



Maryland Department of Planning

Martin O'Malley
Governor

Anthony G. Brown
Lt. Governor

Richard Eberhart Hall
Secretary

Matthew J. Power
Deputy Secretary

May 4, 2010

Stacy Wilkerson, Town Clerk
9036 Chesapeake Avenue (Temporary Town Hall)
North Beach, MD 20714

Dear Ms. Wilkerson:

Thank you for the opportunity to review the updated North Beach Comprehensive Plan. It is obvious that the Town and its Comprehensive Plan Committee have spent a lot of time and effort on the development of the Plan. The Town is to be commended for this effort.

Attached are comments provided by the Maryland Department of Planning as well as other agencies that have responded to us at this point. Other agencies may be providing comments directly to the Town. Again, thank you for the opportunity to review the North Beach Comprehensive Plan. If you have any questions please feel free to contact our Regional Planner, Michael Paone at (410) 767-4554.

Sincerely,

A handwritten signature in black ink, appearing to read 'Peter G. Conrad', written in a cursive style.

Peter G. Conrad, AICP
Director, Local Planning Assistance

cc: Greg Bowen, Calvert County
Mike Paone, MDP
Rich Josephson, MDP



Maryland Department of Planning
Comments on the Town of North Beach Comprehensive Plan
May 3, 2010

Land Use

- The Plan provides for a good explanation of why key changes in the land use map are being made including the zoning analysis provided and its impact on the Town's land use map.
- The Plan makes several good recommendations that may be considered "housekeeping matters" such as placing key components of the land use plan including multiple overlay districts on the appropriate map.
- On page LU 4, the Plan recommends that the Waterfront Renaissance district is expanded to include more mixed-use in the areas between Bay and Chesapeake Avenues and Sixth and First Streets. Given that the Town is trying to attract more tourists to this waterfront community, the expansion of mixed use businesses may provide greater economic development opportunities provided that the proper market studies are done to indicate the strongest commercial and office needs of the Town.
- The proposed and revised land use densities on Page LU 7 (Low 3.5 to 8 DU/Acre) (Med 9 to 12 DU/ Acre) and (High 13 to 50 DU/ Acre) are consistent with the State's Smart Growth principles.
- On page LU 11, the Plan provides a good analysis of how the Plan addresses many of the concerns raised by the community during the development process.
- The Town's Municipal Growth Element section of the Plan on page MG 8, recognizes that for all practical purposes, the Town does not have any annexation opportunities. There for it is prudent for the Town to encourage infill development that can improve the quality of this older
- Community. Infill development is in keeping with Smart Growth and is supported by the State as an efficient method of development because the infrastructure is already present at future building sites. Future infill development should be designed to be attractive and compatible with the existing development in Town.

Water Resource Element

The WRE is incomplete. The WRE will meet the requirements of HB1141 with recommended comments added. The most important comments to include are in **bold**. The WRE does not yet effectively address the following purposes of the law and/or State guidance, as follows:

- Identify suitable receiving waters and land areas to meet the stormwater management and wastewater treatment and disposal needs of existing and future development proposed in the land use element of the plan, considering available data provided by MDE (Section 1.03(iii), Article 66B).
- Does the WRE estimate the future demand for water by reviewing population projections and associated commercial water demand (M&G 26, p. 27)?
- Does the WRE identify planning strategies to protect current and future water sources from pollution (M&G 26, p. 27)?

Overall comments:

- Consider adding a sentence that indicates that recent land use trends in North Beach, including the conversion of summer homes to permanent residences (p. MG-1) and conversion of one-story beach houses into multi-story single-family homes (p. MG-4), are accounted for in the population projections and associated water/sewer demand forecasts within the comprehensive plan.
- **The MGE and WRE should include a forecast of additional non-residential water and sewer demand.**
- The WRE could include a policy with regard to pursuit of sufficient allocation from the Chesapeake Beach WWTP as part of its expansion to 1.5 MGD to implement the Town's proposed land use plan.
- The WRE could reference or include the policies in the Sensitive Areas Element that are relevant to protection of receiving waters, such as protecting riparian buffers, limiting the amount of development on steep slopes, and increasing the urban tree canopy increases, as well as Sensitive Areas Element policies focused on water conservation.

Comments on the water demand analysis:

- **The WRE should include source water protection policies.**

Comments on identifying suitable receiving waters:

- The North Beach WRE identifies the water body affected by land use impacts (p. WR-1) and identifies the WWTP discharge point locations for its municipal system (p. WR-5). **The plan**

does not yet discuss the suitability of receiving waters. If insufficient information exists to determine suitability, the WRE should note this.

- The Town could note that future non-point source loads would look similar under different land use plan options since the Town will focus on redeveloping existing developed areas.

Transportation

The Maryland Department of Planning is pleased with the strategies put forth in Comprehensive update of 2009. We are pleased to see a focus on improving multi-modal transportation efforts while simultaneously attempting to keep the public involved in the process (i.e. shared-use path advisory committee). While it is commendable to note the Town of North Beach is being proactive in thoughts on its issues, the MDP would like to see a greater degree of implementation strategies included in the plan. The following are comments suggested to aide in creating a more effective implementation strategy regarding transportation.

Shared-Use Path

The MDP is pleased to see this being an area of focus but believe the push for this effort to have greater emphasis in your priorities. Due to the studies the town has completed regarding parking, it seems non-vehicular movement will become a very important issue in future years. A strategic plan of the locations of shared-use paths as well as implementation strategies should be extremely important to the town. With infill development soon to occur, a defined Shared-Use Plan will allow the town to distribute funds gained from developers for infrastructure (as mentioned in your plan) to correct and direct locations. The development of the Shared Use Path will not only relieve the need for parking, it will also help to relieve the need for traffic calming which is a goal also mentioned in the comprehensive plan.

Public Transit

The policy to provide shelters at transit stops as well as encouraging the addition of a second trolley are policies in line with smart growth and transit-oriented development and thus are applauded.

Policy T.1

Include exploring and identification of funding sources for non-auto transportation paths in town. Also, emphasis should be placed on coordinating with adjacent municipalities when planning fringe land uses and transportation elements.

Policy T.5

Change verbiage from Bicycle and pedestrian path to Shared-Use path for document consistency. A strategy for implementation of shared-use path with established timelines and goals should be included to maximize the opportunity for progress.

Community Facilities

- Page CF -4, 1st paragraph: Revise 1st sentence. Suggested revision - “Students from North Beach attend Windy Hill Elementary, Windy Hill Middle and North High Schools.”
- Page CF -4, 2nd paragraph –first sentence: Consider changing the following words “an Adequate Public Facilities rated capacity of P to “a Facility Utilization of over” 109%.

- Page CF -4, 2nd paragraph – The last sentence currently reads, The County considers a school over capacity when all public elementary and secondary schools, which serve a proposed residential subdivision development will accommodate the pupil yield from that residential subdivision or residential development without exceeding 100 percent or the rated capacity of a particular school. Is there some way to reword this sentence? I read it but think that the description fits a school that is under capacity.
- Page CF-3- Two lines above the bottom of the page -- A space is needed between the words (and death).
- While it is understood that the planning of schools is a function of the Calvert County Board of Education (BOE), MDP would recommend that your department continue to work closely with the BOE to discuss future school needs such as site locations and the modernization or renovation of current schools to accommodate the North Beach student population.
- Page CF-4I, second paragraph reads “if the enrollment exceeds 100 percent of the [State] rated capacity, the schools may be deemed adequate if an adopted redistricting plan results in less than 100 percent capacity for the upcoming school year. What involvement if any does the North Beach Planning Department have in this process? If involved in the redistricting process, please include those details as part of the community facilities section.
- The State rated Capacity and actual enrollments are used to determine the utilization of public school facilities. Please consider including the following Facility Utilization Chart as part of Chapter 5 – Public Schools Section:

Population Projections Presented in the Plan are Suitable for Planning Purposes

We have completed our review of the population and household estimates and projections used in the North Beach Comprehensive Plan. The general population data presented in the document are current, and based on Department of Planning information.

- We note that North Beach is geographically constrained from growth through annexation. We also do not consider it subject to the normal development pressures associated with municipalities inside of relatively faster growing jurisdictions such as Calvert County. So while the 2030 population projection used for planning purposes of 2,295 persons is below many of the reference population projections we prepared for North Beach , we feel it is still suitable for planning purposes.