor, Placemaking Section, Community Planning Division 
Dennae Jones, Planner II, Placemaking Section, Community Planning Division 

FROM: Lakisha Hull, AICP, LEED AP BD+C, Planning Director 

SUBJECT: **Proposed Amendments to the Calvert County Master Plan of Town Centers—Chapter One: Town Centers and Chapter Three: Dunkirk Town Center Master Plan Update**

This memorandum is in response to the request from the Calvert County Planning Commission for comments on the proposed amendments to the Calvert County Master Plan of Town Centers— Draft Chapter One: Town Centers and Draft Chapter Three: Dunkirk Town Center Master Plan Update. The Community Planning Division of Prince George's County Planning Department has reviewed the proposed draft chapters shared by email on June 20, 2025.

Staff find the proposed chapters, as transmitted, to be compatible with the land use policies and strategies of the Prince George's County General Plan, and the adjacent subregion and sector plans.

Calvert County's Comprehensive Plan was previously reviewed by the Prince George's County Planning Department, and it was determined that the land use policies and strategies were consistent with the 2014 *Plan Prince George's 2035 Approved General Plan (Plan 2035)* and the 2013 *Approved Subregion 6 Master Plan and Sectional Map Amendment (Subregion 6 Master Plan)*, as well as the 2017 *Approved Prince George's County Resource Conservation Plan: A Countywide Functional Master Plan*. The proposed draft Chapter One: Town Centers, and draft Chapter Three: Dunkirk Town Center Master Plan Update are comparatively consistent.

Specifically, Plan 2035 provides growth policies to direct growth to designated centers and preserve the rural and the natural environment, which are similar to the goals listed in these chapters, as well as to Calvert County's Comprehensive Plan. The Subregion 6 Master Plan focuses on the eastern portion of Prince George's County, which is in closest proximity to Calvert County and the Dunkirk Town Center. It includes future land use categories such as Parks and Open Space, Rural Agricultural, Institutional, and Residential Low. The proposed drafts for

Calvert County's Dunkirk Town Center Master Plan Update and Calvert County's Town Center Chapters are compatible with the recommendations for the Subregion 6 Master Plan.

Prince George's County Planning Department supports the efforts for inter-jurisdictional coordination and appreciates the opportunity to review draft chapters for the Calvert County Master Plan of Town Centers. The department is prepared to support the implementation of these amendments and engage in future discussions as necessary.

If you have any questions, please contact Denna Jones by email at Denna.Jones@ppd.mncppc.org or by telephone at 301-952-4797. Thank you for the opportunity to review the proposed amendments.

cc:

Tay Harris, Long Range Planner, Department of Planning and Zoning, Calvert County Government

Darryl Barnes, Prince George's County Planning Board Chairman

James Hunt, MPA, Deputy Planning Director

Tony Felts, AICP, Division Chief, Community Planning Division

Adam Dodgshon, Planning Supervisor, Placemaking Section, Community Planning Division

N. Andrew Bishop, Planner IV, Long-Range Planning Section, Community Planning Division

Signature: 

Email: Tony.Felts@ppd.mncppc.org

Signature: 
Adam Dodgshon (Aug 19, 2025 10:32:40 EDT)

Email: adam.dodgshon@ppd.mncppc.org

Signature: 

Email: denna.jones@ppd.mncppc.org

Signature: 
Lakisha Hull (Aug 19, 2025 15:45:00 EDT)

Email: lakisha.hull@ppd.mncppc.org

Wes Moore
Governor
Aruna Miller
Lt. Governor



Rebecca L. Flora
AICP, LEED ND / BD+C
Secretary
Kristin R. Fleckenstein
Deputy Secretary

8/22/2025

John Toohey, Planning Commission Chair
Calvert County, Maryland
2nd Floor, 205 Main Street
Prince Frederick, MD 20678

Dear Mr. Toohey:

Thank you for the opportunity to comment on the draft Chapter One: Town Centers and draft Chapter Three: Dunkirk Town Center Master Plan Update (Chapters). The Maryland Department of Planning (MDP) believes that good planning is important for efficient and responsible development that adequately addresses resource protection, adequate public facilities, housing, community character, and economic development. MDP's attached review comments reflect the agency's thoughts on ways to strengthen the Chapters, as well as satisfy the requirements of Maryland's Land Use Article.

The Department forwarded a copy of the Chapters to the Maryland Historical Trust and the Departments of Transportation, Environment, Natural Resources, Commerce, and Housing & Community Development. To date, we have received comments from the Department of Natural Resources, Department of Housing and Community Development, and Department of Transportation. These comments are included with this letter. Any review comments received after the date of this letter will be forwarded upon receipt.

MDP respectfully requests that this letter and our review comments be made part of the county's public hearing record. Furthermore, MDP also asks that the county consider state agency comments as revisions are made to the Chapters, and to any future plans, ordinances, and policy documents that are developed.

Please contact me at joseph.griffiths@maryland.gov or Carter Reitman at carter.reitman2@maryland.gov if you have any questions.

Sincerely,

A handwritten signature in blue ink that reads "Joseph Griffiths".

Joseph Griffiths, AICP
Director, Planning Best Practices

Enclosures: Comments on the Prince Frederick Town Center Master Plan Amendment

Cc: Jason Brinkley, Director of Planning & Zoning, Calvert County Government; Felicia R. Harrod, Administrative Aide, Calvert County Government, Department of Planning & Zoning; Tay Harris, Long Range Planner, Calvert County Government, Department of Planning & Zoning; Susan Llareus and Carter Reitman, Maryland Department of Planning



**Maryland Department of Planning
Review Comments
Calvert County, Master Plan of Town Centers Chapters 1 and 3 (Dunkirk)**

The Maryland Department of Planning (MDP) received the draft Master Plan of Town Centers Chapters 1 and 3 (“Chapters”) from Calvert County on June 20, 2025. These comments are offered as suggestions to improve the Chapters and better address the statutory requirements of the Land Use Article. Other state agencies, as noted below, have contributed comments and others may submit comments separately. If comments are subsequently received by MDP, the department will forward them to Calvert County.

Draft Plan Summary

The Chapters submitted in this amendment are two parts of Calvert County’s Master Plan of Town Centers. Calvert County previously submitted a chapter dedicated to Prince Frederick for review and comment by MDP. That chapter has been substantively revised into Chapter 1, included in this submission, which acts as an introduction for the entire Master Plan of Town Centers. Chapter 3 covers the town center of Dunkirk. Previously, each town center had its own master plan, but the county now plans to adopt and maintain a single Master Plan of Town Centers including all the respective town center master plans (including Dunkirk, Huntingtown, Lusby, Owings, Prince Frederick, Solomons, and St. Leonard) as chapters. Forthcoming chapters for each of the county’s other town centers will be drafted and submitted to MDP for review as amendments. The Master Plan of Town Centers, including each chapter, are incorporated by reference into the Calvert County Comprehensive Plan, adopted 2019 (p. ES-4).

Maryland Planning Principles

Land Use Article [Section 1-201](#) requires Maryland jurisdictions with planning & zoning authority to implement the state’s 12 Planning Visions (Visions) through the comprehensive plan. During the 2025 session, the Maryland General Assembly adopted [SB 266](#), which replaces the Visions with the 8 Sustainable Growth Planning Principles (Principles) but maintains the requirement for the Principles to be implemented in comprehensive plans. This change is effective October 1, 2025. In partnership with other state agencies and local governments, MDP is developing guidance to help jurisdictions craft and implement comprehensive plans adopted after October 1 that address the new Principles. During the spring and summer of 2025, MDP conducted a series of regional roundtables to solicit local recommendations and requests related to Principles implementation. MDP will use roundtable insight to inform guidance development.

MDP acknowledges that Calvert County planned for and completed the Chapters under the direction of current Maryland planning law, focused on implementing the Visions. The applicability of SB 266 to draft comprehensive plans involves legal issues for which you may wish to seek the advice of counsel. MDP,

however, does not believe that comprehensive plans drafted under pre-October 1, 2025, legal requirements need to be amended now, prior to adoption, to comply with the Principles. Rather, the department suggests the following approaches to incorporating the new Principles, depending on final plan adoption date.

- If the Chapters are adopted **before October 1, 2025**, MDP recommends that jurisdictions address the Visions in the adopted plans as they would have if the General Assembly had not adopted SB 266. Jurisdictions should consider, however, acknowledging the adoption of SB 266 and including a statement that the jurisdiction will work with MDP to implement the Principles as part of plan implementation.
- If the Chapters are adopted **after October 1, 2025**, MDP recommends that jurisdictions acknowledge and describe the Principles in the adopted plan and indicate that the jurisdiction will work with MDP to implement the Principles as part of plan implementation. Attached to this review is a model one-page Principles comprehensive plan insert that jurisdictions may use for the purpose of this acknowledgement.
- MDP acknowledges that the draft plan is anticipated to be revised to incorporate all the existing town centers throughout the county and that there is opportunity to replace the current Visions with the Principles at a later date.

If Calvert County elects to implement the Principles in the adopted version of Chapters, below are some examples of draft comprehensive plans that do so:

[Public Hearing Draft of Clarksburg Gateway Sector Plan \(2025\)](#) (p. 22-24)

[Town of Ocean City Draft Comprehensive Plan \(2025\)](#)

Conformance with Section 3-102 of the Land Use Article

The following analyzes whether the Chapters meet the requirements for Non-Charter County comprehensive plan elements, in accordance with the Land Use Article.

1. Development Regulations Element – Synopsis

The element is required to include the planning commission’s recommendations for land development regulations to implement the plan. Regulations are required to be flexible to promote innovative and cost saving site design, protect the environment and identify areas of growth. The areas identified for growth are required to encourage flexible regulations, which should further promote economic development using innovative techniques, streamlining the review of applications, including permit review and subdivision processing.

Plan Analysis

The Chapters note that the town center master plans establish a framework for zoning regulations specific to each town center.

Consistent with the state’s policy to encourage Accessory Dwelling Units (ADUs), the county may consider reducing the requirements for ADUs in town centers to make their development more financially feasible, support dense development in the county’s town centers, reduce infrastructure

costs, and support housing affordability. To that end, the county may consider reducing (or waiving) off-street parking requirements or waiving the owner occupancy requirement.

2. Housing Element - Synopsis

The housing element is required to address the need for housing within the jurisdiction that is affordable to low-income and workforce households. The housing element is also required to also assess fair housing and ensure that a jurisdiction is affirmatively furthering fair housing through its housing and urban development programs.

Plan Analysis

- Pages 12 and 13 of Chapter 1 and pages 15 and 16 of Chapter 3 include an analysis of AMI. It appears that “60%” included in the first bullet is incorrect. The \$47,000 income limit is 30% of the county AMI of \$158,600. MDP also suggest that this section compare the countywide AMI percentages to Calvert County town centers’ actual household income levels, as reflected in the 2019-2023 ACS 5-yr estimates and shown in the table on page 12. This could better analyze the household incomes within the town centers that need more affordable housing options. Such an analysis can make objectives, and thus plan implementation, more tangible and measurable. For example, the same income percentages (30, 50, 80) for the Lusby CBD (Median HH Income = \$130,543) are \$39,162, \$65,271, and \$104,434, respectively.
- To ensure compliance with the housing element requirements of the Land Use Article, the jurisdiction should consider adding direct mentions of [HB 1045](#) and [HB 90](#), or their requirements, in the Chapters.
- Chapter 1 acknowledges the Chapters’ obligation to affirmatively further fair housing but provides limited details on the strategies and actions it will take to do so. MDP encourages the jurisdiction to visit our [HB 90 Resources Page](#) to access a variety of information. Self-assessments, best practices, and more that can be helpful to a jurisdiction in its efforts to Affirmatively Further Fair Housing.
- MDP commends Calvert County for permitting ADUs in its zoning ordinance. [HB 1466](#) of 2025 requires that local governments, including Calvert County, create a local law by October 1, 2026, authorizing the development of ADUs. Calvert County should confirm that its laws regarding “accessory apartments” are consistent with HB 1466’s requirements. If the county seeks to follow best practices for ADUs, MDP recommends incorporating ideas from the Accessory Dwelling Unit Policy Task Force’s final report. MDP will release additional guidance on encouraging ADUs well before HB 1466’s effective dates.

3. Sensitive Areas Element – Synopsis

The sensitive areas element is required to include the goals, objectives, principles, policies, and standards designed to protect sensitive areas from the adverse effects of development (more recently referred to as climate change impacts). The Land Use Article also assigns sensitive areas element data provision and review responsibilities to the Maryland Departments of the Environment and Natural Resources.

Plan Analysis

- The county should encourage landowners to consider working with the Forest Service as part of its [Forest Conservation and Management Program](#) to preserve existing tree cover in the area and continue its work with the Maryland Department of Natural Resource's Rural Legacy Program. Both programs will assist the county in preserving its existing tree canopy around the Dunkirk Town Center, while the county works towards its goal to "develop a tree-planting plan for the Dunkirk Town Center" (p. 29).

4. Transportation Element - Synopsis

The transportation element is required to reasonably project into the future the most appropriate and desirable location, character, and extent of transportation facilities to move individuals and goods, provide for bicycle and pedestrian access and travelways, and estimate the use of proposed improvements.

Plan Analysis

Draft Chapter 1: Town Centers

- On page iii, the listed examples of background information seem to be goal or policy statements. Would it be more appropriate to refer to them as major themes or principles that apply to all town center master plans? For the "transportation" related statement, MDP suggests adding "transit" as part of increasing connectivity. It will be helpful to explain the relationship between these themes and the strategic direction/the actions under the ten "visions" (pages 3 and 4).
- Referring to the "Town Centers" section (p. 2), MDP suggests adding language for creating and increasing walkability and placemaking as part of a town center theme/vision. Walkability is about not only installing sidewalks and bikeways but also integrating sidewalk/bikeway improvements with land use to maximize the usage and safety of a sidewalk or bikeway.
- Referring to Vision #2 (p. 3), MDP suggests adding an action item for incentivizing development in town centers by streamlining the development process, reducing fees, and providing favorable APFOs and other development regulations (e.g., reducing minimum parking requirements).
- Referring to Vision #4 (p. 3), MDP recommends changing (1) the first action statement to "supports the completion of unfinished road segments and loop roads to create parallel roadways to MD2/4 and an interconnected roadway network" and (2) the fourth action statement to "advocates for expanded public transit that better serve commuters and other transit riders." In addition, the county may want to consider adding an action calling for improving overall walkability and planning and implementing transit-supportive land uses in town centers.
- On page 13, the county may want to include county and state data in the two tables for comparison purposes.
- In 2023, the state passed legislation ([HB 830](#)) that requires new construction of single-family, duplex, or townhouse housing to provide one electric vehicle (EV) charging equipment installed

or EV-charging-ready parking space for each unit. The Chapters may include this information in the “Sustainability in Transportation” section (p. 22-23).

Draft Chapter 3: Dunkirk Town Center Master Plan Update

- Referring to “Demographics” (p. 5-7), MDP suggests explaining that the demographics information is for the Dunkirk Census Designated Place (CDP) and including the CDP boundary map.
- On page 38, the chapter addresses the need to connect Ferry Landing Road to the Dunkirk District Park, providing residents with a direct connection to the park instead of using MD 2/4 for access. The chapter should include a recommendation to address this issue. The chapter also addresses the potential need to reduce the speed limit in the town center. A recommendation should be included to address this issue.
- Referring to “Public Transportation” (p. 40 - 41), the county may want to explore micro-transit and demand response service options to improve the county’s transit service. For reference, here are some website links to information on micro-transit and its practices: (1) [the APTA’s Micro-transit resources](#); (2) [the FTA’s TCRP - Microtransit Solutions in Rural Communities](#); (3) [SUMC’s Microtransit Resources](#) (4) [How Do We Move Older Citizens in Rural Areas Using New Technologies?](#)
- Referring to “Pedestrian and Bicycle Pathways Planning” (p. 41), MDP staff suggests including a pedestrian and bicycle pathway map to show the existing and planned pedestrian and bicycle routes in the town center area.

5. Water Resources Element – Synopsis

The water resource element is required to consider available data provided by the Maryland Department of the Environment (MDE) to identify drinking water that will be adequate for the needs of existing and future development proposed in the plan, as well as suitable receiving waters and land areas to meet stormwater management and wastewater treatment and disposal needs. MDE and MDP are available to provide technical assistance to prepare the water resources element, ensuring consistency with MDE programs and goals. MDE and MDP jointly developed WRE guidance to demonstrate how local governments can ensure compliance with the WRE requirements. Local jurisdictions are expected to implement the most important aspects of the MDE/MDP WRE guidance (please see attached checklist).

Plan Analysis

Draft Chapter 1: Town Centers

- The “Draft Master Plan of Town Centers Ch 1 Town Centers” revises the “Prince Frederick Town Center Master Plan Chapter 1.” The Water Resources section does not have any revisions that warrant review or comment, such as water or wastewater demand or capacity considerations.
- Chapter 1 notes "global warming" on page 22. While this term has been used historically, "climate change" is more appropriate as mentioned by [Executive Order 01.01.2024.19](#). MDP encourages the county to replace any mentions of "global warming" with "climate change" or "the changing climate."

Draft Chapter 3: Dunkirk Town Center Master Plan Update

This Draft Chapter revises “Chapter 3: Dunkirk Town Center Master Plan” to move text that is applicable to all town centers to the “Draft Master Plan of Town Centers Ch 1 Town Centers” and to update outdated Dunkirk-specific information, including Water Resources considerations, as follows.

- Several sections of the chapter were updated since “Public water and sewer is not planned for the Dunkirk Town Center in the current Calvert County Water and Sewerage Plan,” and the following language was added: “Private investment in sewage treatment systems is encouraged” since public water and sewer service is no longer planned for Dunkirk.
- Regarding growth and water and sewer considerations, the Draft Chapter indicates that private investment in sewage treatment systems is encouraged, as follows: “Lastly, the Town Center is served by private wells and septic systems. A few septic systems have experienced periodic failures, posing a challenge to accommodating additional development or redevelopment. The 1997 Calvert County Comprehensive Plan included a policy allowing Town Centers to be served by public water and sewer; however, the current Calvert County Water and Sewerage Plan does not plan for these provisions in the Dunkirk Town Center. Private investment in sewage treatment systems is encouraged to address this challenge.”
 - The Draft Chapter could address what types of ‘sewage treatment systems’ would be encouraged.
 - Has the county considered that any Dunkirk Town Center areas planned for private ‘sewage treatment systems’ would require an amendment to the county water and sewer plan to become existing or planned sewer service areas if this goes beyond individual septic systems?
- The Draft Chapter indicates that stormwater management guidance is to be updated. MDP encourages the jurisdiction to indicate how this updated guidance will benefit the county and support resilience in the built environment.

6. Land Use Element - Synopsis

The land use element is required to reasonably project into the future the most appropriate and desirable patterns for the general location, character, extent, and interrelationship of the uses of public and private land.

Plan Analysis

- MDP commends the Chapters’ general endorsement of mixed-use development, redevelopment, and infill.
- MDP notes that an “appearance code” for Dunkirk can help to maintain uniform appearance but can add additional costs to development, which may be passed on to residents and undermine the Chapters’ goal of affordable housing.
- Chapter 3 notes that the Dunkirk Town Center has a policy of limiting building heights to three stories (at no more than 50 feet) but the Chapters do not provide any basis for this limit. Such restrictions should be carefully considered as they may limit development and redevelopment potential.

7. Community Facilities Element - Synopsis

The community facilities element is required to propose, as far into the future as is reasonable, the most appropriate and desirable patterns for the general location, character, and extent of public and semipublic buildings, land, and facilities. These facilities may include, but are not limited to fire stations, libraries, cultural facilities, hospitals, places of worship, school and education facilities, and parks.

Plan Analysis

- Chapter 1 provides an effective description of the county's approach to community facilities and goals for the county's town centers. Chapter 3 likewise provides a description of Dunkirk's facilities but only identifies one actionable objective: "Evaluate the possibility of relocating the Fairview Library Branch to the Dunkirk Town Center. Include in the evaluation the options of including a joint-use community center and/or senior center" (p. 33). Does the county's public engagement reflect desire for any other facilities? If so, they may be represented in this list of goals and objectives.

8. Growth Tiers - Synopsis

A growth tiers map is not considered adopted until it is incorporated into a comprehensive plan. Therefore, a growth tiers map is required to be included in a jurisdiction's comprehensive plan.

Plan Analysis

- The "Calvert County, Md. Growth Tier Map Adopted April 25, 2017" indicates there are Tier I and Tier II areas in Dunkirk. Since the current Calvert County Water and Sewerage Plan does not plan for public water and sewer service in the Dunkirk Town Center, the county Growth Tier Map should be updated accordingly.

Dunkirk is included in Calvert County's countywide Sustainable Community

Dunkirk, like most of the county's town centers, has been designated as a Sustainable Community. As part of the Sustainable Community designation, quality of life, environment, economy, transportation, housing, planning and land use, and local capacity are all subjects of the action plan. MDP suggests the county review the Calvert County action plan for consistency with the Chapters and consider how the action plan and the financial incentives provided in the Sustainable Communities designation can support plan implementation.

Contact the Maryland Department of Housing and Community Development, Sustainable Communities Program for more information: <https://dhcd.maryland.gov/Communities/Pages/dn/default.aspx>

**Maryland Department of Planning Review Comments
Draft Plan**

STATE AGENCY COMMENTS

The following are state agency comments in support of MDP's review of the draft plan. Comments not included here may be submitted under separate cover, or via the State Clearinghouse. If comments from other agencies are received by MDP, the department will forward them to Calvert County as soon as possible.

Attachments

Page # 9: Maryland Department of Natural Resources

Page # 11: Maryland Department of Transportation

Page # 14: Maryland Department of Housing and Community Development



Wes Moore, Governor
Aruna Miller, Lt. Governor
Josh Kurtz, Secretary
David Goshorn, Deputy Secretary

Maryland Department of Planning
301 West Preston Street
Suite 1101
Baltimore, MD 21201

Memo: MD DNR comments on Calvert County's Town Centers Master Plan
To: Carter Reitman
cc: Rita Pritchett

On behalf of the Department of Natural Resources, thank you for the opportunity to comment on the Calvert County's draft Town Centers Master Plan, Chapters 1 and 3. The draft document was distributed to appropriate contacts at the Maryland Department of Natural Resources and reviewed. DNR offers the following comments:

Overall, reviewers found the Calvert County Master Plan (Town Centers and Town of Dunkirk) chapters to be generally in compliance with the Department's goals of preserving and conserving natural resources. Both chapters include plans for promoting development within town centers over expansion. This will help manage a drastic increase in impervious surface and conserving forests and agricultural land beneficial to fisheries and habitats. Reviewers are looking forward to seeing the entire plan as a whole.

The Town Centers Master plan chapters highlight the importance of forest cover and riparian buffers in protecting water quality and minimizing impacts associated with stormwater run-off. However, the plan does not include specific goals. Reviewers recommend that the county and town planners spell out more specific achievable goals in the plan (e.g., Goal 3, Objective 1.2) – including a targeted number of miles of riparian buffer created or enhanced. Riparian buffers should be created or widened along streams where it is possible to improve stream bank stability, water filtration, stream shading, and to enhance the current habitat conditions. Town planners should consider adopting a minimum 100ft buffer along each bank where possible and increasing buffer widths in areas with steep slopes along streams by 2 feet per 1% of slope. These steps would work to improve conditions in Hall Creek, Kings Branch, and other town tributaries.

Chapter 1 - Master Plan of Town Centers

The county adopted an updated Patuxent River Policy Plan in 2014. The original plan started in 1984 (impervious surface (IS) was around 7%) to deal with point and nonpoint nutrient and sediment pollution associated with development of the watershed of its largest native river. The target development for a watershed is 5% IS and 0.14 structures per acre (C/ac). Once development reaches a threshold of 10% IS and 0.34 C/ac, there are increasingly intractable aquatic habitat issues. The Patuxent River watershed exceeded the threshold for IS of 10% in 1997. Impervious surface is now around 14% and the river has a variety of major fish and shellfish habitat issues. The policy plan by itself hasn't effectively dealt with these issues.

Calvert Co.'s portion of the Patuxent River watershed increased to 8.7% IS (7,701 acres) in 2023, from 7.8% IS (6,346 acres) in 2011. Although Calvert Co's portion of the watershed is under 10%, the entire Patuxent River watershed has surpassed the threshold for impervious surfaces. Care should be taken to minimize any further additions of impervious surface within the watershed. DNR research shows that effective stormwater practices are unlikely to mitigate impervious surface to the extent where it can completely offset negative effects on

fisheries and biodiversity. The implementation of stormwater management practices should not encourage development up to 10% IS.

Chapter 3 - Dunkirk Master Plan

The plan promotes developing and redeveloping existing locations within the town center. This will help manage a drastic increase in impervious surface. The target development for a watershed is 5% IS and 0.13 C/ac. Once development reaches a threshold of 10% IS and 0.34 C/ac, there are increasingly intractable aquatic habitat issues. Care should be taken to limit the impacts of increasing development and impervious surface in Kings Branch and Hall Creek watersheds. Hall Creek has historically supported Yellow Perch and White Perch spawning locations. Retrofitting inadequate stormwater management measures is a good idea, but stormwater management can not mitigate all the impacts of impervious surfaces. The private wastewater systems have significant discharge issues to the ground surface. This should be a priority to fix to eliminate the runoff into local waterways.

Once again, thank you for the opportunity to provide comments. If you have any questions about these comments or would like further information, please do not hesitate to contact me at 443-534-4151 or christine.burns1@maryland.gov.

Best,
Christine Burns

July 30, 2025

Mr. Carter Reitman
c/o Rita Pritchett
Maryland Department of Planning
301 West Preston Street, Suite 1101
Baltimore MD 21201

Dear Mr. Reitman:

Thank you for coordinating the State of Maryland's comments on The Calvert County Comprehensive Plan, Master Plan of Town Centers, and Chapter 3, The Dunkirk Town Center Master Plan (the "Plan"). The Maryland Department of Transportation (MDOT) offers the following comments on the Plan for consistency with the State of Maryland and MDOT's goals and objectives:

General Comments

- In general, the Plan is consistent with MDOT plans and programs. The MDOT supports the guiding principles that inform the Plan's update, such as encouraging mixed-use development/redevelopment, cohesive and active transportation design for pedestrians, bicyclists, and transit users, and the protection of natural resources.
- Commuter Choice Maryland is MDOT's Travel Demand Management (TDM) program, and it could be incorporated into the Plan as a strategy to support the Plan. The program offers an extensive menu of commuter transportation services, such as ridesharing and incentives. Please visit the Commuter Choice Maryland web site at <https://www.mdot.maryland.gov/tso/pages/Index.aspx?PageId=29>.
- Shifting transportation mode choice towards transit and active transportation, shortening automobile trips, and increasing carpooling and van pooling, are critical components to building efficient, equitable, and sustainable places, and is also essential to accommodating Maryland's changing demographic composition. The MDOT manages several active transportation programs:
 - Transportation Alternatives (TA) Program: a reimbursable, federally funded program for local sponsors to complete community projects designed to strengthen the intermodal transportation system. The program provides funding for projects that enhance the cultural, aesthetic, historic, and intermodal transportation system. The program can assist with projects that create bicycle and pedestrian facilities, restore historic transportation buildings, convert abandoned railway corridors to pedestrian trails, mitigate highway runoff, and other transportation-related enhancements. Project sponsors are required to provide a minimum 20 percent of the total project as a match.

- Recreational Trails Program: a federally funded program that the State Highway Administration (SHA) administers on a reimbursement basis. Like the TA Program, the Recreational Trails Program may reimburse a local project sponsor up to 80 percent of the project's total eligible costs to develop community-based, motorized, and non-motorized recreational trail projects.
- The MDOT's Kim Lamphier Bikeways Network Program: a program that allocates State transportation funds and is administered by the MDOT Secretary's Office to promote biking as an alternative transportation mode.
- For more information on MDOT's active transportation planning and programming efforts, please see our Maryland's Bicycle and Pedestrian Plans and Programs web page:
<https://www.mdot.maryland.gov/tso/pages/Index.aspx?PageId=24>.
- The MDOT supports continued improvements to expand and enhance transit options. Please continue to coordinate with the Maryland Transit Administration (MTA) for the ongoing expansion of regional transit and the coordination of MDOT supported locally-operated transit services (LOTS). The MTA also supports park and ride (with SHA), demand response services, paratransit, medical services, and senior-center transportation options. For local transit service planning, please contact Mr. Bruce Hojnacki, MTA Regional Planner at 410-767-3758, or via email at BHojnacki@mdot.maryland.gov
- A Transit Oriented Development (TOD) Program was established within MDOT to provide services including identifying potential TOD opportunities and evaluating existing and future needs of public transportation facilities. For TOD related data resources please visit the Transit-Oriented Development in Maryland web page:
<https://data-maryland.opendata.arcgis.com/pages/tod>.

Chapter 3: Transportation Comments

- P. 8: On the Dunkirk Town Center Expansion Map, please remove the smaller scale "2/4" and "231" labels.
- Page 19: If interested in pursuing a speed limit reduction along MD 4, please coordinate with Mr. Bob Owolabi, Assistant District Engineer – Traffic, District 5, SHA at 410-841-1023 or rowolabi@mdot.maryland.gov.
- Page 19: Strategies to Address Congestion and Safety Concerns. Please coordinate improvements with Ms. Kim Tran, District Engineer, District 5, SHA at 410-841-1019 or ktran@mdot.maryland.gov.
- If you have any questions or need additional information about the following comments, please contact Mr. Ben Allen, SHA Regional Planner, at 410-545-5649 or email at ballen3@mdot.maryland.gov; or email Mr. Joseph Lombardo, SHA Assistant Regional Planner, at jlombardo.consultant@mdot.maryland.gov.

Mr. Carter Reitman
Page Three

Thank you again for the opportunity to review the Plan. If you have any questions or concerns, please do not hesitate to contact Mr. Dan Janousek, Regional Planner, MDOT Office of Planning, Programming, and Project Delivery (OPPPD) at 410-865-1098, toll free at 888-713-1414, or via email at djanousek@mdot.maryland.gov. Mr. Janousek will be happy to assist you.

Sincerely,



Geoff Anderson
Chief, OPPPD, MDOT

cc: Mr. Ben Allen, Regional Planner, SHA
Mr. Bruce Hojnacki, Regional Planner, MTA
Mr. Joseph Lombardo, Assistant Regional Planner, SHA
Mr. Bob Owolabi, Assistant District 5 Engineer, SHA
Ms. Kim Tran, District 5 Engineer, SHA



July 16, 2025

Mr. Carter Reitman
Lead Housing Planner
Maryland Department of Planning
120 E Baltimore St., Suite 2000
Baltimore, MD 21202

Dear Mr. Reitman:

Thank you for the opportunity to review and comment on the Calvert County Proposed Draft Chapter One: Town Centers and Chapter Three: Dunkirk Town Center Master Plan Update (the "Plan"). When reviewing plans, the Maryland Department of Housing and Community Development ("DHCD") comments on items for which political subdivisions can strategically leverage DHCD's resources to accomplish their housing and community development goals. DHCD also reviews comprehensive plans for consistency with relevant statute and, if appropriate, Sustainable Communities Action Plans.

Overall, DHCD staff were impressed with the quality of the Plan. Staff in the DHCD Division of Neighborhood Revitalization reviewed the plan and provided the following comments, which are meant to help realize the Plan's goals. We present the following in no particular order:

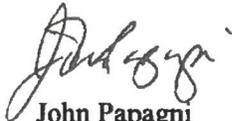
1. The housing and economic development components of the Plan are generally consistent with and build upon the Sustainable Communities Action Plan. Note that Dunkirk is covered under the Calvert County Sustainable Communities application, which covers both unincorporated area (including Dunkirk) and incorporated areas. The designation was approved in February of 2024.
2. DHCD can further assist with home repairs that improve comfort, livability, and accessibility for homeowners through its Special Loan Programs. Planning staff and residents can learn more about these programs at <https://dhcd.maryland.gov/Residents/Pages/SpecialLoans.aspx> or contact the program directly at 301-429-7409 or DHCD.SpecialLoans@maryland.gov.
3. The Plan identifies a need to support businesses in the Town's core. Info on DHCD's support for businesses can be found online at <https://dhcd.maryland.gov/Business/Pages/SmallBusinesses.aspx> or by contacting Mike Haloskey, Director of Business Lending Programs, at 301-429-7523 or Michael.Haloskey@maryland.gov.
4. The Plan's Housing Element does not include an assessment of fair housing. Maryland House Bill 90 (2021) requires, effective January 1, 2023, that comprehensive plans include an assessment of fair housing. For technical assistance in development of the Plan's Housing Element, please contact Carter Reitman, Carter Reitman, Lead Housing Planner at the Maryland Department of Planning at (410) 767-3837, or email Carter.Reitman2@maryland.gov



5. The Plan identifies the need for affordable and workforce housing. DHCD single family and multi-family housing programs may be able to assist. Information regarding the Maryland Mortgage Program can be found at <https://mmp.maryland.gov/pages/default.aspx>. Information regarding DHCD multifamily housing programs can be found at <https://dhcd.maryland.gov/HousingDevelopment/pages/mflibrary.aspx>

We in the Division of Neighborhood Revitalization look forward to continuing our productive partnership with Dunkirk in its future initiatives. Again, thank you for the opportunity to comment on the Plan. If you have any questions regarding the comments above, please contact me at john.papagni@maryland.gov or 301-429-7670.

Sincerely,



John Papagni
Program Officer, Division of Neighborhood Revitalization

Cc: Joseph Griffiths, Maryland Department of Planning
Rita Pritchett, Maryland Department of Planning
Jean Cannon, DHCD Division of Neighborhood Revitalization
Garland Thomas, DHCD Division of Neighborhood Revitalization
Olivia Ceccarelli, DHCD Division of Neighborhood Revitalization

