

**Cecil County
Oversight Committee
Meeting Packet**

July 16, 2008



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Agenda and Meeting Information

**CECIL COUNTY OVERSIGHT COMMITTEE
JULY 16, 2008 MEETING PACKET**

CECIL COUNTY COMPREHENSIVE PLAN CITIZEN OVERSIGHT COMMITTEE

Meeting Agenda

Wednesday, 16 July 2008, 6:00 p.m.

Cecil College Technology Center Room 208

One Seahawk Drive

North East, MD 21901

I. Call to Order	6:00
II. Approval of Minutes	6:05
III. Old Business <ul style="list-style-type: none">• Meeting Schedule	6:10
IV. New Business <ul style="list-style-type: none">• Presentation by Water Resources Subcommittee• Review Scenario Process• Review of Preliminary Subcommittee Goals• Reports/Comments from Subcommittee Meetings• Other	6:15 6:45 7:00 7:30
V. Adjourn	8:00



Oversight Committee Meeting May 2008 Minutes

**CECIL COUNTY COMPREHENSIVE PLAN
CITIZEN OVERSIGHT COMMITTEE
MEETING MINUTES
21 May 2008**

Present: Shafer, Henry; Hutton, Randy; Pugh, Mike; Butler, Eileen; Bunnell, John; Lane, Diane; Jackson, Ann; Folk, Patricia; Rossetti, Rupert; Clewer, Jeff; Kilby Phyllis; Bennett, John; Derr, Dan; Smyser, Chuck; Tapley, Donna; Edwards, Sandra; Deckard, Donna; Thorne, Owen; Cairns, Ed; Walbeck, Carl; Snyder, Linda; Wiggins, Ken; Stewart, Gary; Strause, Vicki; Polite, Dan; Bolender, Brian; Buck, Walter; Gell, Robert; Whitehurst, Dan; Day, Shawn; Priapi, Vic; Gilley, Paula; Colenda, Sarah; Hodge, Robert; Denver, John; Doordan, Pat; Broomell, Diana; Bayer, Michael; Graham, Clive; Di Giacomo, Tony; Sennstrom, Eric

Absent: Whiteman, Will; Ellerton, Vaughan; Poole, John; Duckett, Vernon;

Observers & Guests: Abrams, Kerry Anne; Eberhardt, Jim; Price, Dick; Erickson, Heather; Cox, Judy; Bonenburger, Calvin; Minner, Jeanne; Di Nunzio, Joe; Leocha, John; Nemazie, Dave; Kenney, Brigid; Kaplan, George

Call to Order: Dr. Lane called the meeting to order at 6:42 p.m.

Approval of Minutes: Carl Walbeck made a motion to approve the 19 March 2008 meeting minutes. Motion was seconded by Randy Hutton. All members present voted in favor of the motion to approve the minutes. Motion carried.

Old Business: There was no old business.

New Business: Clive Graham presented a brief synopsis of the previous meetings and provided an explanation as to the purpose of tonight's meeting. Mr. Graham stated that ERM feels it is important for the Oversight Committee to not only have an understanding of the surrounding jurisdictions plans, but also to understand what each of the municipalities are planning for their futures. The Town's comments are non-binding, but it is important for the participants to begin to lay their cards on the table to help move the process forward.

Hon. John Bunnell, Mayor – Cecilton: Mayor Bunnell gave a presentation explaining the Town's current comprehensive plan. Cecilton's land use map, growth areas, sensitive areas, new growth areas, greenbelts, and infill were presented. The northeast side of Town is the primary growth area, southwest is the secondary growth area, southeast is tertiary, and the northwest is encumbered by Maryland Agricultural Land Preservation Foundation easements. Infill within the Town could add 236 new dwellings. Future annexations could add between 314 acres and 1,670 acres to the Town's present limits. Four alternate scenarios for future growth are being contemplated. Water treatment capacity has been increased from 99 gallons per minute to 199 gallons per minute. This will permit the Town to accommodate the anticipated growth over the next 20 years. The wastewater treatment plant is being upgraded from a lagoon system to a sequential batch reactor system. Spray irrigation was explored but for various reasons, did not work out.

Randy Hutton asked if the town's sewer system needs upgrades. Mayor Bunnell replied that the sewer system needs upgrade, the water system is fine.

Clive Graham asked which of the 4 alternate scenarios is preferred. Mayor Bunnell stated that no one alternative has been selected as of yet.

Dr. Gell inquired as to how the various alternatives will affect the highway system, specifically Maryland Route 213. Mayor Bunnell stated that the PUD scenario will have dramatic impact. U.S. Route 301 toll diversion will also affect the highway system. MDSHA has said solutions will be sought after impacts occur. The potential impacts to Maryland Route 213 are factors in selecting the preferred alternative.

Henry Shafer inquired about the Sailor Tower and if it is direct line of sight from Galena. Mayor Bunnell concurred and said the Town is attempting to have a fiber optic line extending into the corporate limits.

Hon. Dick Price, Commissioner – Charlestown: Com. Price presented an orientation as to the location of Charlestown vis-à-vis the region. He summarized the geographic constraints (North East River, U.S. Route 40, mining areas, the railroad) limiting the Town's future growth. Com. Price stated that the Town's draft comprehensive plan is in harmony with the County's present plan. The Town's present boundaries were indicated as well as a summary of potential infill development of an additional 441 dwellings by 2025. The Town estimates a need to increase its population by 2,500 – 3,000 additional residents by 2025 in order to provide for an adequate tax base. The long term growth plans include annexation north towards U.S. Route 40 since they are constrained on all other sides. Charlestown seeks to protect its character and integrity, and promote smart growth densities. The Town presently has a permitted water withdrawal of 0.207 mgd and is using 0.108 mgd. The maximum daily flow is 0.300 mgd. The Town system also includes a 500,000 gallon storage tank. Exploration of an additional well and potential service by Mountain Hill Water Company are being considered. The Town relies on the North East River Advanced Wastewater Treatment Plant for its sewage treatment. Charlestown and Cecil County are presently working out an agreement to meet the future demands on both entities.

Jeanne Minner, Town Planner – Elkton: Ms. Minner presented Mayor Fisona's apologies for being unable to attend tonight's meeting due to his attendance at budget meetings. She indicated that Elkton has very recently commenced the process to update its comprehensive plan. Ms. Minner conveyed her angst that the County's Elkton West Service area may create an infringement on parts of Elkton's contemplated growth. She provided a brief summary of the County's 2000 Urban Growth Boundary Plan and pleaded for more cooperation between Elkton and Cecil County in planning growth areas.

Randy Hutton inquired as to the Town's capabilities to serve the Elkton West Area. Ms. Minner said that while there is capacity at the wastewater treatment plant, an analysis of where that capacity should be used has not been done.

Dan Derr asked if there was water capacity. Ms. Minner replied that the Town is working on additional wells and additional water supplies.

Heather Erickson, Assistant for Planning & Zoning – Perryville: Ms. Erickson stated that revisions for the Town's final draft comprehensive plan are presently being reviewed. Public hearings will be held soon. The Town sees itself as a future growth area for Cecil County. The Town has experienced tremendous growth since 1997 when the current plan was adopted. Perryville estimates that its population will increase from 4,200 now to 9,300 in 2030. An additional 4.25 square miles containing 445 parcels are contemplated

for annexation. Future growth includes businesses, mixed use development and water oriented development. Limits of the Town's future growth would be demarcated by Maryland Route 222, Jackson Station Road, Susquehanna River, and the Veterans Administration hospital. The Town requires that annexed property connect to its water and wastewater systems. The Water Treatment and Wastewater Treatment plants are undergoing upgrades. Ms. Erickson presented the priorities for annexation which include the Happy Valley property, Jackson Farm, Coudon property, and Mt. Ararat Farm.

Dan Derr asked if the Urban Growth Boundary plan has benefited the Town. Mayor Eberhardt responded that he has no opinion on that matter. He further stated that the Town's annexations have been consistent with the County's land use plan. Consequently, there have not been any conflicts.

Phyllis Kilby asked if there have been any studies regarding infill in Perryville. Mayor Eberhardt responded that a capacity management plan has been completed and future growth numbers reflect infill. Heather Erickson indicated three areas that are the focus of infill development – the manufactured home park across from Town Hall, the waterfront, and the U.S. Route 40 area.

Robert Hodge inquired about the Town's densities. Mayor Eberhardt responded that Happy Valley is R-1, Jackson Farm is R-1, Ikea is industrial. Robert Hodge stated that Towns should absorb growth. Discussion ensued regarding Happy Valley property.

Rupert Rossetti asked if the Town has done non-point source computations for the comprehensive plan and the watershed. Mayor Eberhardt responded that he was not quite sure. Clive Graham interjected that it is required of each jurisdiction and MDE is encouraging collaboration through the WRE's. Brigid Kenney indicated that if a WRE is required, non-point is part of the analysis. MDE has a spread sheet that is crude at the small area level and will only show trends. It works better on a large scale and the Counties can incorporate Town areas if MDE finds it acceptable.

Rupert Rossetti asked if there will be any open space between Perryville and Port Deposit if Mt. Ararat annexation is completed. Mayor Eberhardt expected there would be open space.

Kerry Anne Abrams, Mayor – Port Deposit: Mayor Abrams opened by stating that the maps for the Town's comprehensive plan are up to date, but the draft text had not been received in time to bring tonight. She proceeded to familiarize the Oversight Committee with the Town of Port Deposit. Mayor Abrams presented the Town's mission statement, planning goals, future growth and housing trends. Growth is envisioned to occur on the Bailey/Harbold property, Anchor & Hope farm, Arundel property, and Cokesbury/Craigtown Road area. Existing land use as well as the town's economy and infrastructure are crucial to the Town's growth. Infill development is envisioned to be a method to enhance the existing Town. Mayor Abrams presented a summary of the Town's land use plan, transportation plan, sidewalk system in new town and old town, recreation plan, the new wastewater treatment plant, Chesapeake Bay Critical Area limitations, housing plan, Bainbridge Master Plan, wastewater and water treatment upgrades the creation of the Water & Sewer Authority, current pending projects, challenges facing the Town, and the upcoming events.

Rupert Rossetti asked if the 2021 capacity reflects the Bainbridge property. Mayor Abrams answered in the affirmative.

Calvin Bonenburger, Town Administrator – Rising Sun: Mr. Bonenburger provided an orientation on the Town's location in relation to the County, Pennsylvania and Delaware. Rising Sun presently has 1,200 dwellings and 80 businesses. The wastewater capacity is 0.275 mgd lagoon system that is found to be non-compliant by MDE. The collection system has significant I&I problems that lead to peak storm flows of 0.400 to 0.600 mgd. Mr. Bonenburger stated that correcting the I&I is a priority. The Town has identified the preferred type of plant to succeed the lagoon system. However, the cost is a problem. The water treatment plant has a capacity of 0.260 mgd and is at its maximum capability. The Maryland Route 274/Maryland Route 273 intersection is crucial to the Town as well as the effects of truck traffic on these routes. The Town is re-evaluating their previous plans to assess their viability. Infill development is estimated to be 698 residences and 5 businesses. The Town's draft land use plan projects significant growth for the Town. If all contemplated annexations were completed, 4,228 new dwellings would be added. The nutrient cap on the stream accepting the treated sewage effluent limits the capacity to 0.675 mgd. With the 1,280 already on the system and the 698 approved, only 683 could be added. The Town has to reconsider its future growth based on these limitations. The Rising Sun well fields are tapped out and are not re-charging as they have in the past. Alternative water sources have been recommended by the SRBC and MDE. This is primarily the Chester Water authority. The U.S. Route 1 corridor could become the Town's light industrial area.

Eileen Butler queried as to the Town's proposed densities for annexation. Mr. Bonenburger responded that 4 dwelling units per acre is the most dense.

Diana Broomell asked if there is a minimum amount that Chester Water authority requires for purchase. Mr. Bonenburger answered tentatively the figure stands at 250 gallons per user or 700,000 gallons per day. Diana Broomell wanted to know if the Town could sell the excess water. Mr. Bonenburger responded that if the Town only used 0.67 mgd, it would be open to selling the excess.

Robert Hodge asked if SRBC and MDE were consulted on the Town obtaining water from Pennsylvania. Mr. Bonenburger responded that those agencies suggested that scenario. The Town estimates it will cost \$23 million to correct the water and wastewater issues.

Robert Hodge inquired as to whether Rising Sun permits townhouses. Mr. Bonenburger said yes.

Clive Graham thanked the Towns for their presentations and said that he thought they were most informative.

Mayor Eberhardt interjected that he had been ruminating on the earlier question regarding the open area between Perryville and Port Deposit. Mayor Eberhardt does not necessarily see anything wrong with towns in the growth area abutting each other. The Mayor sees this area as the place where growth should be encouraged. He posed the question to the meeting as to whether it would necessarily be a bad thing if Perryville and Port Deposit ultimately shared a boundary.

Dr. Diane Lane asked if there were any questions from the committee.

Mike Pugh thought that the City of Newark should be invited to address the Committee since it is contiguous to a major portion of our designated growth area.

Dr. Diane Lane provided a description of the Chairperson and Co-Chairperson meeting held on 6 May 2008. She reminded the sub-committees of their core assignments and their need to focus on those items. Opportunity to participate in others work is afforded at the oversight committee meetings.

Michael Bayer provided a synopsis of his attendance at the last Council of Governments meeting. The County, Towns, MDE and MDP are all cooperating with a goal of moving forward in unison.

Clive Graham presented his thoughts on changing the timeline to provide for an alternative scenario worksession in September. After a summer study of information that is coming out, the committee could have a five to six hour workshop to explore different alternatives based on the data. 17 September 2008 would be the preferred date. The committee decided that the 17th would be the date of the meeting starting at 1:00 p.m.

Rupert Rossetti provided a report form the WRE sub-committee.

Discussion ensued regarding the July meeting as well as the scenarios for the September meeting.

Adjournment: The meeting was adjourned at 8:49 p.m.

Respectfully Submitted:

Eric S. Sennstrom, AICP
Director – Planning & Zoning

Next Meeting: 16 July 2008, 6:30 p.m. Cecil College Technology Center, Room 208

Cecil County 2009 Comprehensive Plan Scenario Building Process

Cecil County is at a crossroads with respect to its future growth and development. Located between Baltimore and Philadelphia, on I-95, with a population of 100,000 and a large amount of potentially developable land, good agricultural soils, and an extensive green infrastructure, the County could grow in very different ways.

The 2009 Comprehensive Plan will be the first major plan rewrite since 1990 and will likely be *the* defining Plan for the County's future. To provide policy direction for the Plan, we have decided to explore alternate futures through the use of scenarios. To evaluate these scenarios, we will use a decision-making process known as Choosing By Advantages.

For each process, we will begin with a staff component and then share our findings with the Citizens Oversight Committee for its review, comment and endorsement. Meanwhile, the Oversight Committee and its subcommittees will continue to follow the schedule outlined at the outset of the project, with some adjustments, and the subcommittees will continue to meet and develop policy recommendations for the plan elements they have been assigned.

Overview of the Scenario Process

In scenario building, the key question is: *What do we think might happen?* This question requires us to uncover and manage forces that are driving change in our community.

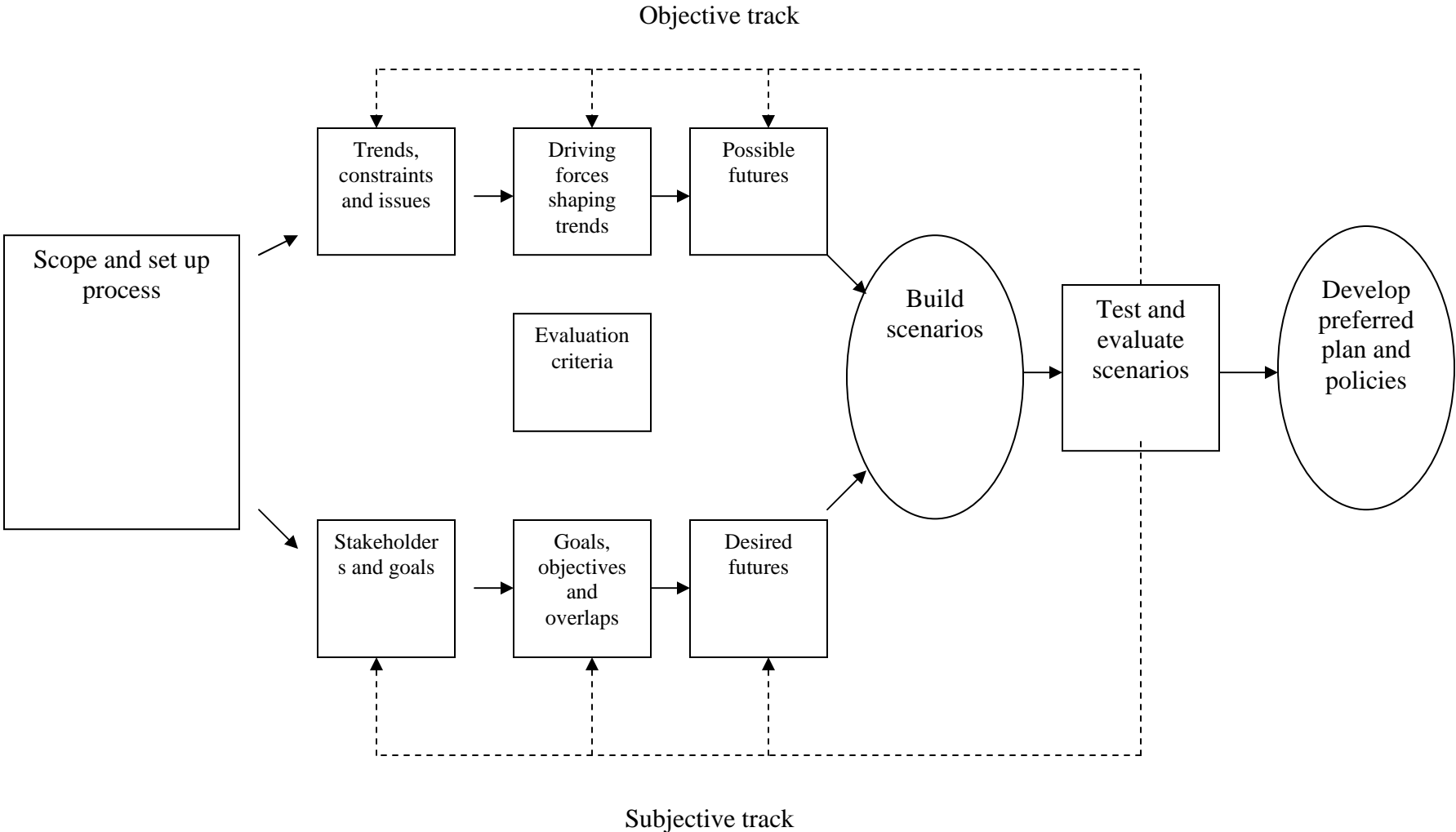
To build a scenario, we match possible futures with desired futures. Two parallel processes are involved: one that is *objective and analytical* and sets limits on the range of possible futures, the other that *reflects the desires* of stakeholders.

Through the process, we will bring together and align the goals and objectives of stakeholders with the driving forces that are affecting the County. The scenario building process involves grouping together goals and objectives into clusters of attitudes or policies. We then pair these clusters with an objective analysis of the driving forces to create potential scenarios.

This exercise is intended to clarify the choices that the County is facing and, in turn, to lead to consensus about how to move forward.

The following text outlines the scenario building process and how we will apply it in creating scenarios for the Cecil County Comprehensive Plan.

Scenario Building Process



Task 1: Scope Project/Set Up Process/Review Data and Resources/Understand the Political Environment¹

This task includes this memo as well as much of the work that has been done in the Comprehensive Plan process to date. This document will function as the scope for the scenario building process.

Pre-workshop: We (ERM) will share this memo with Eric Sennstrom, Diane Lane and Gerrit Knaap to get their feedback and comments and schedule a pre-workshop meeting on July 17 to address Tasks 5A and 5B.

Workshop task: The scenario building team² will receive the Comprehensive Plan process and schedule document in a packet distributed in advance of the July 31 staff workshop.

Task 2A: Identify Trends, Constraints and Issues

To understand the trends and constraints in Cecil County, we will need to identify, understand and analyze the following data:

Land use capacity and population projections (from MDP and WILMAPCO)

Water resources (from MDE)

Major development opportunities (mapped from Cecil County)

Housing types and affordability trends (county and region)

Employment types and trends (county and region)

At-place employment data (county and region)

Commuting patterns (county and region)

Income patterns (county)

County agricultural preservation efforts

BRAC impacts

Road capacity, plans and the relationship between roads and growth

- Relationship of growth to road capacity

¹ This process is based on the scenario exercise described in Planning magazine, "Getting Scenario Planning Right," November 2001, pp. 22-27.

² The scenario building team is made up of representatives of Cecil County, MDP, MDE, and the National Smart Growth Center (for the complete list of participants, please review the scenario workshop agenda).

- How infrastructure investment has influenced growth

Green Infrastructure network

Other issues that may influence change:

- Local economic changes
- Mobility/accessibility
- Commuter rail
- Water quality

Analysis of this data will allow us to identify issues, trends and constraints. This will include a list of preliminary issues.

Pre-workshop: We will compile and analyze this data and summarize it in a packet for the scenario building team distributed in advance of the July 31 workshop.

Workshop task: This information will be outlined in a presentation at the July 31 workshop (see agenda).

Task 2B: Identify Stakeholders and Their Goals

For the Comprehensive Plan, a 41-member Citizens Oversight Committee is functioning as a representative body of the public. The Oversight Committee is divided into seven subcommittees, each related to specific plan elements. We have asked each subcommittee to draft goals and objectives in advance of the staff workshop. These goals and objectives will serve as input to the scenario building process.

Although the Oversight Committee is broadly representative of the County, it has at least two potential gaps: county elected officials and some of the County's eight incorporated towns. We understand that elected officials are following closely the progress of the Oversight Committee.

We intend to invite the County elected officials to the Oversight Committee meeting in September where the draft scenarios will be reviewed. We also can make available the summary packet provided to the scenario building team. If elected officials have specific questions, we will coordinate with Eric Sennstrom and Diane Lane to answer them.

For the towns, we will cull from their presentations provided May 21 to the Oversight Committee to identify goals and other key information that would be useful to the scenario building team. We will send this information back to the towns so that they may review it for accuracy before it is included in the summary packet. As the process moves forward, we will present information about the scenarios and the outcome of the process with the Council of Governments and coordinate as needed with Dave Nemazie, who is facilitating the group.

Pre-workshop: See above.

Workshop task: See Task 3B.

Task 3A: Identify the Driving Forces Shaping Trends

Understanding the issues, trends and constraints identified in Task 2A will help us identify the driving forces that are shaping the trends and issues. *The goal here is to identify which factors are mutable, which are not; what will change and what will not.* In that context, the key question is: *what is causing change in the county?*

To answer this question, we will review the data analysis completed as part of Task 2A and examine their implications. As part of this work, we will identify *givens* (trends and forces that will not change and therefore will be common across scenarios) and *uncertainties* (which will vary across scenarios).

Pre-workshop: Using this information, we will draft a list of driving forces. We will share this list with Gerrit Knaap and Eric Sennstrom to get their comments and refinements. We will then finalize these for presentation at the workshop.

Workshop task: The revised set of givens, uncertainties and driving forces will be included in the workshop packet and presented at the July 31 session. The group will briefly review these elements, then add, subtract or make changes as necessary, and prioritize them by their importance and level of uncertainty.

Task 3B: Identify Goals and Objectives/Identify Overlaps and Prioritize Them

In this task, we will use the material collected in Task 2B to create a set of future goals that includes input from all of the committees and the towns. From this information, we will identify overlaps and conflicts among these goals and summarize them in the summary packet for the July workshop.

Pre-workshop: We will prepare a draft memo summarizing the goals, objectives and overlaps for Gerrit Knaap and Eric Sennstrom, then refine it based on their comments for distribution to the scenario building team in the summary packet.

Workshop task: The revised set of stakeholder goals and objectives will be included in the summary packet and presented at the workshop. The group will review these, make changes as necessary, then prioritize them.

Task 4: Develop Evaluation Criteria

From the analysis completed as part of Tasks 2A, 3A and 3B, we will draft a set of criteria to be used to evaluate the scenarios.

Pre-workshop: We will share the draft criteria with Gerrit Knaap, MDP and WILMAPCO prior to the scenario-building workshop for their comment and refinements.

Workshop task: The revised set of criteria will be included in the workshop packet and reviewed during the July 31 workshop.

Tasks 5A/5B: Identify Possible and Desired Futures

At a July 17 pre-workshop meeting with Gerrit Knaap, MDP and MDE, we will review all of the draft materials and, as a group, identify a set of possible futures and a set of desired futures. These will serve as the basis for the scenarios that the scenario building team will sketch out at the July 31 workshop.

Pre-workshop: See above.

Workshop task: We will summarize the possible and desired futures in the summary packet and review them at the workshop prior to discussing them.

Task 6: Build Scenarios

At the July 17 pre-workshop meeting, we will discuss and outline possible scenarios for discussion at the July 31 workshop. The actual scenario building will take place at the workshop.

Pre-workshop: See above.

Workshop task: At the workshop, staff will review all of the information presented and work as a group to develop three to four sketch scenarios.

Task 7: Test and Evaluate Scenarios

Following the July 31 workshop, we will refine the scenarios and work with MDOT, WILMAPCO and DelDOT to evaluate the transportation impacts.

In August, we will forward the preliminary scenarios to each subcommittee for its review and comment. Each committee would review the scenarios against the goals it had identified in June and July and offer their preliminary comments. Concurrently, we would send the scenarios to each town and present them at the Council of Governments meeting in August. This would give the towns a forum to discuss the scenarios as a group and to ask questions about how the scenarios were created and how they will be evaluated. We would request that each town also submit initial comments, which we would package with the comments from the subcommittees for review by the Oversight Committee in September.

The Oversight Committee would review the preliminary scenarios at its Sept. 17 meeting. The goal of this meeting would be to give committee members an opportunity to review each scenario and offer comment so that we can take the input and refine the scenarios as needed.

The meeting would begin with a short presentation to the entire committee. Stations would be set up for each scenario, and we would divide the committee into groups, assigning one to each station, then facilitating discussions and noting comments. A synthesized list of the earlier comments from the subcommittees and towns would be available at each station and be reviewed during the discussions.

When the discussions were complete, the groups would rotate to another station until each group had an opportunity to review each scenario. The product from this meeting would be a list of Oversight Committee comments, informed by the earlier comments from the subcommittees and towns. With this information, we would refine the scenarios.

In late September or early October, we would reconvene the staff at a workshop to select a preferred alternative using the Choosing By Advantages (CBA) decision-making process. CBA was developed by the U.S. Forest Service in cooperation with Utah State University as a way to make planning and policy decisions, and it is currently required by the National Park Service as a method to choose among alternatives on planning projects. We will forward more information about CBA as the process moves forward.

Evaluating the refined scenarios through the Choosing by Advantages process would yield a preferred scenario. We would document the results of the CBA workshop and share it with the Oversight Committee at its October 15 meeting and review it with the towns at the COG meeting in October. Both the Oversight Committee and the towns would be asked to provide input and comments. Following the October 15 meeting, we would review the input to determine whether and how it would affect the determination of the preferred scenario. We would then use the outcome of the CBA, informed by the comments and staff review, as the basis to develop the Preliminary Plan.

Apart from the meetings outlined here, we expect that the subcommittees will continue to meet and develop their policy recommendations as outlined on the original Comprehensive Plan schedule from February 2008. We would review these policy recommendations as we develop the Preliminary Plan as described above.

Scenario Building Workshop
Thursday, July 31, 2008
10 a.m. to 4 p.m.
Cecil County Administration Building
Perryville Room

Attendees:

Eric Sennstrom, Cecil County
 Anthony DiGiacomo, Cecil County
 Al Wein, Cecil County
 F. Scott Flanigan, Cecil County
 Vernon Thompson, Cecil County
 Diane Lane, Comprehensive Plan Citizens Oversight Committee
 Clive Graham, ERM
 Michael Bayer, ERM
 Ben Sussman, ERM
 Gerrit Knaap, National Center for Smart Growth Education & Research
 Stephanie Martins, Maryland Department of Planning
 Mike Nixon, Maryland Department of Transportation
 Janice Outen, Maryland Department of the Environment
 Dan Blevins, WILMAPCO
 Dave Gula, WILMAPCO
 Anirban Basu, Sage Policy Group
 David Nemazie, Facilitator, Maryland Extension Service

Agenda	
10:00	Welcome and Introductions
10:15	Presentation Review Scenario Process Review Relevant Background Data
11:00	Group Exercise Review and Refine Driving Forces/Goals, Objectives and Overlaps/Evaluation Criteria
Noon	Working Lunch
12:30	Group Exercise Review and Refine Possible Futures/Desired Futures
1:30	Group Exercise Develop Sketch Scenarios
3:45	Wrap Up
4:00	Adjourn

Cecil County Comprehensive Plan Preliminary Subcommittee Goals

Agriculture, Preservation and Minerals Subcommittee

- Reduce the projected Cecil County population increase of 60,000 people by 2030 to around 30,000 by limiting the number and location of new building units.
- Encourage high-density development in the growth corridor next to existing adequate public facilities. Most likely this would mean next to the existing towns of Elkton, North East, Charlestown and Perryville.
- Discourage high-density development in the towns of Cecilton, Chesapeake City, Rising Sun and Port Deposit.
- Promote “fast track” permitting in the areas described in #2 above so that developers will find it easier to create new projects in the above area and will be discouraged from developing outside the growth corridor.
- Prioritize the existing green infrastructure hubs and corridors, and focus efforts to protect as many of the high priority areas as possible.
- Create a Natural Resources District encompassing those high priority green infrastructure areas. Create a countywide volunteer group to work with our elected officials to develop a systematic approach to protecting these green infrastructure areas.
- Protect, preserve and restore the natural resources throughout the county critical to:
 - Water Quality
 - Green Infrastructure
 - Ecosystem Services
 - Sustainable Forestry
 - Rural vistas and viewsheds
 - Wildlife
- Protect, preserve and sustain all remaining prime agricultural land (that is in contiguous or large enough blocks that are, or will be, able to profitably support a renewable natural resource based industry)
- Provide for concentrations of growth in the I-95-Route 40-Amtrak-Conrail transportation corridor while honoring Goals 1 & 2.
- Identify and set aside areas in the Mineral Extraction Area (and other areas) most suitable for surface drinking water reservoirs (Elk Mills Quarry & Stancills spring to mind), large scale tertiary treatment wetlands, spray irrigation and other future public service needs.

- Develop the capacity and capability to track and monitor natural resource areas in a way that:
 - informs land use decisions with natural resource and renewable resource-based industry priorities
 - targets areas for restoration and/or additional protection
- Reconcile the Natural Resource “Overlay” (PPA plus additional non-ag lands) with the Priority Funding “Overlay”

Economic Development Subcommittee

- Designate and map formal “growth area”. Growth area shall encompass all those areas presently designated for targeted growth by the existing comprehensive plan, as well as include the areas surrounding Port Deposit.
 - Growth area designated for high density, mixed use development that will support a variety of transit services (bus, rail, pedestrian, etc.).
 - Adequate public facilities are to be created in the growth area to accommodate its intended uses.
 - Utilize clustering techniques and specific design standards that provide for vertical density, green landscaping, pocket parks, etc. both within residential and commercial development.
 - Develop programs/incentives for development in the growth area, and disincentivize development outside the growth area.
 - Encourage retail and other services throughout the growth area.
 - Provide incentives for beautification of the growth area, especially along the Route 40 corridor.
- Encourage manufacturing, high tech, and research and development industries
- Encourage the training and development of labor force to fulfill the needs of industry.
- Encourage a balance of residential development and employment opportunities in the county so that tax revenues are retained in the county. The majority of these opportunities should be directed towards the growth area.
- Encourage the economic viability of farming and farming related business.
 - Incentivize property owners to maintain those designated uses.
 - Permit the development of agriculture and forestry support enterprises in the Rural Conservation and Resources Protection District, including farm implement sales and servicing, seed fertilizer dealers, and industries that process agricultural and forestry products grown in the County.
- Provide for reclamation of mineral extraction district land in the County.
 - Once mineral extraction is no longer viable or ceases to exist on the property or some portion thereof, the mineral extraction area within the

growth area shall be transitioned into the Development District, Suburban District or other like districts that provide for high density, mixed use or industrial development opportunities, as in other parts of the growth area.

- Preserve commercial fishing interests and access to waterways.
 - Formalize maritime destinations
 - Incentivize revitalization of those destinations
- Promote tourism opportunities throughout the County.
- Concentrate County funding towards infrastructure improvements (roads, water, sewer, gas, electric, telecommunications, etc.) to the growth area, except to correct safety problems or deficiencies outside the area.
- Encourage a business friendly environment.
- Support municipal economic growth initiatives.
- Inventory of readily available land should be available to attract industry.

Housing and Recreation Subcommittee

- Provide attractive, mixed use housing that will support mass transit in the designated growth corridor.
- Integrate housing options with shopping and employment opportunities.
- Encourage development of walkable communities that will satisfy a wide range of income and physical abilities.
- Encourage sustainable materials and “green” construction.
- Identify fragile ecosystems to ensure a healthy environment and the continued viability of tourism, agriculture, and forestry economies. Direct housing to areas safe for such growth.
- Encourage the development of housing options for active senior adults and associated care facilities.
- Provide incentives to attract high density/mixed use development in the designated growth areas.
- Encourage and provide incentives for clustering developer financed community facilities.

- Develop open residential open space as parkland or designate as farmland and require on going maintenance at the expense of developer or occupants.
- Develop minimum energy efficiency and a rating system for new residential development.
- Waterfront development should not limit public access.
- Achieve higher density development by relaxing or eliminating requirements that discourage or don't allow for such development in the designated growth areas.
- Develop a workforce housing element that will identify goals, objective, and policies that preserve or develop workforce housing.

Infrastructure and Transportation Subcommittee

- Maintain and enhance the quality of the existing road system to correspond to and support the overall Land Use Plan in coordination with appropriate state and regional agencies.
- Focus transportation and infrastructure investments in defined growth areas, permitting improvements outside of these areas only to upgrade non-standard roads and under-capacity bridges.
- Encourage funding mechanisms such as impact fees and special taxing districts to finance transportation and infrastructure improvements.
- Support transportation funding toward mass transit rail and bus transportation, along with projects that support the expansion of vehicular traffic.
- Establish commuter rail transit and infrastructure along existing rail lines in Cecil County that will serve the growth corridor and the five towns located along them.
- Encourage commercial goods shipments on the existing rail lines to reduce thru truck traffic on major roads.
- Utilize County waterway connections to the Chesapeake and Delaware Bays to promote shipment of commodity goods such as gravel and agricultural products out of the County by barge.
- Encourage accessibility to nearby commercial airports in Baltimore and Philadelphia via interstate buses and rail.
- Promote ride sharing by establishing or expanding park and ride lots along major commuter roads.

- Protect the inherent nature of “scenic highways” as designated by the State Highway Administration.

Public Services Subcommittee

- Goals and objectives must be consistent with the land uses stated in the County's Comprehensive Plan.
- Solid waste facilities must be in conformance with all applicable land uses.
- Future solid waste management facilities must be developed in accordance with the County's zoning and land use regulations, and consistent with the State, regional, and local comprehensive land use plans and regulations.
- Expand existing facilities where possible to meet County needs.
- Plan capital improvements based on rate of growth projections.
- Limit the provision of facilities and service in rural areas of the County.
- Assume public facilities are maintained in an efficient manner.
- Encourage single stream recycling.
- Pursue waste to energy diversion to extend the life cycle of the current solid waste management facilities.
- Pursue the gas to energy production sales as long as the benefits are cost effective.
- Pursue waste to energy options independently or partner with Harford County.



Subcommittee Meeting Minutes and Materials

**CECIL COUNTY OVERSIGHT COMMITTEE
JULY 16, 2008 MEETING PACKET**

**CECIL COUNTY COMPREHENSIVE PLAN OVERSIGHT COMMITTEE
 AGRICULTURE, PRESERVATION and MINERALS (APM) SUBCOMMITTEE
 MEETING MINUTES
 June 12, 2008**

Member	Present
John Bennett	X
Diana Broomell	X
Shawn Day	
Donna Deckard	
Sandra Edwards	
Robert Hodge	X
Phyllis Kilby	X
Daniel Polite	X
Vic Priapi (Vice Chair)	X
Rupert Rossetti	X
Owen Thorne (Chair)	X

Other Attendees	Affiliation
Joel Dunn	Conservation Fund
Theodore Weber	Conservation Fund
David Burke	Conservation Fund
John Bunnell	Mayor, Cecilton
Judith Cox	Mayor, Rising
WeinEric	SunCounty
SennstromBarbara	AdministratorCounty
Brown	PlannerPerryville
Clive Graham	Commissioner
Diane Lane	ERM Consultant Chairman, CPOC
Eileen Butler	Concerned Citizens
Jim Gawthrop	
Gary Stewart	
Gary Stewart Jr.	
Rich Paise	
Mike Vaughan	
Dan Whitehurst	
Dan Derr	
Dave Mayie	
Tom Frederick	
Dori Murphy	
Matt Bazar	
Sharon Weygand	
Ann Jackson	

Call to Order – Thursday, June 12, 2008 at 6:40 p.m., TC Room 205 at Cecil College in North East by Chairman Thorne.

New Business -

Meeting started with a presentation of the Green Infrastructure (GI) Report on Cecil County from the Conservation Fund. Regular business followed the presentation.

Presentation from the Conservation Fund. Guest speakers for the Conservation Fund: Joel Dunn, Ted Weber and David Burke.

Joel Dunn - The Conservation Fund established in 1989 by Pat Noonan. Dual Goal: to protect land and promote economic development. A revolving fund was used to conserve

close to 6 million acres across the country by the Conservation Fund to date. Received an A+ rating from the American Institute for Philanthropy and a 4 star rating from Charity Navigator. 96% of the funding received goes directly into conservation and only 1% goes back into fundraising. Team includes David Burke who has worked on natural resource projects with 30 years experience. He has worked on an award winning non tidal wetlands program among other accomplishments. Theodore Weber is a Strategic Conservation Analyst for the Conservation Fund and worked on the DNR Green Infrastructure (GI) Assessment Program. Joel Dunn was a coordinator for the Better Models Sustainable Chesapeake Program and has worked for the Conservation Fund for 4 years. Two other members of the Sustainable Chesapeake Team were David Myers and William Allen. Mr. Dunn was introduced to Cecil County when he worked on the John Smith Chesapeake National Historic Trail.

The Cecil County GI Study was initiated partly as a result of the Conservation Fund's participation in the 2006 Cecil Land Use Forums which were organized by concerned citizen volunteers and held at Cecil College. The meetings stirred new interest in environmental awareness and the need for conservation in Cecil County. Conservation Fund personnel spoke with the Board of Cecil County Commissioners about where Cecil County's green infrastructure is located and about the past and potential encroachment of development into these areas. The Commissioners provided \$25,000 and the Conservation Fund contributed \$35,000 for a GI study. Information from the forum also revealed a dramatic 50% increase of population predicted by 2030. One question was what impact did previous growth have on Cecil County GI and given the pattern of growth trends, what would the effect of future growth have on the GI if nothing was done to conserve surviving hubs and corridors. GI assessment reviews rank GI areas in importance. Protecting GI now will save the county money later. The Conservation Fund Study included a GI network designed to distinguish past and current hubs, a water quality maintenance and enhancement analysis, ecosystem services assessment including valuation of those services and a specific and detailed implementation quilt analysis.

Ted Weber - GI is "an interconnected network of natural areas, green space, and working landscapes that protects natural ecological processes, supports wildlife and benefits people."

- **Hubs** - Areas of major ecological importance covering at least 100 acres.
- **Corridors** - Features that link hubs and allow animal & plant movement between them
- **Gaps** - Areas impacted by human activity within the hub-corridor network that could be targeted for restoration.

DNR in 2000 delineated a statewide infrastructure network from 1990 data. Since then about a thousand acres per year are being developed. Development is happening everywhere. Between 1992 and 2002, 39 of 46 hubs in Cecil County were affected by development activity and 36 hub and corridor connections were broken by that development. Using 2005 aerial photos, surviving areas of green were identified and importance of hubs ranked through certain criteria: amount of forested land cover in a watershed, impervious surface in a watershed, riparian forest in a watershed, riparian forest at the site level, and wetlands at the site level. Among our surviving GI the Elk

Neck Peninsula is the highest ranked GI hub and the North East Creek is the highest ranked GI corridor.

Cecil County has 39 watersheds of which 10 are conservation focus watersheds (with more than 40% forest/wetlands and less than 7% impervious surface), 16 are reforestation focus watersheds (with 30-40% forest/wetlands and less than 7 % impervious surface), and 13 other watersheds (with less than 30% forest/wetlands and more than 14% impervious surface).

The next task county should undertake is a water quality analysis. We can measure the ecological and economic importance of water quality. Water sheds have a major impact on water quality. Forest cover has a positive impact and impervious surface, a negative impact. Areas with more than 50% forest cover and wetland and less than 7% impervious surface have the highest water quality. Wetlands are the kidneys of the landscape. Conservation Fund findings regarding forest cover, impervious surface and water quality agree with other studies. Watersheds feed into drinking water supplies. Permeable soils filter the rain and runoff. Therefore planting forests improve degrading water quality. Water sheds with more than 10% impervious surface have a negative effect. Currently there are 46 water sheds in county. 16 of these are conservation focus watersheds. Reforestation focus watersheds include Susquehanna, Mill Creek, Principio Creek, Stoney Run, the Bohemia and Sassafras River tributaries.

Recommendations:

1. Retain forest and wetlands in key watersheds.
2. Wastewater treatment plan upgrades.
3. Denitrifying septic systems through code changes and incentives
4. Require or create incentives for construction of tertiary treatment wetlands.
5. Offset nutrient loads by planting riparian forest for each acre of agriculture and forest land developed. Help county to meet nutrient goals.

Ecosystem Service Assessment:

1. Clean air and water
2. Carbon sequestration and wood products.
3. Water supply and hydrologic regulation
4. Flood protection and storm water management
5. Erosion control and sediment retention
6. Regulation of water temperature
7. Fish and Wildlife habitat
8. Recreation
9. Soil and peat formation
10. Pest control and pollination
11. Genetic information and biological diversity
12. Savings in community services
13. Increase in property values

People want to live next to parks and trails so conservation of hubs and corridors increase

property value of those residential areas near parks and lands in preservation. Also, it is desirable for businesses to locate in areas that have these types of communities because their employees will want to live here.

In 2006, 81% of the value of the county fell within 37% of the green infrastructure which represents an estimated \$1.7 billion in ecosystem services. Ecosystem Services Map showing the value of land. Elk Neck, highest value among Cecil County's surviving GI.

Cecil County is losing green infrastructure at break neck speed.

David Burke - Implementation Quilt Analysis

Moving from network design to real conservation is very difficult to do. He has worked on the nontidal wetlands program for the State of Maryland and counties wanted to be grandfathered in because the wetland locations didn't agree with their comprehensive plans. It's been the same reaction with GI conservation. A lot of county planners are now saying the same thing: Resource Assessment Maps are inconsistent with their comprehensive plans.

The Implementation Quilt is a series of steps, tools, programs, funding, and people to contact to meet GI goals.

Existing State programs include Program Open Space (POS), Rural Legacy Program (RLP), Maryland Agricultural Land Preservation Foundation (MALPF), Maryland Environmental Trust (MET), and the Maryland Historical Trust (MHT). County has been successful in POS, MALPH and Rural Legacy.

State monies should be leveraged for the biggest bang for the buck. Cecil County also has its own PDR and TDR Program. These two programs often need time to get started and fine tuned.

Federal Programs: Conservation Reserve Program & Conservation. Reserve Enhancement Program, Wetlands Reserve Program, Wildlife Habitat Incentives Program (WHIP), Farm and Ranch Lands Protection Program, Environmental Quality Incentives Program (EQIP), Forest Legacy Program, Coastal and Estuarine Land Conservation Program, Pension Protection Act of 2006

Incorporate GI into Landscape & Site Level Land Use Controls and Create Green Infrastructure Network Overlay through performance metrics to protect ecological integrity of network, maintain linkages, address cumulative impacts and reduce fragmentation. Also need to enhance cluster development options to limit grading and impervious surface area through downscaled road design criteria; low impact development techniques; explicit impervious surface thresholds and building envelope limits.

Without these tools, new standards will not be enforced. Tools were incorporated in the past. Better Models for Conservation explores how some areas have done it right.

Summarize statistics of what's happening to the network. Rate of fragmentation, how many corridors are left?. Not successful if you ignore. A new department should be created to address GI concerns, goals and enforcement. Other responsibilities could include administer New Forest Act, manage GI Fund and manage small tree nursery operation.

County should also explore new mechanisms for obtaining conservation capital. The Sage Group study recommended impact fees. Real estate transfer tax is another proven, recommended option. Examine ways to balance smart growth incentives and disincentives. Discourage rural development especially in critical resource areas. Encourage compact growth patterns supported by community infrastructure. Investigate deferral of upfront water and wastewater hookup fees in municipal and county service areas. Have to keep in mind that the EPA could lay down new restrictive laws on MTDL's . Examine nutrient trading system rules and county pilot program. Create and improve partnerships. Develop an effective marketing campaign to educate the public.

Summary -

- **Elk Neck Peninsula:** Highest ranked GI hub and a Conservation Focus Watershed = Should be among our highest priority conservation areas.
- **Northeast Creek:** Most important of several remaining GI corridors in northern part of Cecil County.
- **Development Location Within Watershed Types:** Higher densities outside of PFA's should progress from highest to lowest within Non-focus Watersheds; Reforestation Focus Watersheds; and Conservation Focus Watersheds. Situate development in lower end of watershed where there is usually less negative effect per acre than in headwaters
- **Density In and Around Municipalities:** Future development of municipalities along route 40 is best accommodated south of route 40, except as noted regarding the protection of Elk Neck Peninsula.
- **Ecological Greenways:** In addition to Elk Neck Peninsula, DNR in their 2000 Greenways Atlas identified Principio Creek, Octoraro Creek and Tri-State Greenway as Ecological Greenways.

Joel Dunn: GI not just about aesthetics, but quality of life. Also, prioritizing conservation of our GI will save the county citizens and taxpayers money.

Design your new development plan with GI in mind. Our GI Plan has tools you can use in your revised comprehensive plan. Cecil County is in a race with time to conserve GI.

Chairman Thorne: In 2005 our Cecil County Commissioners unanimously passed the Land Preservation Parks and Recreation Plan. Chapter V includes a lot about GI. We need to implement State and County natural resource recommendations quickly and definitively if we are to have a working GI available to support our future generations.

Rupert Rossetti: You have presented us with a dilemma because a significant portion of our focus watersheds are in the growth corridor.

Joel Dunn: Those areas that aren't mentioned in the focus watersheds could handle higher densities. You have current zonings and plans that have some problems with its position on development. You should have a performance matrix to limit development in the GI area. Determine a hierarchy that can best accommodate growth but use the tools to determine how. You always have options. We never said relocate all your development to here. Determine how you are going to shift what you had on the books to what you want.

Rupert Rossetti: We are currently using a 12-digit water shed. Should it be more granular?

Ted Weber: That would require more analysis.

David Burke: Go to the sub watershed level.

Rupert Rossetti: Brandywine Conservancy looks at individual patches of forests and identifies specific information on ages of trees and types. How do we get the development and protect the water quality and habitats? May end up in a more granular level if the corridor stays where it is.

Chairman Thorne: It's probably less precise in some areas in determining than in the larger blocks of GI. Different scales and sub-watershed sizes of areas have different problems to deal with ...and higher costs for some.

John Bennett: Funding sources were not mentioned. The Green Fund of \$25 million is there to attack projects of non point sources.

David Burke: The Governor had an initiative to require "No net loss" of forested land. It was not taken up in the legislature this year. It remains to be seen when that is going to pass. The County could move in that direction to shape its policies to meet the expected goals. Don't fall below the 40% level. Regarding the Green Fund, I don't know how Secretary Griffin will hand out that money.

John Bennett: In Carroll County do you know if the land owner has to first do a survey of their property or is the county helping with that cost? (John refers to Carroll County having worked closely with landowners and developers to achieve an 82% forest retention rate compared to the State average of 65%.)

David Burke: I don't think the county front ends the cost but it's about \$12,000 per acre in credits.

Robert Hodge: Fifteen years ago no storm water management was required.

Ted Weber: The Storm Water Management Act of 2007 focuses on natural recharge of water. Goal is to retain trees, permeable soils, and wetlands. A lot of the development

which occurred was prior to when storm water management ponds were required.

Robert Hodge: New regulations are recharging and other methods?

Ted Weber: Anything that can be done to development to have less of an impact on hydrology is a good thing.

David Burke: You are suggesting that 7% is the old studies. All of this low impact development does reduce imperviousness. We can do more. Keith Underwood is doing a study of last ditch storm water management which includes carbon streams. You might be able to have more impervious surface but it's going to cost more to mitigate those.

Chairman Thorne: The difference between the 7% (stream is still healthy) and 10% (stream is in decline) is very small.

Editor's note: 10% imperviousness is a good rule of thumb, but doesn't work in all situations. Some species are impacted at significantly less than 10% (Brook Trout: 2%; Salamanders: 3 – 5%), others can survive higher. The GI Study used thresholds of 7% and 14% in its modeling. The Conservation Fund Water

Quality Technical Report (p. 21) states that: "Watersheds with >50% forest cover generally had the best stream conditions, followed by watersheds with 40 – 50% forest. . . . Impervious surface also affected water quality. We found significant thresholds at 7 and 14% statewide. Watersheds with <7% imperviousness generally had the least impacted streams, followed by watersheds between 7 – 14%." This is reflected in their conservation model (p. 23) which scores <7% at 20, 7 – 14% at 10 and > 14% at 0.

Rupert Rossetti: MDP hasn't come out with their 2007 data on land use for us to use. We extrapolated information from 2002 to 2007. Once that information does come in, how easy is it to update our data?

Ted Weber: It shouldn't be too difficult. We had to use aerial photos for our study.

Rupert Rossetti: You spoke a lot on forest but not on wetlands. Is the digital soil survey available?

Ted Weber: Not yet but once it is you could run a model.

Rupert Rossetti: Would we run the model or could you do it?

Ted Weber: Our work is completed and handed over to the county. You should find someone else.

John Bennett: For reforestation to be a success, you need money for maintenance and it was not included in your plan.

David Burke: I agree and without funding for maintenance you get different results in success. I asked DNR for data because I already know if you don't follow up there are failures. Your options include an excise tax and other fees but the commissioners said "good luck with that." Need to put a revenue source in the reforestation program otherwise it won't work.

John Bennett: Please use whatever influence you have on the Green Fund to help our county.

Chairman Thorne: How successful is reforestation? If we have to keep up with the State levels, we must implement when and at what level.

David Burke: Very successful. Some have had to thin their forest out.

Dan Polite: How long does it take to get the maximum benefit from the reforestation?

Ted Weber: Benefits are realized quickly: absorbing nutrients, soil, less than 10 years roots established and soil stabilized, roots go deeper and pulling nitrate from the groundwater.

David Burke: Carbon systems vary, curves for most of their functions. Depends on what they are for, timber soft v. pulp. Natives are better adapted. Maps of the forest service about climate changes and invasive species.

Eileen Butler: How do you determine a high quality watershed?

Ted Weber: How much will that stream change down stream in the watershed. Could review it on a topographic map. Between 7% and 15% is a well established threshold for impervious cover. With a 1,000 acre water shed and you have 100 acre parcel with 50 acres developed . If you developed 50% of that site that area would be degraded. Look at the soils and other factors. When you are higher in the watershed it should be more restrictive because there will be more of an impact. But there is no perfect number. Just look at the cumulative impact and think about the broader context of things.

David Burke: There are impervious thresholds, but you have to look at where you are. It's called cumulative impacts. Now we have a good idea of what a subdivision impacts. The performance standard will take care of all development: landscape and site controls.

Meeting reconvened at 8:35 p.m. after a 15 minute break.

Approval of Minutes – Accepted as presented.

Old Business -

Meeting in October - DNR has agreed to reschedule their presentation tentatively until the October meeting.

List of Committee's Goals - Consultant Clive Graham advised that the Committee needs to look at the goals for sensitive areas and priority preservation elements. Mr. Graham stressed the importance of not getting bogged down in detail. Keep in mind the questions: How big does the county want to be? How big can the county be? From the water perspective is it possible? Regarding build out, can the county support?

John Bennett: I am seeing a dichotomy of the 1990 plan and what we heard tonight. How do we come to a balance? Save forests or farms?

Rupert Rossetti: 50,000 acres of farmland saved in perpetuity. Is that an example?

Clive Graham: To be realistic, those numbers have to be based on something. We are interested in preserving a critical mass - whatever that number might be. The Parks and Land Preservation Plan probably has some numbers you can pull from. The more specificity is better.

Chairman Thorne: If you preserve farms and forest piecemeal they will die. Is that the type of general thing you can run with?

Clive Graham: Yes.

Chairman Thorne: Goals are pretty general. In the priority preservation elements the goals are harder to find but they are in there. We could come back and be prepared to discuss and then vote on them. You can bring to meeting or send them to me by email.

Clive Graham: My goal is to have a fewer number of key goals.

Robert Hodge: Why are there two committees looking at mineral extraction? Ag Preservation and Economic Development.

Clive Graham: I think its fine that each committee looks at the issue as it affects the topic you have been assigned.

Chairman Thorne: If it's important to you, put it on your list. A follow up meeting to complete tonight's agenda is scheduled for July 10 at 6:30 p.m. Send our lists to Owen by July 3rd. If you don't want to send it to me, bring to the meeting. I will contact Dr. Lane to reserve TC Room 205 for Thursday, July 10.

Recommendations/Action Items for Oversight Committee

1. RSVP meeting date and send a list of proposed goals or ideas to Chairman Owen Thorne by July 3rd.

Adjournment: 9:12 p.m.

Next meeting: July 10, 2008 @ 6:30 p.m., Cecil College, TC 205

Minutes Prepared by: Diana Broomell

Date: 6/14/08

**Economic Development Subcommittee
Meeting Minutes
June 18, 2008**

The following members were in attendance at the regularly scheduled meeting of the Economic Development Subcommittee:

Sarah Colenda, Chairperson
Robert Hodge
Gary Stewart
Ken Wiggins
Vernon Duckett
Brian Bolender

The following guests were also in attendance:

Eric Sennstrom, Planning and Zoning

The meeting was called to order at 4:40 PM. Minutes were reviewed and it was recommended that the minutes be changed to indicate that Vernon Thompson noted that economic growth coming from the east was coming from Elkton and should be directed to Delaware. There is also economic growth coming from the west due to BRAC and that growth should be channeled along the growth corridor from North East to Perryville. The minutes from our last meeting, with that change, were accepted.

Eric Sennstrom presented to the group on the concept of a “growth corridor” in the County. Although not specifically called a growth corridor, the various comprehensive plans that have been completed with the first in 1962 have all referred to directing growth into an area running east to west and roughly bordered by Route 40 on the south and I95 on the north. The area has actually shrunk somewhat with each subsequent revision of the comprehensive plan due to lack of infrastructure investments by the County and / or subsequent growth in those areas that negated any need to be included in future growth areas. It was discussed that in order to truly define the growth corridor, most capital money should be directed to improvements in these areas and away from any rural areas, thus encouraging the growth in the corridor.

From the maps presented, it was evident that the present Zoning Maps match well with the loosely defined growth corridor. The Office of Economic Development is concerned that there is a diminishing inventory of available commercial / industrial space in the growth corridor, which is augmented by the advent of residential growth in the corridor. There is also concern that the growth corridor has to be at a pedestrian scale to match these uses and provide areas where people want to live, work and recreate. It was suggested that if given a blank County map, it would be informative to see where Vernon

Thompson and the Commissioners would direct growth if there were no issues associated with any particular choice. This could easily be done using the County's GIS through David Black.

The County Commissioners have been following the dictates of the growth corridor and have been investing in infrastructure upgrades in the corridor. Eric sited the Elkton West project, the Meadowview upgrades, the planned Seneca Point upgrades, and the transition of the Highlands down to Meadowview as investments that were intended to provide for the intended improvements in the growth corridor.

Moving forward, the group feels it is important to review each parcel on its own merits to see what makes sense in each location. We have a database of parcels that can be utilized as a starting point for this discussion. We also need to review where water, sewer and gas are available since that affects possible uses. As a group, we will need to discuss what type of industrial / commercial growth is acceptable, as we all agree more warehousing is not conducive to long term growth.

It was suggested that saying growth will not happen is an irresponsible approach to our task with the comprehensive plan. Rather we should decide how to direct the growth, and how the communities we work and live in will look in 50 years. We should not be afraid to go out on limbs and suggest keeping people near to their work, or going to higher densities in the growth corridor, although this will not work in Perryville or Charlestown due to natural constraints.

We also reviewed some correspondence from Vernon Duckett relative to the topic and agreed to include these issues in our discussion moving forward.

Our next task is to develop a list of priorities for the consultant so that they can begin to assemble sample layouts for the whole committee to review. Gary Stewart agreed to put together the first flush of the list to start the discussion. Since the list needs to be to the consultant no later than July 15th, we agreed to have a special meeting on Thursday, July 10th, at 4:00 in the Rising Sun Room of the County Administrative Building.

Our next regularly scheduled meetings are:

August 19th 4:30 PM New County Administrative Building, Rising Sun Room

October 21st 4:30 PM New County Administrative Building, Rising Sun Room

Our next meeting is scheduled for July 10th at 4:00 in the County Administrative Building, Rising Sun Room.

The meeting was adjourned at 6:20.

Respectfully submitted:
Brian Bolender

Existing Goals

1. Concentrate high-density development in carefully designated areas contiguous to existing population centers and public facilities.
2. Accommodate residential growth by providing for a range of housing types to meet identified needs.
3. Identify housing needs of the economically disadvantaged and the homeless within Cecil County.
4. Provide flexible, enforceable development controls.
5. Encourage the identification, preservation, and restoration of site and structures having historical significance, and control development in the vicinity to protect their visual character.

Proposed Goals

- 1. Concentrate high-density development in designated growth areas.**
- 2. Identify housing needs to include the economically disadvantaged and the homeless.**
- 3. Accommodate residential growth by providing incentives for a range of housing types to meet identified needs.**
- 4. Provide flexible and enforceable development controls.**
- 5. Encourage the continued identification, preservation, and restoration of site and structures having a historical significance, and control development in their vicinity to protect their visual character.**

Further review and discussion of additional housing goals will take place at the next scheduled meeting. Committee members will also be submitting recommendations for recreation goals to Chairperson Clewer on or before June 30, 2008.

Adjournment: 6:30 p.m.

**Next Scheduled Meeting: July 8, 2008 5-7 p.m.
Cecil College Technology Building Room 205**

**CECIL COUNTY COMPREHENSIVE PLAN
INFRASTRUCTURE & TRANSPORTATION SUBCOMMITTEE
MEETING MINUTES
JULY 1, 2008**

Attendance	Present
Brian Bolender	Absent
Ed Cairns	X
John Denver	X
Vernon Duckett	X
Gary Stewart	X
Will Whiteman	X
Diana Broomell	X
Patricia Folk	X
Robert Gell (Chair)	X
Mike Pugh	Absent
Linda Snyder	X
Carl Walbeck (Vice-Chair)	X
Dan Whitehurst	X

Other Attendees	Affiliation
Jim Everhardt	Mayor, Perryville

Call to Order: 9:00AM Tuesday, July 1, 2008
Board of Trustees Room, Cecil College

Old Business: None

New Business: Dr. Gell opened the meeting and stated that today we would have Mr. Everhardt speak to us about Perryville transportation issues. Following that, we would establish and prioritize proposed Transportation Goals for presentation to the Comp Plan Oversight Committee on July 16, 2008.

Minutes of the June 10, 2008 I & T Subcommittee were approved.

Perryville Transportation Issues

Mr. Everhardt opened by saying Perryville's transportation concerns are viewed from three perspectives; Motorized Vehicles, Public Transportation, and Pedestrians and Bicycles. He said their biggest problem concerns the failing intersection at US 40 & US 222. Recent changes to the intersection, making dual left turns from E/B 40 onto 222 north, have improved the situation, but more needs to be done. They asked State Highways to lower the US 40 speed limit coming W/B into Perryville from 55 to 35, but the State would only go with 50MPH. The Town is working with the County Economic Development Commission on beautification of US 40 median and sides. Need to clean up old "stuff" and stacked boxes along 40 to present a cleaner appearance coming into

town. He is concerned that future development of Bainbridge and Happy Valley will put more pressure on US 40 intersections. Harford County-bound traffic from these developments would probably use I-95, but traffic seeking E/B US40 may try to use Jackson Station Road and Cedar Corner Road, both of which have either sight distance or underpass problems at US40. Sidewalks are needed along US222 from town to the High School, but the town, county and state can't reach agreement on how to share responsibility.

The MARC Train Station is very important to the town, and more parking is needed. They are exploring more remote lots, with shuttle buses to the station.

The town can impose impact fees on developments off sideroads leading into or out of town for financing of APFO improvements, but the county does not have authority to do so to cover it's share of costs. Mr. Everhardt closed by saying he believes every proposed County Capital Improvement Project should begin by first asking the question "Is it in the Growth Corridor?".

Identification & Prioritization of Transportation Goals

Following Dr. Gell's instructions at the last meeting, Ed Cairns had reviewed the 17 goals in the 1990 Comp Plan, combined and eliminated some, added new ones in the areas of rail and mass transit, and developed a list of 11 proposed goals for presentation to the Oversight Committee. The subcommittee got sidetracked on a discussion of should the subcommittee define the limits of the Growth Area, which we eventually decided to leave to other committees. After further discussion, one goal was combined with another, resulting in 10 goals, which were then prioritized. This prioritized listing is included at the end of these minutes. Pat Folk moved, and Will Whiteman seconded, to adopt the priority listing for presentation to the Oversight Committee on July 16, 2008. Motion passed.

No further business came before the Subcommittee.

Recommendations/Action Items for Staff and Consultants: None

Recommendations/Action Items for Oversight Committee: Review and adopt the prioritized list of Transportation Goals for forwarding to the Consultants.

Adjournment: 11:00AM

Next Meeting: Tuesday, 12 August, 2008, 9:00AM, Cecil College Boardroom

Minutes Prepared By: Carl D. Walbeck, P.E. **Date:** July 1, 2008
COL, AUS-Ret.

**Cecil County Comprehensive Plan
Infrastructure and Transportation Subcommittee
Proposed Transportation Goals
July 1, 2008**

Priority

Goal

1. Maintain and enhance the quality of the existing road system to correspond to and support the overall Land Use Plan in coordination with appropriate state and regional agencies.
2. Focus transportation and infrastructure investments in defined growth areas, permitting improvements outside of these areas only to upgrade non-standard roads and under-capacity bridges.
3. Encourage funding mechanisms such as impact fees and special taxing districts to finance transportation and infrastructure improvements.
4. Support transportation funding toward mass transit rail and bus transportation, along with projects that support the expansion of vehicular traffic.
5. Establish commuter rail transit and infrastructure along existing rail lines in Cecil County that will serve the growth corridor and the five towns located along them.
6. Encourage commercial goods shipments on the existing rail lines to reduce thru truck traffic on major roads.
7. Utilize County waterway connections to the Chesapeake and Delaware Bays to to promote shipment of commodity goods such as gravel and agricultural products out of the County by barge.
8. Encourage accessibility to nearby commercial airports in Baltimore and Philadelphia via interstate buses and rail.
9. Promote ride sharing by establishing or expanding park and ride lots along major commuter roads.
10. Protect the inherent nature of “scenic highways” as designated by the State Highway Administration.

**CECIL COUNTY COMPREHENSIVE PLAN
LAND USE SUBCOMMITTEE
MEETING MINUTES**

*Date: Monday 19 May 2008
4:00 PM Cecil College Building A*

Attendance

Present

Member

Ann Jackson, Chair	X
Kennard Wiggins, Vice Chair	X
John Bennett	X
Walter Buck	X
John Bunnell	X
Eileen Butler	X
Dan Derr	X
Patrick Doordan	X
Vaughn Ellerton	Absent
Paula Gilley	X
Mike Pugh	X
Donna Tapley	X
Carl Walbeck	X

Other Attendees

Affiliation

Tony DiGiacomo	Cecil County P&Z
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Call to Order (*time/date/location of meeting*) Date: Monday 19 May 2008

4:00 PM Cecil College Building A

Agenda: Monday, May 19, 2008

4:00 Opening Remarks

Review of Chair/Co-Chair Meeting

Review of ERM Meeting

. Review WRE material

4:30 Open discussion of District Goals

Existing CP outline - retain/amend

designated districts

Reference comments on goals from

"homework"

5:30 Call for vote - goals for first draft

5:45 Recap

Discuss the value of June's meeting being a

joint meeting with WRE

6:00 Adjourn

Old Business

The meeting was opened by Ann Jackson, with a brief discussion on scheduling issues and the difficulty of meeting everyone's preferences. She then offered a recap of the Chair/CoChair meeting agenda.

Visitors - Dr. Lane reaffirmed her edict that the public is welcome to attend subcommittee meetings, but cannot comment, or be placed on the record unless invited to do so.

Ann then discussed her meeting with Michael Bayer of ERM and their attempt to "get on the same page" ERM would like us to focus upon specific policy issues and goals. Their task is to provide the technical details and to facilitate our process in a productive way.

The final item was the lack of data from the Water Resources Element. It is hampering WREs effort and as we rely upon WRE for critical information we'll have to progress somehow despite this handicap.

New Business

Ann turned to today's agenda and urged the subcommittee to begin work on a first draft. She suggested that our talks had been productive, but that we would need to move beyond discussion to a forming something more concrete and focused.

Tony DiGiacomo seconded that notion and characterized the other sub-committees as doing the same thing.

Mike Bayer of ERM briefed us on the forward progress and said we could look forward soon to the outcome of the WILMAPCO projections, analysis of those numbers by MDP, including housing units permitted and forecast. The Water Resources data should soon be available as well. It was suggested that we should have a joint meeting with the WRE in June.

Mike then offered some agenda items form our upcoming COC meeting this Wednesday May 21 at 6:30 at Cecil college. There will be presentations by the towns but probably limited to less than ten minutes each.

ERM is assembling a large volume of data and information for attendees (about 150 pages, or 10 MGB) for distribution at that meeting. This news was received with some concern. The information would be discussed at the very meeting, with zero time to review in advance. Mike Pugh suggested that ERM provide an executive summary. Others suggested that more lead time is required. Mike discussed the thorny logistical issue of distributing information, the limits of e-mail, and the information management problems associated with how to fit this into an iterative process.

Ann redirected our focus to the published agenda and began a discussion of the Land Use Districts.

Agriculture District

Donna Tapley began by suggesting we consider an Agricultural District. Dan Derr followed with a proposal that would include protected farms, Natural Resource Districts, Elk Neck, Fair Hill and the like. (His complete written draft is attached at the end of these minutes).

John Bennett offered that there is no specific district of protected woodlands at this time for harvestable forest. Eileen Butler added that it should also include wildlife habitat protection as well. Dan argued that this designation would help to form a basis for PDR/TDR programs and a more uniform viewpoint.

Mike Pugh suggested that this could be done through overlays. Eileen argued the benefits of contiguous farms, suggesting that 200 acre farms for example within the district could be joined by others within a three mile radius. In Delaware in the Agricultural Preservation Program, a farm, 200 acres or larger, can create an Ag District that extends out 3 miles from the center of the farm and any farm within that 3 miles, no matter what its acreage, can opt to join the district and enroll in the agland preservation program. The district “grows” as a new 3 mile radius extends out from that second farm, to include farms within that new 3 mile radius, and so on. It is all voluntary, not mandatory, and a farmer can still develop his/her land if they do not want to preserve it.

Carl Walbeck discussed the need for agricultural district in the NAR and the SAR. John Bennett said the Agriculture Committee was already working this issue and that perhaps we should see what they have to say before we weigh in.

Paula added that an Ag District would be an impossibility. She added " I don't understand how a 'district' can work if it singularly limits the agricultural lands to strictly agricultural without the ability should the need arise for the landowner to be able to sell some land, build home sites for children, or have a new home site for themselves amongst other possibilities." She was in agreement that an overlay is not only more practical but would be a good thing. Then there are some choices as opposed to a lock in for those who do not, for whatever reason, or are unable to continue to farm (or in most of Cecil's farms, continue to rent their land).

Mike Pugh suggested a compromise position as we tried to bring this to a vote, that we vote on the sense that the goal of this subcommittee would be to establish a mechanism to protect donate and publicly owned lands. There followed discussion on whether this was too broad, too narrow or not the right focus. In the end we voted to table the issue until after we had heard from the Ag Committee. There may have been disappointment that we had failed our first test, on an up or down vote, in an inconclusive way, but we were reassured by Mike Bayer that we had nevertheless made material progress.

Village District

Carl Walbeck had submitted a series of questions that were appropriate to the discussion and Ann suggested that we take them to task. The first was the need for Village Districts. Is it necessary? Mike Pugh offered a view that the original purpose was the protection of the villages offering a higher density but in a way to preserve their character. Carl added that it was a way to recognize clusters of houses that had no other official designation

The Village Districts was viewed as a noble but failed effort due to the lack of rules in place to follow up on the designation in the plan by the County government. After a lengthy discussion of the pros and cons, in and out of the Growth corridor, Mike Bayer of ERM was asked by the subcommittee to evaluate the benefits and report back to us with a productive recommendation.

Urban District

Carl Walbeck then asked if we should consider an "Urban District"? This would be a designation for "new towns" of high density sited along transportation nodes as suggested by Vernon Duckett of the CoC. They would be "linear cities" and would take advantage of mass transit.

Mike Pugh added that there is a need for a "town center", mixed use residential, commercial, office, category that would simplify our planning process. Any builder ambitious enough to try would have to get okays from four or five various forms of zoning, provided he or she could find enough land to build upon at present. It almost

cannot be done now, according to Mike. The Planned unit Development tool is awkward and difficult. He suggested that the only way to go in the future will be vertical if we are to get the densities needed for mass transit to be practical.

Mike Bayer offered encouragement in that this is an instance where we are looking forward, rather than looking back to the previous plan. He offered that future growth is “nodal”, and not one flat density across the board.

John Bunnell said that we need regulations and a solid implementation plan if we are to succeed. Mike Bayer suggested that we would need alternatives that would modify the “master plan”, and would unveil a September workshop plan to do so at our Wednesday COC meeting..

Natural Resources Conservation District

John Bennett then offered the notion of a Natural Resources Conservation District that would include forestry, waters, stream bank management, and wildlife habitat, citing the Green Infrastructure Study commissioned by the County. He noted that in Allegheny County their comprehensive plan is based upon watersheds rather than a focus upon economic development.

Eileen Butler noted that the growth corridor has lots of wildlife habitat and a conflict had been established many years ago when the growth corridor was designated. Walter Buck said the Green Infrastructure Study would “gut’ the growth corridor.

Mike Pugh wanted more detail on the Green Infrastructure Study. The Subcommittee had asked for a copy of this study in our previous minutes from the contractor, but it remains an open task.

Next Tasks

The meeting concluded at 6:00PM with an admonishment to continue to focus on vision and policy. In preparation for this meeting, members were asked to annotate a version of the districts goals which Ann had provided in advance. According to Ann, “Unfortunately, we never touched on the goal aspects. If you have your comments in electronic form, you can send them to Michael. He will organize them for our next meeting.”

Recommendations/Action Items for Staff and Consultants *(the first four items are still “open” from our previous meeting.*

1. Tony is asked to present a representative request for major subdivision for a property and he will explain what is required to get it from raw land to a buildable lot. This was a suggestion of Mike Pugh to educate those on the sub committee who are unfamiliar with the subdivision process and its requirements with regard to items such as forestry, wetlands, steep slopes, open space, etc.

2. Provide WILMAPCO/MDE population projections when they become available.
3. Provide ERM assessment of other County's Comp Plans, pros and cons
4. Provide County Green Infrastructure Plan, Forestry Plan, Wildlife Action Plan to subcommittee members.
5. Provide the Subcommittee an assessment and recommendations on the Village District and its productive applicability as a tool within and without the growth corridor.

Recommendations/Action Items for Oversight Committee

Adjournment: 6:00 PM

Next meeting: (tentative) Tuesday, 10 June 2008, 3:00 PM Cecil College

Minutes Prepared by: Kennard R. Wiggins, Jr.

Date: 20 May 2008

Dan Derr's Rough draft of proposal for:

PRESERVED AG LAND AND NATURAL RESOURCE LAND DISTRICT

Purpose

The Preserved Ag Land and Natural Resource District identifies land where development rights have been purchased or extinguished, as well as state owned land including the Fair Hill Natural Resource Area and Elk Neck State Forest. The Districts purpose is to preserve agricultural and woodland which result in the following public benefits:

Production of food, timber and other agricultural products

Protection of scenic areas for visual enjoyment and clean air

Preservation and enhancement of wildlife habitat

Protection of watersheds from excess impervious surface, and will enhance aquifer recharge

Will provide tradeoff credits for increasing sewer plant capacity under the recently enabled "Nutrient Cap Management and Trading Policy"

Will serve as a base to which state, county and private land preservation programs can provide incentives to adjoining landowners to expand contiguous areas

Location

The preserved Ag Land and Natural Resource land Districts are dispersed throughout the rural Northern and Southern areas of the county.

Guidelines for infrastructure

Public water and wastewater are not planned for this District. Transportation systems and improvements will vary depending on location of each individual area. The area itself should not impact the capacity of the local transportation system.

Guidelines for Housing Types and Density

Housing type and density are specified in the various land preservation programs.

Guidelines for Non-Residential uses

Activities conducted on the property shall be limited to agricultural, timbering and related uses which include all forms of farming, such as

**CECIL COUNTY COMPREHENSIVE PLAN
LAND USE SUBCOMMITTEE
MEETING MINUTES**

*Date: Tuesday June 10, 2008
4:00 PM Cecil College Room TC205*

Attendance

Present

Member

Ann Jackson, Chair	X
Kennard Wiggins, Vice Chair	Absent
John Bennett	X
Walter Buck	X
John Bunnell	Absent
Eileen Butler	X
Dan Derr	X
Patrick Doordan	X
Vaughn Ellerton	X
Paula Gilley	X
Mike Pugh	X
Donna Tapley	X
Carl Walbeck	X

Other Attendees

Affiliation

Tony DiGiacomo	Cecil County P&Z
Michael Bayer	ERM
Randy Hutton	Oversight Committee
Tom McWilliams	Citizen

Call to Order

Old Business

Chair Ann Jackson called for questions and/or comments concerning May 21 Oversight Committee meeting with the towns. Michael Bayer of ERM asked if there were additional requests for the municipalities. Mike Pugh expressed that he would like to have a response from the City of Newark. The committee agreed. Donna Tapley requested an analysis of the projected boundaries of municipalities. Michael Bayer agreed that both requests were valid and that answers would be shared at the July meeting.

Dan Derr questioned the viability of the Urban Growth Boundaries Agreement that was "signed by one administration and ignored by the next." Tony DiGiacomo responded that he could not respond as to what degree the agreement is ignored and that the agreement is definitely viable.

At this juncture, the Chair interrupted the agenda to catch up on the approval of minutes from the May meeting.

Donna Tapley suggested that the May minutes be amended on page 6, item 3, to read that ERM provide the assessment of other County's Comp Plans, pros and cons to the subcommittee rather than the subcommittee providing the assessment to ERM.

In response, Michael Bayer stated that this would be out of ERM's scope. If the subcommittee had specific policies that we would like to have critiqued with reference to the performance of such policies by other counties, ERM would be happy to research the issue as part of the preparation of the plan and provide findings to the committee.

The minutes were approved with the correction as suggested.

New Business

Tony DiGiacomo outlined the County's development process. Tony handed out a flow chart illustrating the process and explained each step (see attachment).

The process begins with the production of a *Concept Plat*. This plat is reviewed by a Technical Advisory Committee (TAC) made up of representatives of county and state departments. After the TAC's review, the Concept Plat is submitted to the Planning Commission, which reviews and acts, whether to approve it with conditions, disapprove or table it. The Concept Plat also can be withdrawn. Density and layout are among the elements that the Planning Commission reviews at this stage.

The next step is the preparation of a *Preliminary Plat*. This plat has the most detail of any plat. For this, the petitioner must meet all the conditions set by the Planning Commission for the Concept Plat. The TAC reviews the Preliminary Plat and forwards it

to the Planning Commission for another round of review and action, including approval with conditions. An approved Preliminary Plat remains in force for two years.

The third step is production of the *Final Plat*. For Planning Commission approval of the Final Plat, all conditions of the Preliminary Plat must be met.

The final step is *Recordation*, which can be done when all conditions of the Final Plat approval are met. The plats are submitted for signatures. When they are obtained, the plats are recorded in the Clerk of Court's office. Then the lots can be sold and building permits can be obtained.

Carl Walbeck asked: When lots are created, do they remain on the books in perpetuity and must a developer break ground? The answer was yes in perpetuity and no to breaking ground. Mike Pugh noted that, because of the owner of a recorded lot must pay property tax on it, there is an incentive to develop as soon as possible.

Chair called on the committee resume the discussion of goals for the land use districts. The first topic was the Development District.

Dan Derr said that, before the committee talked about goals, it should discuss the size, location and character of the growth corridor.

Carl Walbeck interjected that, at the Infrastructure Subcommittee meeting earlier in the day, it was suggested that one of the goals of the Comprehensive Plan may be the provision of transit, and that land use would ultimately drive the decision to create town centers and densities that would support transit.

Michael Bayer noted that one of the exercises in the process of developing scenarios will be to identify the forces driving change in the County. One of the forces might be encouraging densities that support transit. The committee recognized this as a valid influence; however, as Eileen Butler pointed out, the Water Resources Element also may come forward as the driving force.

Donna Tapley commented that Perryville and Port Deposit seem to be moving forward with their water and sewage plants while other municipalities in the growth corridor have remained at a stalemate.

Pat Doordan pointed out that there are 11 miles between Perryville and North East that are not within a municipality and that it might not be economically advantageous for the North East water authority to join the county's system. This break in the corridor is one of the major barriers to having "growth corridor" infrastructure.

Paula Gilley pointed out that Smart Growth recognized that a growth corridor should be established, requiring infrastructure, however, the funding has never been available in the municipality or county level.

Walter Buck referenced the county land use plan map and asked whether it was still necessary to have both a suburban district and a Development District in the growth corridor.

The committee was split on that question. Removing the Suburban District might increase the density in the growth corridor, but the question of who would provide water and sewer service would have to be answered.

Michael Bayer suggested that we concentrate more intensely on the overall goals for the districts and less on the specifics as these would be addressed at a later stage of the CP development process. He encouraged us to provide ERM with goals/directions that we would like to see the county achieve by using the new CP as its tool, expressing that implementation would come later.

For the next meeting, the Chair instructed the committee to continue reviewing the goals in the Land Use section of the Comprehensive Plan and to forward any comments to her and/or ERM. Committee members also were asked to consider the big picture in terms of future land use and to develop goals in this manner as well.

The committee's next meeting was set for July 8, from 3 to 5 p.m. at Cecil College, in a room to be determined.

**CECIL COUNTY COMPREHENSIVE PLAN
PUBLIC SERVICES SUBCOMMITTEE
MEETING MINUTES
May 7, 2008**

Attendance

Member	Present
Henry Shaffer Chairperson	yes
Donna Deckard Vice Chairperson	yes
Jeff Clewer	yes
Sarah Colenda	no
Shawn Day	no
John Denver	yes
Patricia Folk	yes
Chuck Smyser	yes
Vicki Strause	no

Other Attendees	Affiliation
Chief Richard Brooks	Director, Emergency Services
Tony DiGiacomo	Principal Planner, Office of Planning, Zoning, et al.

Call to Order (*time/date/location of meeting*)
2:00 p.m. on May 7, 2008 at the GWC Board of Education Office

Meeting outcomes were reviewed. *Please refer to attached meeting agenda.*

Old Business

Committee members reported as to the status of departmental and/or agency contacts.

PUBLIC SAFETY:(Dick Shaffer, Jeff Clewer, John Denver and Donna Deckard)

John Denver and Donna Deckard have met with the Cecil County Firemen’s Association and will be meeting with the Fire Chief’s Association in the near future to gather information on fire and rescue services. A letter of explanation as to what our committee is doing and a questionnaire will be given to them to seek input. Chief Richard Brooks, Director of EMS, will assist in the gathering of information.

Emergency Services was reported at this meeting and notes can be found in New Business.

Dick Shaffer met with Chief Darryl Hamilton, NEPD, and Chief Al Michael, RSPD relative to gathering information pertaining to Police Protection (Sheriff, Municipal Police, State Police, et al). They will meet with all law enforcement stakeholders on May 15, 2008 to request their input.

Dick Shaffer met with Tyra Kenly, Supervisor of Juvenile Services, and information has been provided. A draft will be completed and shared with the Committee in the near future.

Jeff Clewer has submitted information relative to Correctional Services and this information will be shared with the Committee in the near future.

PUBLIC HEALTH (*Chuck Smyser, Dick Shaffer*)

Chuck Smyser and Dick Shaffer met with Stephanie Garrity, Public Health Director, relative to services of the Health Department and Union Hospital.

PUBLIC SCHOOLS (*Dick Shaffer*)

Draft report is being prepared.

HIGHER EDUCATION/CECIL COLLEGE (*Sarah Colenda*)

Draft report is being prepared.

PUBLIC LIBRARY (*Pat Folk*)

Pat Folk and Dick Shaffer have met with Denise Davis, Director of the Public Library and Pat will be working with Denise to gather information.

SOLID WASTE (*Vicki Strause*)

Vicki Strause is reviewing the County's plan and other information on solid waste.

New Business

Dick Shaffer reviewed outcomes of the meeting which were to receive information on the Department of Emergency Services long range plan, review completed drafts of some plans, and discuss status of departmental and/or agency contacts.

Richard Brooks, Director of Emergency Services presented information on the Department of Emergency Services long range plan. The following represents the Department of Emergency Services Public Services Plan – Response to Interrogatories.

- I. The development of a long range plan is currently under way. The new Director of Emergency Services has identified several initiatives to be included in the plan and has extended the plan to 10 years. Recently, the department has initiated discussion on EMS expansion to include a new station in the Perry Point area in 5 years and a replacement station for the North East area on the campus of Cecil College.
- II. Growth and population appear to be two focal points. One is the constant discussion of the BRAC initiative. BRAC will certainly have an impact on Cecil County Emergency Services. This impact will play out in increased call volumes to the PSAP, increased demand for EMS, and increased planning requirements for Emergency Management. The actual impact in numbers is purely hypothetical at this time.

- a. Recently, the department has initiated discussion on EMS expansion to include a new station in the Perry Point in 5 years and a replacement station for the North East area on the campus of Cecil College.
 - b. Expansion of the 911 center will need to be addressed probably around the year 2015.
 - c. The communications system will be addressed in the state expanded 700mhz system. This is currently in planning with a potential implementation in 7 years.
- III. Sprawl of the population will dictate the location of future EMS stations. The Rt. 40 corridor continues to demand the most attention for response. Geographically, the Fair Hill section deserves attention for services as well. Land acquisition will continue to be fiscally challenging as the real estate climate remains unsettled.
- IV. Each of the divisions within the DES agency have specific needs over the next 10 years. This is still a fledgling organization.
- a. EMS - Paramedic career advancement and opportunities will plague the agency until firm quarters are establish in acceptable structures. Recruitment of personnel is difficult when quality of work life is compared to metropolitan areas.
 - b. Communications - The current center will be at capacity in 5 years. Expansion will be a top priority to maintain a high level of service. Specifically with the county growth it will exceed the call taking position capacity. Additionally, the state project for 700mhz interoperability program will result in a complete re-tooling of all radio equipment.
 - c. Emergency Management – As a result of Hurricane Katrina and Sept 11, 2001 the focus on Emergency Mgt. has increased. Specialized efforts in Debris management, special needs sheltering, animal sheltering, and Continuity of Government will require continued attention in planning, education and preparation.
 - d. Education and Training - DES will continue to provide quality education in the areas of Dispatch, EMS, Hazardous Materials, IMS, Safety, and Homeland Security.
 - e. Electronic Services - January 2009 will see the opening of the Electronic Services Division. This is necessitated by the new radio system and the expiration of the warranty period. The division will expand to include not only radio installation and maintenance of the system, but, site management of towers. The future will demand appropriate shop facilities for many of the topics. As the fire and EMS fleet grows, so does the demand for installation and repair of warning devices, as well as, radios.
 - f. Hazardous Materials -Homeland Security and terrorist activities will keep hazardous materials technicians active for some time to come. The Department of Homeland Security views terrorist incidents as a potential hazardous materials incident. Certainly, any terrorist activity that uses chemical, biological, radiological, incendiary explosive will result in a hazardous material incident. Technology will continue to mainstream equipment into the Haz-mat arena. This equipment because of its field use will require not only advanced

training, but, special care and transportation. Currently the DES HM vehicles are the original program vehicles. Plans and funding sources for new vehicles must be included in the overall Emergency Services funding plan.

- V. 2006 Statistics
 - a. ICIS - 30,973
 - b. EMBRS - 1 1,633

911 TRANSFER STATS
YEARLY, 2006

<u>DEPARTMENT</u>	<u>TOTAL</u>
CECIL COUNTY SHERIFF'S OFFICE	4,926
ELKTON POLICE DEPARTMENT	3,806
MARYLAND STATE POLICE--JFK BARRACKS	3,008
MARYLAND STATE POLICE--NORTH EAST BARRACKS	6,793
HAVRE DE GRACE, MD POLICE	14
NEWARK, DE POLICE	33
CHESTER COUNTY, PA	111
DELAWARE COUNTY, PA	3
DEPARTMENT OF NATURAL RESOURCES	103
HARFORD COUNTY, MD	442
KENT COUNTY, DE	7
KENT COUNTY, MD	33
LANCASTER COUNTY, PA	23
LANGUAGE LINE	126
NEW CASTLE, DE	910
POISON CONTROL CENTER	36
QUEEN ANNES COUNTY, MD	4
SALEM COUNTY, NJ	5
SUSSEX COUNTY, DE	0
YORK COUNTY, PA	2,109
TOTALS FOR MONTH	19,152

Recommendations/Action Items for Staff and Consultants

The Committee is concerned about the change in format for reporting to the Consultants. It is requested that Michael Bayer, ERM, take those drafts that have been completed, and in a timely manner revise them as needed and send them back to the committee.

Recommendations/Action Items for Oversight Committee

None at this time.

Adjournment – 4:10 p.m.

Next meeting is May 28, 2008

Minutes Prepared by: Henry Shaffer, Chairperson

Date: May 28, 2008

**CECIL COUNTY COMPREHENSIVE PLAN
PUBLIC SERVICES SUBCOMMITTEE
MEETING MINUTES
May 28, 2008**

Attendance

Member	Present
Henry Shaffer Chairperson	yes
Donna Deckard Vice Chairperson	no
Jeff Clewer	yes
Sarah Colenda	no
Shawn Day	yes
John Denver	no
Patricia Folk	no
Chuck Smyser	yes
Vicki Strause	yes

Other Attendees	Affiliation
Tony DiGiacomo	Principal Planner, Office of Planning, Zoning, et al.
Pete Bieniek	Chief of Solid Waste
Craig Marker	Civil Engineer/Solid Waste

Call to Order (*time/date/location of meeting*)

2:00 p.m. on May 28, 2008 at the GWC Board of Education Office

Meeting outcomes were reviewed. *Please refer to attached meeting agenda.*

Old Business

- Committee members reported on the status of departmental and agency contact initiatives.

PUBLIC SAFETY:(Dick Shaffer, Jeff Clewer, John Denver and Donna Deckard)

Department of Emergency Services

Draft report is prepared.

Law Enforcement

Dick Shaffer reported that after meeting with Chief Darryl Hamilton, NEPD, and Chief Al Michael, RSPD, relative to gathering information pertaining to law enforcement (Sheriff, Municipal Police, State Police, et al), Chief Hamilton and Chief Michael met with representatives of this group on May 15, 2008 to request their input. Information will be forthcoming. The Sheriff’s Department is working on their response to the questionnaire.

Correctional Services

Draft report is prepared.

Juvenile Services

Draft report is prepared.

Fire and Rescue Services

John Denver and Donna Deckard have met with the Cecil County Firemen's Association and will be meeting with the Fire Chief's Association in the near future to gather information on fire and rescue services. A letter of explanation as to what our committee is doing and a questionnaire will be given to them to seek input. Chief Richard Brooks, Director of EMS, will assist in the gathering of information.

PUBLIC HEALTH (*Chuck Smyser, Dick Shaffer*)**Health Department**

Draft report is prepared.

Union Hospital

Draft report is prepared.

PUBLIC SCHOOLS (*Dick Shaffer*)

Draft report is prepared.

HIGHER EDUCATION/CECIL COLLEGE (*Sarah Colenda*)

Draft report is prepared.

PUBLIC LIBRARY (*Pat Folk*)

Pat Folk and Dick Shaffer have met with Denise Davis, Director of the Public Library and Pat will be working with Denise to gather information. It may be August before we receive information from Denise as she wants the Library Board to participate in the process. Denise may also request to meet with the Public Services subcommittee.

SOLID WASTE (*Vicki Strause*)

Information was received from Pete Bieniek, Chief of Solid Waste Management, at this meeting. Solid Waste management was reported on at this meeting and notes can be found in New Business. Vicki Strause continues to provide subcommittee oversight relative to the County's plan and other information on solid waste.

New Business

Dick Shaffer reviewed outcomes of the meeting. New business included receiving information on the Solid Waste Management long range plan and completed drafts of some plans including Cecil County Public Schools, Cecil College, Public Health, Union Hospital, Correctional Services, Juvenile Services and the Department of Emergency Services.

Dick Shaffer reported that he met with Michael Bayer, ERM, on May 13, 2008 as to the formatting of draft reports to ERM.

Pete Bieniek, Chief of Solid Waste Management, presented information on the Department of Solid Waste long range plan. The following represents some of the information, discussion points, and dialogue pertinent to the presentation.

Cecil County has a solid waste management plan that is currently undergoing update (March 2008). The Cecil County Solid Waste Management Plan is currently undergoing revision. Solid Waste handling facilities in the County include: *the Central Landfill* located at 758 E. Old Philadelphia Road, North East, MD., consists of 418 acres of which three cells take up about 40% of the approximately 100 acres identified for solid waste disposal ; *the Stemmer's Run Transfer Station* (Stemmer's Run) located at 45 Stemmers Run Road, Earleville, MD., and *the Woodlawn Transfer Station* (Woodlawn), located at 565 Waibel Road , Port Deposit, MD.

It is the opinion of the Department of Solid Waste that with appropriate upgrades and development of progressive programs, existing facilities at the Central Landfill and two transfer stations will accommodate the needs of the county through the life of the proposed Comprehensive Plan.

Cecil County boasts a recycle rate of 56.66% which is among the leaders in the State.

Proposed Recommendations that the Committee is considering include the following:

- Goals and objectives must be consistent with the land uses stated in the County's Comprehensive Plan.
- Solid waste facilities must be in conformance with all applicable land uses.
- Future solid waste management facilities must be developed in accordance with the County's zoning and land use regulations, and consistent with the State, regional, and local comprehensive land use plans and regulations.
- Expand existing facilities where possible to meet County needs.
- Plan capital improvements based on rate of growth projections.
- Limit the provision of facilities and service in rural areas of the County.
- Assume public facilities are maintained in an efficient manner.
- Encourage single stream recycling.
- Pursue waste to energy diversion to extend the life cycle of the current solid waste management facilities.
- Pursue the gas to energy production sales as long as the benefits are cost effective.
- Pursue waste to energy options independently or partner with Harford County.

The June 4, 2008 Public Services Subcommittee meeting has been cancelled. Seven of eleven drafts have been completed. The Committee decided to have the drafts sent to committee members for critique. Changes are to be sent to the Chairperson.

Recommendations/Action Items for Staff and Consultants

Recommendations/Action Items for Oversight Committee

None at this time.

Adjournment – 3:30 p.m.

Next meeting is August 6, 2008

Minutes Prepared by: Henry Shaffer, Chairperson

Date: May 28, 2008

**CECIL COUNTY COMPREHENSIVE PLAN
WATER RESOURCES SUBCOMMITTEE
MEETING MINUTES
7th May 2008**

Attendance

Member	Present
Eileen Butler (VCh)	Y
Dan Derr	Y
Robert Gell	Y
Randy Hutton	Y
Ann Jackson	Y
Phyllis Kilby (Secr.)	N
Daniel Polite	Y
Vic Priapi	Y
Rupert Rossetti (Ch)	Y
Henry (Dick) Shaffer	N
Chuck Smyser	Y
Tony DiGiacomo (Staff)	Y

Other Attendees	Affiliation
Tim Whittie	DPW
Jason Dubow	MDP
Matt Carter	Citizen
Joseph DiNunzio	Artesian
Tom McWilliams	Citizen

Call to Order 18:35, 7th May 2008, Cecil College North East - TC214

Regrets received from Dick Shaffer.

Announcements

- **Chairs & Co-Chairs met on 6th May.** Purpose was to clarify linkages between ERM and subcommittee work, define subcommittee deliverables, address overlaps and gaps, and outline the content of the next full meeting.
 - ERM will do any necessary data-gathering and will write the various chapters in the Comprehensive Plan document
 - **Subcommittees will:**
 - Identify key issues to be addressed
 - Provide a bulleted list of policy recommendations
 - Establish goals for the Comp Plan Element(s), and develop a set of measures to assess progress
 - Provide a list of reference materials used by the subcommittee
 - A Policy Statement in this context is a guide to local government around decision making in a specific topical area.
 - Next full COC meeting (21st May) will focus on presentations from each of the municipalities, each of which will have 10 minutes to talk about their growth issues.

- Each WRE subcommittee member should have received a link to the Draft of the Garrett County Comprehensive Plan, as well as a pdf file for their Chapter 5, the new Water Resources Element. ERM is the consultant for Garrett County, so this should be a good “Go By”. Garrett also has eight municipalities and has a portion of their county draining outside the Chesapeake Bay watershed. Current status of Garrett’s plan: in the 60 day review period (by the State agencies).
- Each WRE subcommittee member should have received
 - Three excerpts of the M&G 26 that speak to the linkage between WRE and Land Use, as well as suggesting policies.
 - Three excerpts from EPA documents, including a list of 75 policy recommendations and a paper on Water Resource Protection with high density development
 - Advice worth drinking
 - A Non-Point Source Education for Municipal Officials (NEMO) paper on imperviousness.

ERM Update: Ben Sussman

- See Garrett County status, above
- Ben & Maggie are [waiting on MDE's data, and do not want to deliver a full draft WRE without that data. It would be nice if that could occur by the June meeting, but the likelihood is that it will take longer. Once they have the MDE data, producing the draft WRE will be a matter of updating Maggie's previous work. We will definitely work to get an existing conditions version of the NPS model by the June meeting.](#)

Impact of Imperviousness on water quality: Rupert

- Intended as a level-set and foundation for the ensuing discussion. See PowerPoint presentation (attached as PDF)
 - Bottom line: Imperviousness has a negative impact on water quality. “Environmental Site Design” (ESD) techniques are intended to mimic natural (pre-development) conditions and manage the impact on the assimilative capacity of the receiving waters
- Discussion:
 - Tony D.: Planning issues are not simple, and there is a tension between the needs of water resources, the “new Urbanism” which urges dense development with lots of sidewalks and the related need to improve air quality by providing walkable communities centered around mass transit. Vehicle Miles Travelled (VMT) is a metric that we will need to consider. [Given our built environment, once we crank the WRE stormwater numbers, it is not beyond the realm of possibility that we could find ourselves in the position of not being able to direct more growth to our Towns and our Development District. What then?](#)
 - Tim Whittie: There is not much that he believes the Comprehensive Plan rewrite can do to help him. The ongoing rewrite of the Stormwater Management Regulations and the concurrent rewrite of the Municipal

Separate Storm Water Sewer System (MS4) Permit for Montgomery County will completely change the approach to Stormwater management.

- There will be no more large storm water management ponds
- Developments will have to mirror existing drainage patterns and infiltrate at pre-development levels
- There will be a finite limit to development if receiving waters are impaired, which may constrain development in some of our watersheds.
- One of the dilemmas we need to address is how to increase development and at the same time show a net reduction in impervious surfaces
- There are some examples where the storm water management ponds in a development have been too effective, and have resulted in a loss of wetlands downstream in the watershed.
- Don't forget that septic systems are high polluters

Impact of Nutrients - the WRE Non-Point Source (NPS) Spreadsheet - Ben S.

- Ben Sussman reviewed the workings and implications of the NPS Spreadsheet
 - Considers what is in the run-off, limited to Nitrogen (N), Phosphorus (P) and Sediment
 - Cecil is initially going to be split into three watersheds
 - Lower Susquehanna (Conowingo creek to Mill Creek)
 - Eastern Shore (Principio Creek to Sassafras River, ex. Christina)
 - Christina River (flows into Delaware Bay)
 - Begins with a look at existing conditions by watershed
 - Begin by plugging in acres for each type of land use by watershed (pre-loaded based upon the latest (2002) Land Use data from MDP), as well as existing septic systems
 - Compute Terrestrial Runoff (lbs / Year N & P)
 - Compute Nitrogen Contribution from Septics (N only)
 - Compute total N Load (Terrestrial + Septics)
 - Plug in various land use scenarios and see the impact on run-off
 - Select the scenario that makes the most sense for the county, while paying attention to what makes sense for the Bay)
 - Limitations:
 - The load factors are not realistic and so should not be used as a precise assessment, but more as a tool for comparison purposes.
 - Load Factors for Land Use Categories 11 through 18 vary from watershed to watershed, but do not vary with land use, which varies from Low Density Residential to Commercial & Industrial.
 - We will enquire if it is possible to modify the Load Factors to better reflect reality, or whether the risk of corrupting the spreadsheet is too high.

- If the latter is true, then will have to interpret the spreadsheet outcomes, recognizing the load factor limitations.
- We will not be making decisions at the local watershed level about “stopping a particular development”, this is more likely to happen at the Regulation and MS4 Permit level. The model at this level of granularity is comparative, not absolute.
- Ben & Maggie will deliver us a spreadsheet populated with the current conditions, updated for major new developments, and have requested MDP to generate a projection of land use changes in 2030 based upon current zoning.
 - As we plug in the various future land use scenarios we come up with, we will see the impact. Do they look similar or are they very different?

NPS Issues and Discussion - Eileen

Non-point Source Issues to consider during Comprehensive Plan development

Goal: Developing at a sustainable level with the layout (topography) and limitations (natural resources) of the land in mind.

- Establish Conservation Design as the priority type of development for Cecil County
 - Compact Design – setbacks from sensitive resources, open space protection
 - Use ecosystem services provided by the site for
 - Flood control
 - Water filtration
 - Protecting water/air quality through riparian buffers and carbon sequestration associated with forest cover
 - Educate public on economic values of natural resource protection (tourism)
- Establish natural resource protection levels for wetlands, streams, floodplains, forests
 - Develop map that shows these natural resources, plus protected lands
 - Coordinate County/State land conservation plans
 - Maintain existing forest cover and promote contiguous forest connections
 - Establish land use policies that encourage and promote ecological guidelines for development
 - Ecological Guidelines are based on scientific research, ecological processes and how land use and development affects those processes
 - The Ecological Society of America first developed the following ecological guidelines to facilitate incorporation of ecological considerations into land use decision-making in 2000:
 - Maintain large areas of contiguous habitat and avoid fragmenting these areas
 - Such habitats are usually more diverse, complex

- Maintain meaningful wildlife corridors and potential non-consumptive bike and pedestrian connections between habitat areas and adjacent land uses
- Protect rare landscape elements, sensitive elements and associated species
- Allow natural patterns of disturbance to continue to maintain diversity and resilience of habitat types
- Minimize direct and indirect human disturbance and the introduction and spread of non-native species and favor native plant and animals
- Minimize human introduction of nutrients, chemicals, and pollutants
- Avoid land uses that deplete natural resources over a broad area and allocating such land uses to areas of minimal natural resource impacts
- Compensate for adverse effects of development on natural processes – mitigation

(Delaware is encouraging the use of these guidelines in areas identified as State Resource Areas (SRAs). In 1990 Delaware passed the Land Protection Act and it defines SRAs as “those open space lands duly identified by the Open Space Council and adopted by the Department of Natural Resources and Environmental Control for protection.” We are talking about conservation lands (already protected), Green Infrastructure lands (parks, forests, greenways, open spaces), tidal and non-tidal wetlands, large forest blocks, key wildlife habitats identified in the state’s Wildlife Action Plan, cultural resources, silvacultural or agricultural lands.

- Land Use planning should be implemented at a watershed level
- Growth should occur where water supply source can support it
- Set impervious cover limitations at a watershed level
 - Limit impervious cover to 10% in Sensitive Areas
- Manage stormwater to promote recharge/infiltration
- Use nutrient loading limits to guide development approvals
- Consider cumulative site-level development-related impacts during approval process at watershed level
- Wastewater disposal capacity allocation and water quality protection should be part of the development approval process
- Do State agencies review development proposals (especially those programs that do not require a permit)? If so, which agencies: Should we include more?

Goal: Coordinate and complement Land Trust and State/County land acquisition activity

- What has been protected already? Where? What are the future preservation priority areas?
 - This should be a part of the Sensitive Areas Element, but we should be aware of it for water supply purposes.

Goal: Water conservation initiatives

- Public Works should implement initiatives now, not in the future. Craft policy to encourage water conservation through pricing, water re-use, education, give-aways or incentives on low flow structures (e.g., showerheads)

- Require rain gardens and rain barrels in new developments
- Wastewater disposal capacity – all new systems should meet proposed demand for future growth.
 - Require approval process for new development to include meeting verified assimilative capacity prior to final approval
- Develop and use water supply capacity management plans
 - Only permit development that would not go over capacity
- Establish wellhead protection areas and water resource protection areas (to protect recharge areas)

Non-point source loading is a direct result of land use decisions. The best chance to get it right is now.

General Discussion - a combination of points from Ben's talk and Eileen's follow-up

- **What-Ifs:**
 - What kind of land use options do we want to consider?
 - Route 40 / I-95 Corridor is the biggest concentration of Green Infrastructure outside Elk Neck. What happens as we develop the corridor?
 - What about the underlying soils? Their infiltration rates vary quite a bit.
 - What policies can we put in place to reduce imperviousness and better manage nutrient loads
 - How can we ensure that our Forest Conservation areas count towards Green Infrastructure?
 - Does the County want to channel growth away from the Green Infrastructure?
 - Can we follow the Ebenezer Howard approach and have Green Belts between the towns along the growth corridor?
 - If we were to move the growth away from the existing corridor, where would it go?

The meeting adjourned at approx 9:00 p.m.

Questions for the Subcommittee (items in blue are the questions we need to answer per the WRE component chart from ERM)

- What is the discharge of nutrients (N, P) from non-point sources to the Bay?
 - Stormwater runoff (urban, rural, agricultural sources).
 - Location of new septic systems

Questions for Staff

Ben, should I contact MDE re. the pros / cons of changing Load Factors in the spreadsheet, or will you?

Carry-overs from prior months

April:

1. Elk Neck Groundwater wells: Where are the recharge areas? Please ask the consultant to provide them.
2. Where is the latest draft of the Source Water Protection ordinance?

March:

1. Do we need to take a position on sump pump and downspout connection to sewer lines, or is this already covered in the county code?
- ~~2. What is the status of the County Master Water & Sewer Plan and how does it complement the DPW Action Plan~~
3. What is the origin and breakdown of the 9-12 million gals per day WWTP capacity needed in the growth area? Is this county only, or county and municipalities?
4. What percentage of the county population is on sewer and what percentage on septics? Do these numbers include Municipalities?
5. Where are the areas of failed septics?
6. Follow-up questions for Scott & Tim: What is the current split between residential and commercial/industrial WWTP capacity for both "current usage" and for "allocated but as yet unused"? Can you break it down by WWTP?

Recommendations/Action Items for Staff and Consultants

1. See Questions for Staff

Recommendations/Action Items for Oversight Committee

1. None at present

Adjournment

Next meeting: June 4th, 6:30 pm at Cecil College North East Campus Room TC 214, will focus on synthesizing the outcome from the past three meetings.

Minutes Prepared by: Rupert Rossetti

Date: 14th May 2008

**CECIL COUNTY COMPREHENSIVE PLAN
WATER RESOURCES SUBCOMMITTEE
MEETING MINUTES
4th June 2008**

Attendance

Member	Present
Eileen Butler (VCh)	Y
Dan Derr	Y
Robert Gell	Y
Randy Hutton	Y
Ann Jackson	Y
Phyllis Kilby (Secr.)	Y
Daniel Polite	Y
Vic Priapi	Y
Rupert Rossetti (Ch)	Y
Henry (Dick) Shaffer	Y
Chuck Smyser	Y
Tony DiGiacomo (Staff)	Y
Ben Sussman	Y

Other Attendees	Affiliation
John Leocha	MDP
John Higby	ARRO

Call to Order 18:35, 4th June 2008, Cecil College North East - TC214

Approval of Minutes

- Minutes for the past three meetings (March, April & May) were approved.

Review GIS Maps for background info (pdfs attached)

- Dan Polite & Rupert shared a set of GIS-based maps depicting:
 - The 13 eight digit watersheds within Cecil County
 - The community water supply wellhead protection areas (and thereby, the locations of community water supply wells)
 - The locations and approximate permitted flows for the WWTP's permitted to discharge into surface waters

ERM Update: Ben Sussman

- Ben reported that he and Maggie will have the Draft Current Conditions ready for our review at the July 2nd meeting.
- Ben then reviewed the results of his work on the NPS Spreadsheet, which he has populated at the eight digit watershed level.
- We are concerned that the nitrogen and phosphorus loading rates in the MDE model may be incorrect, and have asked for clarification from MDE.

- On the fly, Ben computed the % impervious surface by watershed. All but three watersheds are currently below 7% at an eight digit watershed scale.

Impervious Coverage

Watershed	Percent Impervious
Christina River	8.8%
Furnace Bay	2.4%
Northeast River	4.4%
Lower Elk River	1.4%
Upper Elk River	7.4%
Big Elk Creek	4.4%
Little Elk Creek	5.8%
Back Creek	2.4%
Bohemia River	0.8%
Sassafras River	0.9%
Lower Susquehanna	7.3%
Conowingo Dam	1.5%
Octoraro Creek	4.2%
Cecil County	3.6%

Policy Review

- The remainder of the meeting was devoted to the start of a review and upgrade of the boilerplate policies included in the M&G 26 Guideline document.
- Progress was slow, but sure, and we agreed to meet at 5 p.m. on July 2nd to process the remainder. Water Supply Policies approved by the subcommittee are in the attached Water Supply Policy Statements "Work in Progress" document.

The meeting adjourned at approx 9:30 p.m.

Questions for the Subcommittee

Questions for Staff

Carry-overs from prior months

April:

1. Elk Neck Groundwater wells: Where are the recharge areas? Please ask the consultant to provide them.
 - a. Answer from Scott Flanigan: This is to be determined. The study is in progress and we haven't gotten this info yet.
2. Where is the latest draft of the Source Water Protection ordinance?
 - a. Answer from Dan Derr: The Ag Advisory subcommittee is currently reviewing this document.
 - b. The WRE sub-committee recommends that the County adopt the already-drafted wellhead protection ordinance (to include specific itemization of permitted and prohibited uses).

March:

1. Do we need to take a position on sump pump and downspout connection to sewer lines, or is this already covered in the county code?
 - a. Answer from Scott Flanigan: This is already covered. The County Code prohibits connection of such things as sump pumps and gutter downspouts. That's the easy part, of course; enforcement is the difficult part. We're working thru that as part of our ongoing I & I reduction efforts.
2. What is the origin and breakdown of the 9-12 million gals per day WWTP capacity needed in the growth area? Is this county only, or county and municipalities?
 - a. Those figures come from an internal analysis done by Eric Sennstrom, Director of Planning and Zoning. That is County only.
3. What percentage of the county population is on sewer and what percentage on septics? Do these numbers include Municipalities?
 - a. Answer from Scott Flanigan: My very rough estimate is that about 20% of the County population is on public sewer and the remaining 80% are on some type of on-site disposal system, most commonly septics. Those estimates include the municipalities. The way I arrived at that was to start with the number of households in the county per the last census (35,261 households in 2005) and subtract out the number of sewer accounts in the county and municipal sewer systems.
4. Where are the areas of failed septics?
 - a. Answer from Scott Flanigan: Table 12 of the Master Water & Sewer Plan provides an "Inventory of Sewerage Problem Areas". It includes areas such as Carpenters Point, Red Point, Union Church Road, etc.
5. Follow-up questions for Scott & Tim: What is the current split between residential and commercial/industrial WWTP capacity for both "current usage" and for "allocated but as yet unused"? Can you break it down by WWTP?

- a. Answer from Scott Flanigan: The BOCC only created an allocation for "residential" and "commercial/industrial" at Seneca Point WWTP; as best I can determine, that was because that was the only plant that was felt to be at risk of running out of capacity. As you've heard me say multiple times, the actual flows at Seneca Point are about 1 mgd while another 500K gpd is "allocated but as yet unused" as you put it. Of that 500K gpd, over 80% (i.e. 400K gpd) is allocated to residential projects with the balance for commercial/industrial.)

Recommendations/Action Items for Staff and Consultants

1. See Questions for Staff

Recommendations/Action Items for Oversight Committee

1. None at present

Adjournment

Next meeting: July 2nd, 5:00 pm at the new County Admin Building – Perryville Room.

Rough agenda:

- Approval of Minutes
- Timeboxed review and approval / disapproval of draft Policies
- Pizza & ice cream @ 6:30
- Review and path forward on the WRE Preliminary Draft – July 2, 2008 – Existing Conditions
- Preparation for July 16th presentation to the full Committee
- Agreement on date of next meeting

Minutes Prepared by: Rupert Rossetti

Date: 29th June 2008

Water Supply Policy Statements – Work in progress

Sustaining and Protecting Water Supplies:

1. Require the development and use of a Water Supply Capacity Management Plans (WSCMP) for each community water system to support new allocations or connections to the system and to prevent capacity over allocation.
 - a. Inclusion of policy **approved** by WRE Sub-Committee on 4th June 2008 (6-3-1).
 - b. Bold wording captures intent of subcommittee discussion, but may need wordsmithing.
 - c. **Require the development and use of a Water Supply Capacity Management Plan (as defined by MDE) for all community water systems.**

Comments

 - d. Feeds into Water and Sewer Master Plan.
 - e. Those that reach or exceed 80% of their capacity are already required to prepare a WSCMP by MDE.
 - f. Q: Who actually supervises the WSCMP? The County? MDE?
 - g. Recommend that the manager of the system prepare and maintain the WSCMP.

2. Deny allocations and/or connections to any system that would cause system capacity to exceed a set percentage of maximum capacity as determined by the CMP.
 - a. Inclusion of policy **approved** by WRE Sub-Committee on 4th June 2008 (6-3-1).
 - b. Bold wording captures intent of subcommittee discussion, but may need wordsmithing.
 - c. **Deny allocations and/or connections to any system that would cause system capacity to exceed 95% of maximum capacity as determined by the CMP**
 - d. Need to check what the WSCMPs already do, and adjust the wording / % as necessary

3. Establish and require watershed or wellhead protection around existing water supply sources. Review the state model wellhead protection ordinance for applicability to local jurisdictions.
 - a. Inclusion of policy **approved** by WRE Sub-Committee on 4th June 2008 (10-0).
 - b. Bold wording captures intent of subcommittee discussion, but may need wordsmithing.
 - c. **Establish and require wellhead protection around all public and community water supply wells.**
 - d. **Establish and require watershed protection upstream of all surface water sources**
 - e. The wellhead protection ordinance has been drafted, but not yet adopted.
 - f. **The WRE subcommittee recommends that the County adopt the already-drafted wellhead protection ordinance (to include specific itemization of permitted and prohibited uses).**

4. Delineate and stage community water service areas in the land use element consistent with the ability of the water resource to support development based on population growth and development capacity analysis.
 - a. Inclusion of policy **rejected** by WRE Sub-Committee on 4th June 2008 (10-0).
 - b. This appeared to the subcommittee to be adequately addressed in the first two policies and the MWSP.
 - c. Sounds good, I think! How does this fit in with the Master Water & Sewer Plan?
 - d. How do renewable resource-based industries get accommodated? (Ag, forestry, nurseries, etc.)

5. Design and implement open space and land preservation programs in a manner that will best serve water protection requirements. Include water resource protection as a criterion in the Land Preservation, Parks and Recreation Plan (LPPRP) and for individual developments within Forest Conservation Plans.
 - a. Inclusion of policy **approved** by WRE Sub-Committee on 4th June 2008 (10-0).
 - b. Bold wording captures intent of subcommittee discussion, but may need wordsmithing.
 - c. **Include water resource protection as a criterion in the Land Preservation, Parks and Recreation Plan (LPPRP) and for individual developments within Forest Conservation Plans.**
 - d. How much is this already incorporated into the LPPRP? Do we need to strengthen the current Forest Conservation Plan verbiage?

6. Examine source water protection opportunities and threats to drinking water supplies, including streams and their buffers, from development, runoff, pollution and other causes. Identify private or government actions that can be effective in protecting drinking water supplies.
 - a. Inclusion of policy **approved** by WRE Sub-Committee on 4th June 2008 (10-0).
 - b. Bold wording captures intent of subcommittee discussion, but may need wordsmithing.
 - c. **Update and enhance the County's development ordinances to further protect drinking water supplies, through buffering and setback requirements, as well as other appropriate measures.**
 - d. We need identify and protect the up-dip recharge areas for the Coastal Plain aquifers, particularly the confined ones.

7. In the land use implementation element, recommend programmatic or management practices such as buffering and setbacks needed to protect water resources from the impacts of development.
 - a. How much of a buffer is enough?
 - b. already included in zoning ordinances?
 - c. **Included in revised #6.**

8. Use inter-jurisdictional/regional approaches as necessary and adopt or amend ordinances as necessary to protect water resources.
 - a. Inclusion of policy **approved** by WRE Sub-Committee on 4th June 2008 (10-0).
 - b. Bold wording captures intent of subcommittee discussion, but may need wordsmithing.

- c. **Work with the Cecil County COG, neighboring jurisdictions, the Susquehanna River Basin Commission and other regional organizations to address water resources issues related to water supply, wastewater treatment, and nonpoint source pollution.**
9. Create & implement drought management procedures and requirements
 - a. Inclusion of policy **approved** by WRE Sub-Committee on 4th June 2008 (10-0).
 - b. Bold wording captures intent of subcommittee discussion, but may need wordsmithing.
 - c. **Create and implement drought management procedures.**

 10. Design and implement a rigorous water conservation program, to include routine water audits, water accounting and loss control procedures, water reuse initiatives, conservation rate structures and outreach programs.
 - a. This somewhat depends upon our water resource balance, but projecting out to 2030, I can see that this will be necessary, and now is a good time to start.
 - b. I don't think that Cecil County is that desperate yet. Spend the money on getting water lines to the designated growth areas.
 - c. **Rupert to review based on communication with DPW.**

Developing new water supplies:

11. Require new development to pay for the cost of providing water.
 - a. Inclusion of policy **approved** by WRE Sub-Committee on 4th June 2008 (10-0).
 - b. Bold wording captures intent of subcommittee discussion, but may need wordsmithing. Need to reconcile two options set out below
 - c. **Require new development to pay for the cost of providing the water it needs.**
 - d. **Design and implement water and wastewater pricing policies that encourage development in desirable locations, as expressed in the Land Use Element.**
 - e. Probably need to restate this to mean "their water and related infrastructure needs"
 - f. yes for housing, and no for desirable commercial and light industry
 - g. Is there an APFO? No. One has been drafted but not adopted

12. Insist on rigorous enforcement of existing laws that require zoning, plat approval and development approval be contingent upon a demonstration that water supplies are adequate to meet requested demands.
 - a. We sort of have that now, but the process relies upon a late stage ruling by MDE. Recommend having in-county expertise able to determine the water supply capacity

13. In the land use implementation element, reinforce the mandate in Environment Article Title 5, Subtitle 9 that recommends that subdivision regulations or equivalent development ordinances include provisions requiring that site plan/subdivision plat submittals have documentation from an engineer or official notification from the appropriate municipal or county agency(ies) stating that adequate water either presently exists or will exist for all development depicted

- a. Ties into comment immediately above
14. In the land use implementation element, reinforce the mandate in Environment Article Title 5, Subtitle 9 that requires that subdivision regulations or equivalent development ordinances contain language requiring the local approving authority, when reviewing development plans, to determine that sufficient water exists or will exist when needed for all development depicted on site plans/subdivision plats under consideration.
- a. Ties into comments immediately above
15. Establish future reservoir or watershed areas and the appropriate restrictions and/or protections to ensure water supply development can proceed at the designated future time period.
- a. Incorporate the recommendations of the 2006 Groundwater & Surface water studies, including consideration of Stancill's Quarry for near term & Elk Mills Quarry as long term surface reservoirs; Prohibit the construction of dams for large "in-stream" reservoirs in our piedmont streams; Reopen discussions with SRBC for Susquehanna River withdrawals. Investigate and protect potential Spray Irrigation sites from development; Investigate and protect potential WWTP tertiary treatment constructed wetland sites from development
16. Evaluate regional solutions to future water supply capacity planning.
- a. Establish a policy that minimizes the reliance on out of state water for long term supply needs; Establish recharge and reuse policies that minimize external supply
17. Conduct water availability studies for the jurisdiction and/or collaborate on regional or statewide studies of water availability.