

MISSION STATEMENT

The residents of Barclay see themselves as a rural village in a much larger world. As a small community on Maryland's Eastern Shore, Barclay has served the surrounding agricultural area as a local service and production center. For much of its history, the residents worked locally and were served by local institutions. Many of the current residents were born in the community and as a result have developed valuable relationships with their neighbors and friends. As growth occurs in the area surrounding the Town, the current community wants to maintain its history and local traditions, sharing those values with new residents and businesses. Therefore, **the mission and goal of the Comprehensive Plan is to encourage the community to remain a village by promoting growth that is consistent with the traditions and history of Barclay:**

“To preserve the Village of Barclay as an attractive rural community within the broader setting of managed growth in Queen Anne’s County, while at the same time, assure that any growth and development that occurs is consistent with the “Village of Barclay” in scale and scope with existing development.”

In order to fulfill the mission statement, the citizens of Barclay have developed a set of goals and recommendations to guide and manage the Town in a manner appropriate with their vision for the community. These goals are based on the desire to maintain the community and promote orderly growth. They also are based on the visions for growth management developed by the State of Maryland, which encourages the revitalization of traditional communities such as Barclay.

DEVELOPING THE BARCLAY LAND USE PLAN

The purpose of the Comprehensive Plan is to provide a series of goals and objectives to control and manage growth and development within and/or near Barclay. The Plan is the result of Planning Commission and Town Commission efforts to understand the current condition of the Town, its historical growth patterns, and recent developments, which have all combined to create its present appearance and conditions. The Comprehensive Plan also reflects the community's desire to maintain the current village atmosphere of Barclay while allowing for infill development and inclusion of lot-sized land (existing recorded lots that meet Town of Barclay zoning district requirements) immediately adjacent to the Town boundaries. The need for public sewer is essential to the health of residents in the Town and for those 31 lots and residences neighboring Barclay and sharing the identity of the Town (see page 20 “Barclay Growth Area” Map).

As a “policy manual,” the Comprehensive Plan is designed to be a guide used in development of associated documents that will be produced by a citizen committee. These associated documents will include the *Town of Barclay Zoning Ordinances*, *Subdivision Regulations for the Town of Barclay*, and the collection of municipal ordinances passed by the Town Commission. Locally based guidelines and regulations reflect the laws and regulations of the State of Maryland and its various regulatory agencies. In addition, growth in and near Barclay is heavily influenced by decisions made by Queen Anne's County and the general and specific topography and geography of the northern Queen Anne's County region.

ARTICLE 66B – PLANNING & ZONING ENABLING ACT

As the State’s pre-eminent growth management law, Article 66B of the Annotated Code of Maryland, Land Use (Planning and Zoning Enabling Act) requires that county and municipal plans be implemented by laws, ordinances, and regulations consistent with the Planning and Zoning Enabling Act and its “Visions.” Each county and municipality within Maryland is required to update their comprehensive land use plans and implementing provisions every six years.

The eight “Visions” of the Planning and Zoning Enabling Act include:

1. Development is concentrated in suitable areas;
2. Sensitive areas are protected;
3. In rural areas, growth is directed to existing population centers and resources are protected;
4. Stewardship of the Chesapeake Bay and the land is a universal ethic;
5. Conservation of resources, including a reduction in resource consumption is practiced;
6. Economic growth is encouraged and regulatory mechanisms are streamlined;
7. Adequate public facilities and infrastructure under the control of the county or municipal corporation are available or planned in areas where growth is to occur; and
8. Funding mechanisms are addressed to achieve these “Visions.”

Barclay has incorporated the State’s Visions into this Comprehensive Plan in the following policy statements:

- 1) The Town will concentrate development in suitable areas. Further, the Town will coordinate its planning activities with the County to establish a mutually agreed-upon Town Growth Boundary (TGB) to accommodate future municipal growth.
- 2) The Town will protect its sensitive areas from the adverse effects of development and will avoid sensitive areas, or protect them as public open space, or protect them with innovative and flexible development regulations.
- 3) The Town will work cooperatively with Queen Anne’s County to encourage it to protect rural resources beyond the Barclay Growth Area that affect the environment, setting, and character of the Town.
- 4) The Town will promote stewardship of the Chesapeake Bay and the land and will encourage a universal stewardship ethic that guides all development approvals. Stewardship principles will also guide preparation of land use regulations.
- 5) The Town will conserve its land, water, and other valuable resources through programs and policies that will reduce resource consumption by both the public and the private sectors. The Town will promote efficient and pedestrian-oriented patterns of land use, energy saving measures for residences and businesses, and recycling.

- 6) In order to achieve Visions One through Five, above, the Town will encourage economic growth through the policies and recommendations of the Plan, and will practice regulatory innovation, flexibility, and streamlining where reasonable.
- 7) The Town will make certain that adequate public facilities and infrastructure under its control are available or planned in areas where growth is to occur.
- 8) The Town will address funding mechanisms to achieve the preceding Visions. The Town budget, tax structure, and fees will be reviewed and revised where prudent to ensure implementation of the Plan and to promote the community's vision for the future. The Town will pursue appropriate State and federal grants and encourage State and County capital projects that support the Plan.

Maryland has procedures to insure that public infrastructure improvements are consistent with growth policies, as defined in the law. The Planning and Zoning Enabling Act stipulates that a local government may not approve a local construction project involving the use of State funds, grants, loans, loan guaranties, or insurance, unless the project is consistent with the State's "Visions." This plan has been prepared to meet the State's eight Visions.

NEIGHBORHOOD CONSERVATION & SMART GROWTH AREAS ACT 1997



In 1997, the Maryland General Assembly enacted the *Neighborhood Conservation and Smart Growth Areas Act* (Smart Growth). The intent of the legislation is to marshal the State's financial resources to support growth in Maryland's communities and limit development in agricultural and other resource conservation areas.

At the heart of the Smart Growth concept are the "Priority Funding Areas" (PFA's), which represent local growth areas for targeted State funding. PFA's include municipalities, such as Barclay, rural villages, communities, industrial areas, and planned growth areas to be served by public water and sewerage. The new 8th "Vision" of Article 66B creates consistency between the Planning and Zoning Enabling Act and Smart Growth by requiring adequate public infrastructure for State funding.

Plans must show designated growth areas including areas planned for annexation by municipalities. Lands within local growth boundaries may be designated as a Priority Funding Area (PFA) provided sewer service is planned in a 10-Year Water and Sewerage Plan and provided such designation is a long-term and planned development policy that promotes efficient land use and public infrastructure. Plans must include areas considered as PFA's, such as planned water and sewerage service, residential development areas, industrial development areas, economic development areas, and neighborhood parks.

Smart Growth directs the State to target programs and funding to support established communities and locally designated growth areas, and to protect rural areas. The Priority Funding Areas Act provides a geographic focus for the State's investment in growth-related infrastructure. The remaining four components complement this geographic focus by targeting

specific State resources to preserve land outside of PFAs, to encourage growth inside PFAs, and to ensure that existing communities continue to provide a high quality of life for their residents.

House Bill 1141 (Enacted during 2006 Legislative Session)

House Bill 1141 was enacted during the 2006 Maryland Legislative Session. This is a significant planning law that amended Article 66B by requiring all municipal comprehensive plans to contain a municipal growth element (MGE) and a water resources element (WRE) by October 1, 2009. The Act also amended the annexation law (Article 23A) as well as other sections of the Annotated Code relating to various regulatory State agencies.

Annexation Procedures

There are two significant changes, with respect to annexation procedures, which affect the Town. The first change is dealing with “the five year rule” and the second change deals with “annexation plans”.

The Five Year Rule

First, the “rule” has been changed to apply solely based upon zoning. In the past, the five-year rule could be applied whenever a proposed new zoning classification was substantially different from the use envisioned “in the current and duly adopted master plan.” Secondly, the reference to the plan is now gone and the issue becomes the degree of change from the current county zoning classification to the proposed municipal zoning classification following the annexation. When the zoning change is from one residential zone to another, “substantially different” now is defined as a density change. The five-year rule will not kick in for a density change less than an increase of 50% (great density). For example, if the current zoning permits 1 unit per acre, the new zoning can be subject to the five year rule if it permits anything more than 1.5 units per acre. As before, a municipality may obtain a waiver from the county to avoid the five-year wait until the new zoning classification applies. This change took effect on October 1, 2006.

Annexation Plans

An annexation plan is now required that replaces the “outline for the extension of services” for an annexation proposal. This section contains no additional language for the content of the annexation plan to be adopted, but does require it to be consistent with the municipal growth element for any annexations that begin after October 1, 2009. The Plan must be provided to the State (the Maryland Department of Planning) at least 30 days prior to the hearing. The requirement for an annexation plan and the requirement that it be provided to the Maryland Department of Planning took effect on October 1, 2006.

New Plan Elements

HB 1141 requires two new elements (i.e. chapters) of municipal comprehensive plans. The first element, the Water Resources Plan Element, is required of all local governments (county and municipal) that exercise planning and zoning authority. The second element, the Municipal

Growth Element, is required in municipal comprehensive plans only. Both elements are required to be incorporated into the Town's Comprehensive plan no later than October 1, 2009 (unless an extension is requested from MDP (and granted) for up to two six-month periods).

The Water Resources Element

This new planning element addresses the relationship of planned growth to water resources for both wastewater disposal and safe drinking water supply. It will be required of all county and municipal governments in the State. The element must identify sources of drinking water and other water resources adequate for the needs of existing and future development proposed in the land use element of the comprehensive plan. It must also identify suitable receiving waters for both wastewater and storm water management to meet the needs of existing and projected development proposed in the land use element of the comprehensive plan. The Maryland Department of Natural Resources and the Maryland Department of the Environment will provide available data to assist with these requirements. It is anticipated that future Plan updates will incorporate additional information that will be developed by watershed as the State moves forward to implement the Chesapeake Bay Agreement.

The Municipal Growth Element

This element requires a municipality to identify areas for future growth consistent with a long-range vision for its future. The growth element will be developed based on consideration of a comprehensive list of factors including population projections, an assessment of land capacity and needs and an assessment of infrastructure and sensitive areas. Completion of the element will guide future annexation proposals and plans after October 2009. Consultation with Queen Anne's County is required, and a joint agreement with the county is encouraged.

2009 Maryland General Assembly

The 2009 legislative session saw several bills introduced by the Maryland Department of Planning that became law. The *Smart, Green and Growing* initiative saw three key planning bills voted into law. These new laws will not affect this version of the Comprehensive Plan, but they will add new visions and provisions for future comprehensive plans. Also, beginning in 2010 municipalities will be required to track the progress of their comprehensive plan and development based on certain measures (yet to be developed). Planning Commissioners will also be required to go through a training session to help orient them toward the rules and responsibilities of their position.

GENERAL OVERVIEW

The Town of Barclay is a small rural community in Queen Anne's County With a population of 143 people (2000 U. S. Census). Barclay primarily serves as a rural service center for the surrounding agricultural community. However, even though it is small and does not offer all of the services found in larger communities, the citizens of Barclay are pleased with the current condition of their community with one major exception – the lack of public water and sewer. The residents of Barclay choose to remain within their community because they value the social

and family relationships that have developed over time and because they see their community as a good place to live and raise a family. However, the nonexistent public sewer causes significant concern about public health and the potential for well contamination. Many lots in Barclay are too small to allow adequate sized drain-fields.

Accordingly, the Town of Barclay supports the development of a public sewer system to serve the Town and immediate community, should the landowners of those properties choose to be annexed and access that service. Desiring the essential services for existing residences and Town infill development but not wishing to otherwise support significant new development, the Planning Commission recommends that only existing lots of record within Town limits be permitted to access the public sewer system. Such a policy will ensure that its rural and small town characteristics are maintained and essential services will remain affordable. Within that overall goal, the residents would like to see their community prosper, playing a greater role in the growth and development of Queen Anne's County as a whole. To achieve that goal, the residents and the government of Barclay are committed to working together to develop the infrastructure - especially public sewer - that will assure a healthy environment for residents and businesses. The newly mandated Municipal Growth Element identifies potential annexation areas that could be brought into Town, developed, and help defray the average household cost to amortize the capital costs associated with planned public infrastructure improvements.

County planning initiatives, including the *Queen Anne's County Comprehensive Plan* (2003) and the *2006 Queen Anne's County 2006 Water & Sewer Plan*, were designed to guide Towns with growth management and achieve consistency with Maryland laws. These plans also will assist Barclay to develop an effective land use plan to address future growth.

QUEEN ANNE'S COUNTY COMPREHENSIVE PLAN

The *Queen Anne's County Comprehensive Plan*, adopted in May 2002, serves as a guide for Barclay, and was designed to address State laws, such as Article 66B and Smart Growth. The primary land use and growth management goal is to concentrate future development in planned growth areas and preserve the rural character of the North County region. The County's overall land use and growth management objectives to achieve this goal include the following:

- Encouraging future development to locate in designated growth areas where adequate public facilities and services exist *or are planned*;
- Providing adequate planning and regulatory mechanisms for growth management;
- Maintaining the agricultural land-base to support the County's agricultural economy;
- Preserving valuable natural and man-made resources;
- Promoting economic development, expansion, and employment in suitable areas;
- Discouraging low-density nonagricultural development from locating outside of designated growth areas; and
- Providing appropriate County level facilities and services for North County to support existing and future populations.

Coordinated County/Town land use policies are necessary since Barclay and all other towns in the County play an important role in the County's growth management strategies. As designated

growth centers, the towns are the preferred location for future population growth and economic activity in the region. Assisting the towns to achieve their respective community development and redevelopment objectives is a key implementation strategy. Continued cooperation with the County is required to build the community resources necessary to effectively implement growth management and revitalization strategies.

SUDLERSVILLE PLANNING INITIATIVES

Over the last several years, Sudlersville has been the focus of developer interest, and the town has responded with plans to expand its existing public water and sewerage capacity. As part of a planned wastewater treatment plant upgrade, Sudlersville has agreed to help Barclay extend a sewer interceptor the approximately three miles south from the Sudlersville WWTP to Barclay. A feasibility study has been completed and design and engineering are underway.

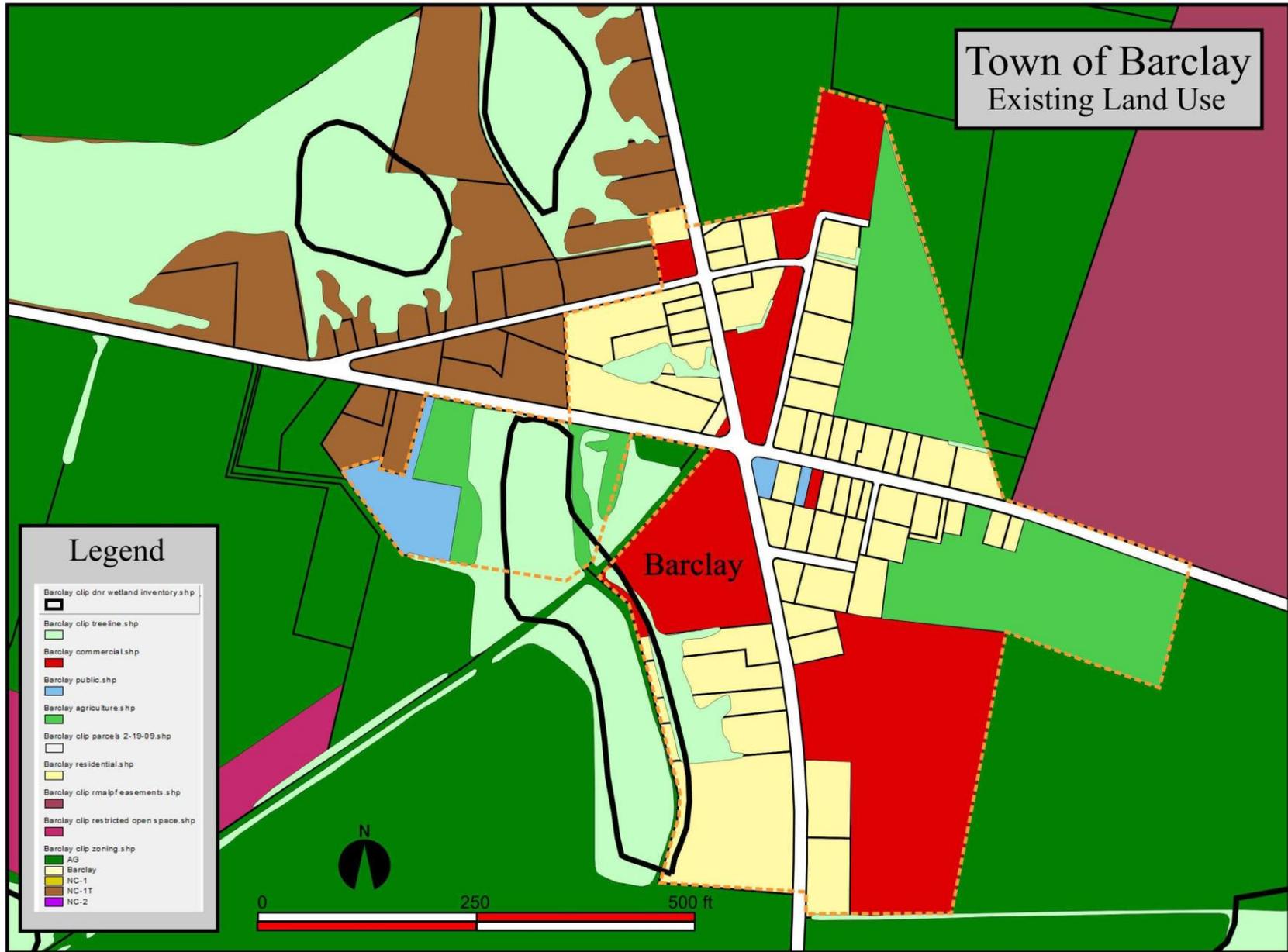
BARCLAY LAND USE PLAN

EXISTING LAND USE:

Barclay consists of 78.2 acres of which the largest single land use category is single family residences. Vacant (no structure), agricultural or underutilized lots (having a structure valued by the Maryland Department of Assessment and Taxation at \$7500 or less) total approximately 24 acres. Exempt (not subject to property tax) land occupies approximately 7 acres. Commercial land use totals 11 acres. The remaining 36 acres are devoted to residential usage. The above data regarding land usage does not include the remainder of the land in Barclay that is devoted to public use streets and the railroad.

Barclay can be characterized as a predominantly low-density residential settlement ([see Appendix 1](#)). Among the public uses of land are a municipal building and a post office. There are also two churches in Town. The Town includes some convenience, commercial, and/or business service uses that cater to the surrounding communities. These uses are primarily located along the arterial routes, which serve as “main streets” - Maryland Route 302 and Route 313. There is substantial vacant land (approximately 17 acres) within Barclay that may provide opportunities for infill development in the future. Such infill should be in accordance with designated land uses as presented in the map on page 15 entitled “Future Land Use”.

The center of Barclay is the area along 313 and 302 and the Maryland and Delaware Railroad Company. There is some inter-mixture of residential, industrial, and commercial land within Barclay. This results from a historical pattern of residential ownership by local industry that provided convenient employee housing and commercial uses in private homes.



THE LAND USE DISTRICTS:

The land uses depicted on the Barclay Land Use Plan Map provide the basis for creating zoning districts to implement this Comprehensive Plan. Zoning district provisions, including permitted uses, density, and design standards have been prepared to achieve the purpose of each district.

To accomplish the goals of this Comprehensive Plan and the desires of the citizens of Barclay, the Town has been divided into five areas of concern:

1. The Town residential center;
2. The mixed-use area that provides services, commercial and business as well as some residential housing;
3. The existing industrial area;
4. The existing agricultural land use; and
5. The Town growth area, which is land adjacent to the Town that might be incorporated or annexed.

Due to the size and population of Barclay, the current corporate boundaries of Barclay constitute a single Planning District. It is imperative that Barclay undertake programs to implement appropriate development and redevelopment strategies. The principal strategy should be the aggressive and systematic pursuit of public sewer service. Within the Barclay Planning District, several land use classifications have been designated.

- **Residential:** The current residential area encompasses existing low-density residential neighborhoods, primarily in detached single-family dwellings.. In this area there are some vacant or underutilized properties that could be candidate sites for infill or redevelopment projects. Historic properties located in these districts may be appropriate for adaptive reuse strategies. Modern building code requirements could act as a barrier to certain redevelopment activities and the Town may want to reexamine its ordinances and regulations to see if opportunities exist to provide for flexibility and innovation in areas designated for growth. Zoning for these areas should address the need to protect existing residential areas from incompatible uses and activities. Design guidelines for appropriate infill projects would be applicable and should be considered.
- **Town Center:** The Town Center is made up of a mix of land uses; that includes residential, institutional, commercial, and public (in some cases former industrial sites). Zoning for these areas should recognize the existing mix of land use and permit continuation and expansion. Infill and redevelopment of vacant and underutilized sites should be encouraged, consistent with design standards and guidelines developed to insure compatibility with adjacent land uses and consistency with the existing small crossroads character of the Town.
- **Light industrial:** Industrial land uses in the Town are fundamental for a sound tax base and a prosperous future. However, such uses must be on lots of sufficient size in order to avoid noise, traffic or other adverse impact upon neighboring properties. The industrial uses must be on the periphery of Town and occupy lots of at least 35,000 square feet. Barclay's plan identifies approximately 11 acres of land within the Town appropriate for business and/or industrial uses. Included in this designated area are the currently vacant former Delmarva Sash and Door (DSD) company which is the primary opportunity for adaptive reuse and

redevelopment. The other site is the Chesapeake Burial Vault manufacturing facility. The recently constructed REEB manufacturing plant on ten acres of annexed land is the Town's major employer.

- **Agricultural:** Located within the municipal boundaries are parcels that are significantly larger than are normally found within typical small town limits (4 acres or more). The parcels, if subdivided, could represent as many as 50 new residences. Barclay does not envision such growth and prefers these parcels remain as agricultural use. However, agricultural use should be limited to raising crops and growing/selling nursery stock but should prohibit animal husbandry activity.

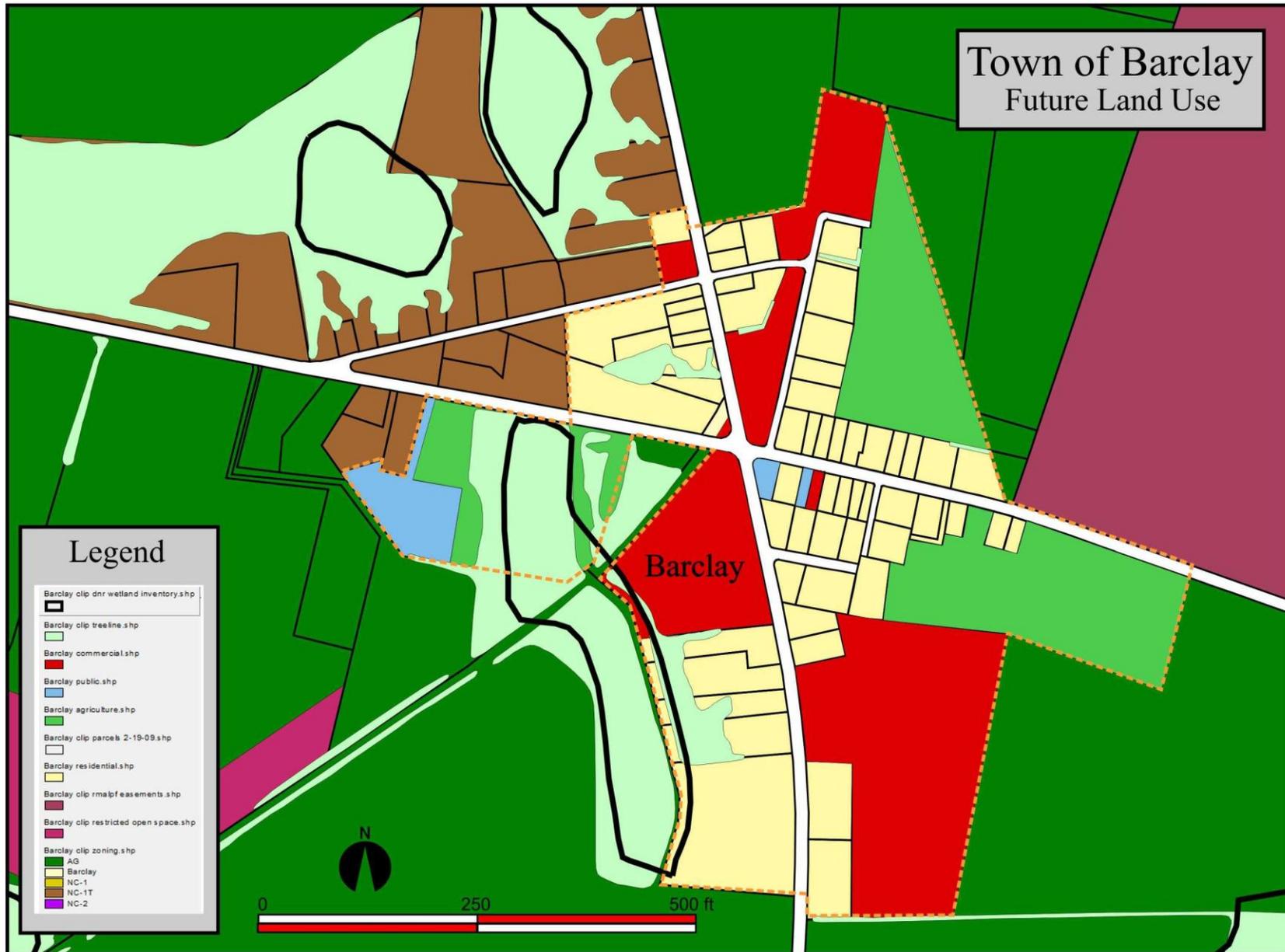
FUTURE LAND USES

Future land uses are shown on the Future Land Use map and support the preceding text description. No major shift from existing land uses or patterns are planned or anticipated. As a practical matter, no significant development is anticipated without the provision of public sewer service since onsite disposal is limited by soil conditions. Such infill as may occur is anticipated to be primarily single family residential in nature (and in keeping with the existing community character).

RURAL AGRICULTURE CONSERVATION - GREENBELT

Although not within the existing Town limits, the area surrounding Barclay should be protected from significant future development. The Barclay Town Commission hopes that the County and Barclay land use plans should jointly establish a "Green Belt" or conservation corridor around Barclay to encompass active agricultural areas, existing agricultural land preservation districts, and land in private conservation easements for lands adjacent to the Town Growth Area. The area designated for conservation is characterized as rural and scenic countryside consisting of farm fields, connected forested areas, natural resources, and scattered historic and cultural sites and structures.

The growth management emphasis for the agricultural conservation area is to preserve the agricultural land base and protect the natural resources located in the region. It should become the priority area for programs designed to permanently preserve agricultural land, help maintain a viable agricultural industry, and protect natural resources. The Town Commission recognizes that low-density rural residential and related land uses should be minimized to avoid conflicts with legitimate agricultural uses and reduced demand for capital investment in infrastructure, such as county roads. The existing scenic, cultural, and historic resources that define the character of the area also should be protected through appropriate programs and regulations. These areas are the result of historic development patterns including the creation of minor subdivision lots along State and County roads. Any additional rural residential development in the region should be confined to these areas although strict access controls and roadside buffering should be required to protect and enhance the overall scenic rural character. Where possible and when necessary, steps should be taken to enhance the scenic rural character of these areas through the strict application of property maintenance codes.



The amount of open space within Barclay represents both an opportunity and a challenge to the community. These large parcels of open land are on all sides of Barclay. However, the open land within the Town is private and subject to the needs and desires of its owners. If this land should become available for development, it should only be for residential use or for public use related to recreation, religion, education, or similar activities. However, recognizing the importance of agriculture to the Town and surrounding area, it is essential that the Zoning Ordinance of Barclay identify, protect and support agricultural activities.

LAND USE GOALS

Goals for land use within the Town of Barclay include the following:

GOAL #1: Preserve and enhance the village character of the Town through compatible growth and reinvestment in existing properties;

GOAL #2: Improve existing property values and the climate for new investment and reinvestment in the Town by addressing key infrastructure issues, such as water and sewer, roads and streets, and other capital projects;

GOAL #3: Stabilize property values through the adoption of appropriate building and property maintenance codes and other regulations;

GOAL #4: Expand the tax base of the Town by encouraging appropriate infill and redevelopment of vacant and underutilized properties within the Town;

GOAL #5: Ensure development is consistent with the overall growth objectives of the Town by adopting appropriate development codes/standards and ensuring that development is appropriate in scale and size for Barclay;

GOAL #6: Improve coordination between Barclay and Queen Anne's County;

GOAL #7: Protect sensitive environmental areas;

GOAL #8: Encourage the restoration, rehabilitation, and adaptive reuse of existing buildings, especially those that have special historical, architectural, and cultural significance;

GOAL #9: Ensure that all current and future residents and businesses in Barclay have adequate public services necessary to protect their health, safety, and welfare and to promote an attractive environment in which to live and work; and

GOAL #10: Enhance the landscape and visual appeal of Barclay through the development of landscape buffers between functional use or zoning areas.

IMPLEMENTATION RECOMMENDATIONS:

RECOMMENDATION #1: Institute and periodically update the building permit process and

development review process to ensure that reviews can be carried out in a timely fashion and ensure appropriate decisions are made with regard to plan review and approvals required for new projects;

RECOMMENDATION #2: Provide review of new construction so that new structures are consistent with the existing appearance and character of Barclay;

RECOMMENDATION #3: Develop setback and building requirements within the core village of Barclay that encourage any new construction conform with the rhythm of existing development and discourage new construction not compatible with the surrounding buildings in design and function;

RECOMMENDATION #4: Encourage the revitalization and continued improvement of the Town with a special emphasis on the central core of commercial and industrial buildings in the community;

RECOMMENDATION #6: Develop appropriate code revisions that address Plan implementation. Implementation provisions may include applicable zoning, subdivision, forest conservation, erosion and sediment control, and stormwater management regulations;

RECOMMENDATION #7: Contain the costs of future development and growth to ensure that costs do not burden current and future residents and businesses in Barclay. Accordingly, new construction should be expected to pay for the extension of municipal services and capital improvements resulting from the new development;

RECOMMENDATION #8: Develop a close working relationship with the Queen Anne's County Planning Commission and the Government of Queen Anne's County to ensure planned development near Barclay is consistent with the goals of the Queen Anne's County Comprehensive Plan and the desire and needs of the citizens of Barclay to maintain their identity as a community within northern Queen Anne's County;

RECOMMENDATION #9: Maintain and develop a road network that encourages the separation of pedestrian and bicycle traffic from regular street traffic. In addition, the road system should encourage the separation of heavy commercial and industrial traffic from private vehicle traffic without having a negative impact on existing or potential industrial or commercial development in Barclay;

RECOMMENDATION #10: Define projected growth areas through planning and design guidelines;

RECOMMENDATION #11: Ensure appropriate stormwater management is in compliance with State and County Code; and

RECOMMENDATION #12: Evaluate the appropriateness of adopting an adequate public facilities ordinance and/or impact fees to address demand on public facilities and services created by new construction.

MUNICIPAL GROWTH ELEMENT

Designating key growth areas in and adjacent to Barclay is an important growth management objective. If Barclay remains a desirable place to live, it will help lessen development pressure in rural areas. To assume that role, basic community quality and infrastructure issues will need to be addressed. A key infrastructure issue is the provision of public water and sewer services.

Town Growth Areas include existing developed areas adjacent to Barclay and will constitute the future Priority Funding Areas (PFA's) for the immediate region in compliance with State laws. The Town Growth Area is defined as a planned, long-range build-out limit for Barclay. Emphasis in PFAs is on State investment in key public infrastructure, increased economic activity, and revitalization of existing neighborhoods. Overall emphasis is on insuring the orderly expansion of the Town and its infrastructure, coordinated County and Town land use policies, and promoting high quality development.

The Barclay "Municipal Growth Area" (figure 1) identifies the existing Town boundaries (brown area) and parcels of land immediately adjacent to Town (red) – the Growth Area. The growth area is comprised of various sized lots that are in need of infrastructure – especially sewer – and would need to annex into Town to participate in construction and operation of those services. The growth area is comprised of 76 acres – 32 parcels. Twenty-five parcels are developed with residences that could be annexed if sewer service becomes available. However, the growth area also includes 8 vacant lots that total 32.75 acres. The potential exists for the Town to double in size if water and public sewer are made available to land owners who seek annexation as a means of acquiring such infrastructure. All of the vacant acreage is classified as "residential," but 14 acres are zoned agriculture (by Queen Anne's County) while 18.75 acres are zoned neighborhood conservation with a minimum lot size of one acre. Since it is the Town's policy to protect in-Town agriculture, that portion of the Growth Area zoned agriculture is discounted for development (as part of the area's theoretical housing capacity). Again, theoretically, based on a "smart growth" zoning density of 3.5 dwelling units per acre, the 18.75 vacant residential acres might support as many as 65 dwellings. However, due to the configuration of land and access limitations, the realistic development capacity will be much lower (subject to parcel by parcel review of potential development proposals). Only one vacant parcel (7.5 acres) is considered large enough for "major" subdivision. Keeping growth at a small-scale and manageable level is the vision, goal, and policy of the Town of Barclay. Larger lots that are presently developed will be encouraged to annex when sewers become available, but further subdivision is discouraged.

Barclay's realistic existing in-Town development capacity is about 10 dwelling units. Three agricultural parcels extend partially into Town, but they will not be zoned for development during the timeframe of this Plan. One of those parcels is a heavily wooded wetland and is targeted for conservation preservation. The other two are working farms and form an integral part of Barclay's cross-road rural village character (that is a priority for protection and preservation under the Town's Vision for the future and consistent with the growth management policy). Three vacant parcels of somewhat less than one half acre each are potentially available for infill development if sewers become a reality. Health Department regulations currently prohibit their development with on-site septic systems. Two parcels in the center of Town

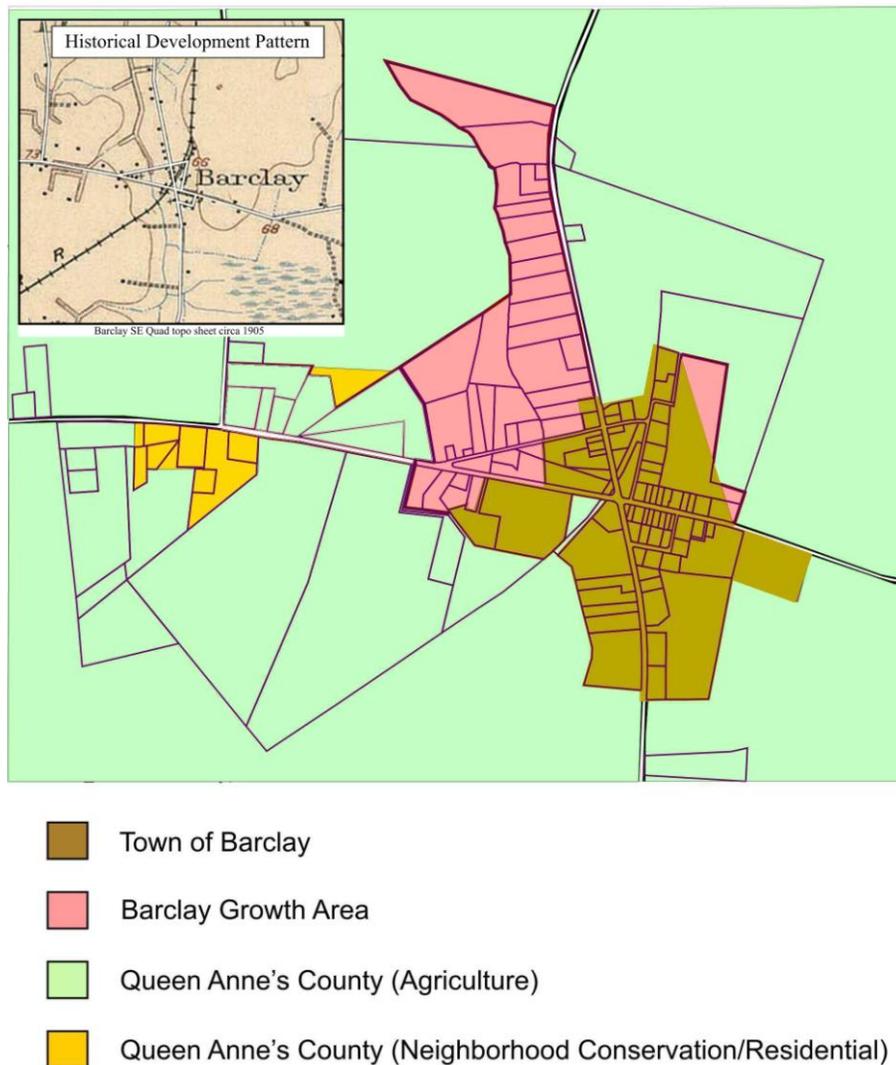
totaling about 2 acres could theoretically yield 7 dwellings. The existing pattern of mixed size lots is a key component that defines the character of rural villages, and it is the policy of Barclay to protect and maintain that existing pattern to the extent possible.

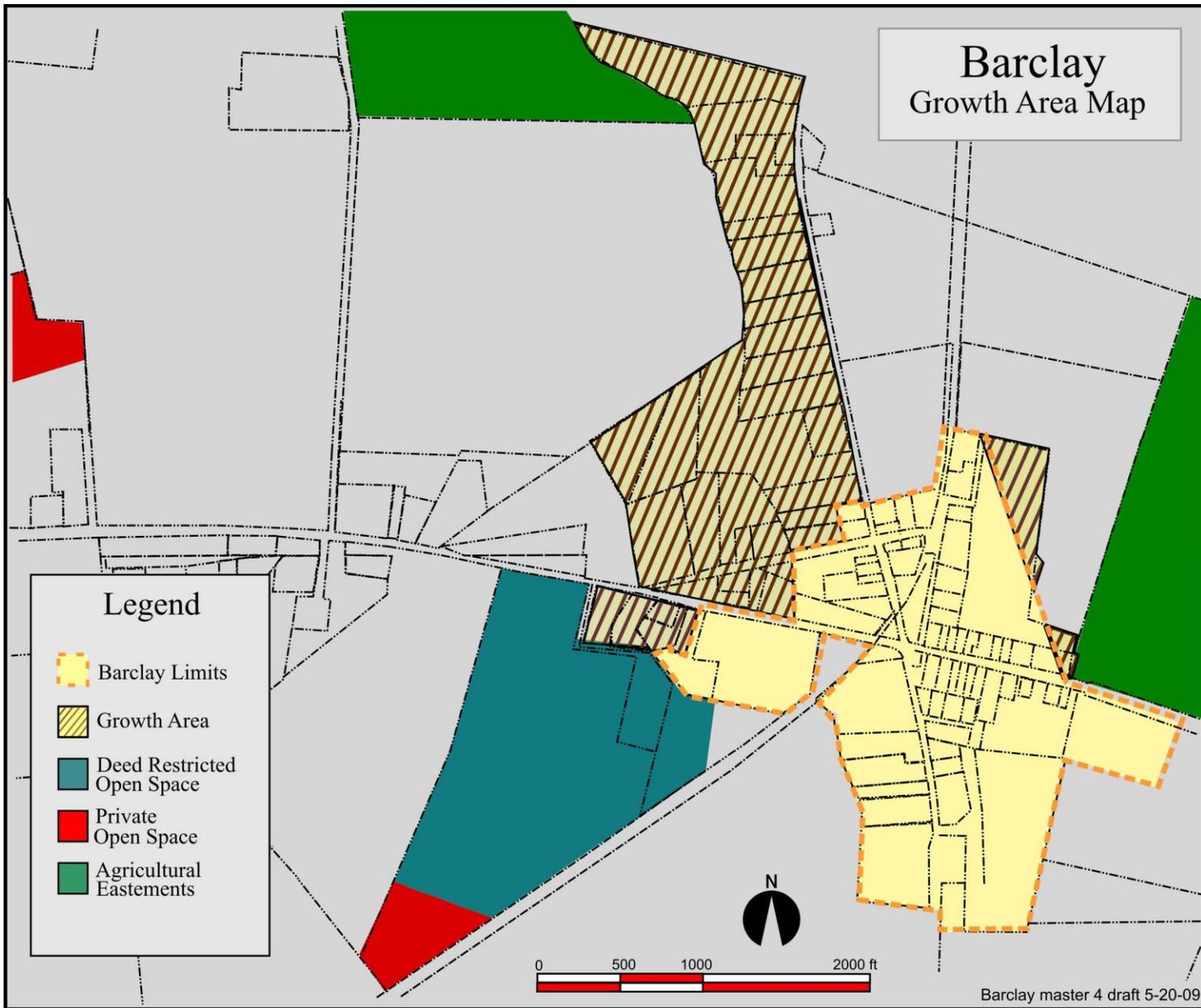
The Town of Barclay is one of a few remaining small crossroad towns on the Upper Eastern Shore that continues to exhibit a “village” character. This fact is noteworthy considering the growth that is occurring in the southern part of the County. Barclay is only about a half-hour drive to the State capitals of Annapolis, Maryland and Dover, Delaware.

Barclay could be expected to grow if it were not for the critical lack of adequate water and sewerage services and facilities. However, it should be noted that Barclay has grown little over the last several decades. This is due, in part, to natural soil limitations (high water table, slow percolation rates), which preclude the approval of on-site sewage disposal systems and the lack of public water and wastewater facilities.

Figure 1

Barclay Municipal Growth Area





AGRICULTURE & MUNICIPAL DEVELOPMENT

Goals

Goals for agriculture and municipal development within the Town of Barclay include the following:

GOAL #1: Support County efforts to preserve agricultural land use in outlying areas adjacent to the Town provided there is adequate land for future growth for Barclay; and

GOAL #2: Minimize land use conflicts between residential/commercial land use and agriculture.

Municipal Development Plan

Approximately 17 acres of land in Barclay is open space, used for agricultural purposes. Significantly larger lots than are normally located within town limits (4 acres or more) are found within the municipal boundaries. The parcels, if subdivided, could represent as many as 50 new residences. Barclay does not envision such growth and prefers these parcels remain as agricultural use. However, agricultural use should be limited to raising crops and growing/selling nursery stock but should prohibit animal husbandry activity. Limited infill is the preferred growth scenario. No growth is anticipated without public sewer service.

Implementation Recommendations:

RECOMMENDATION #1: Support County efforts to identify priority agricultural land preservation areas, development programs and scenarios, and connected regulatory mechanisms that are consistent with Barclay's growth plan and federal, State, and local conservation objectives; and

RECOMMENDATION #2: Allow owners of agricultural land within Barclay to participate in Town meetings and discuss options for access to water and sewer services or waiver of development rights should landowners opt not to access such services, a waiver will be declared in the ordinance and indicated on official maps.

WATER RESOURCES ELEMENT

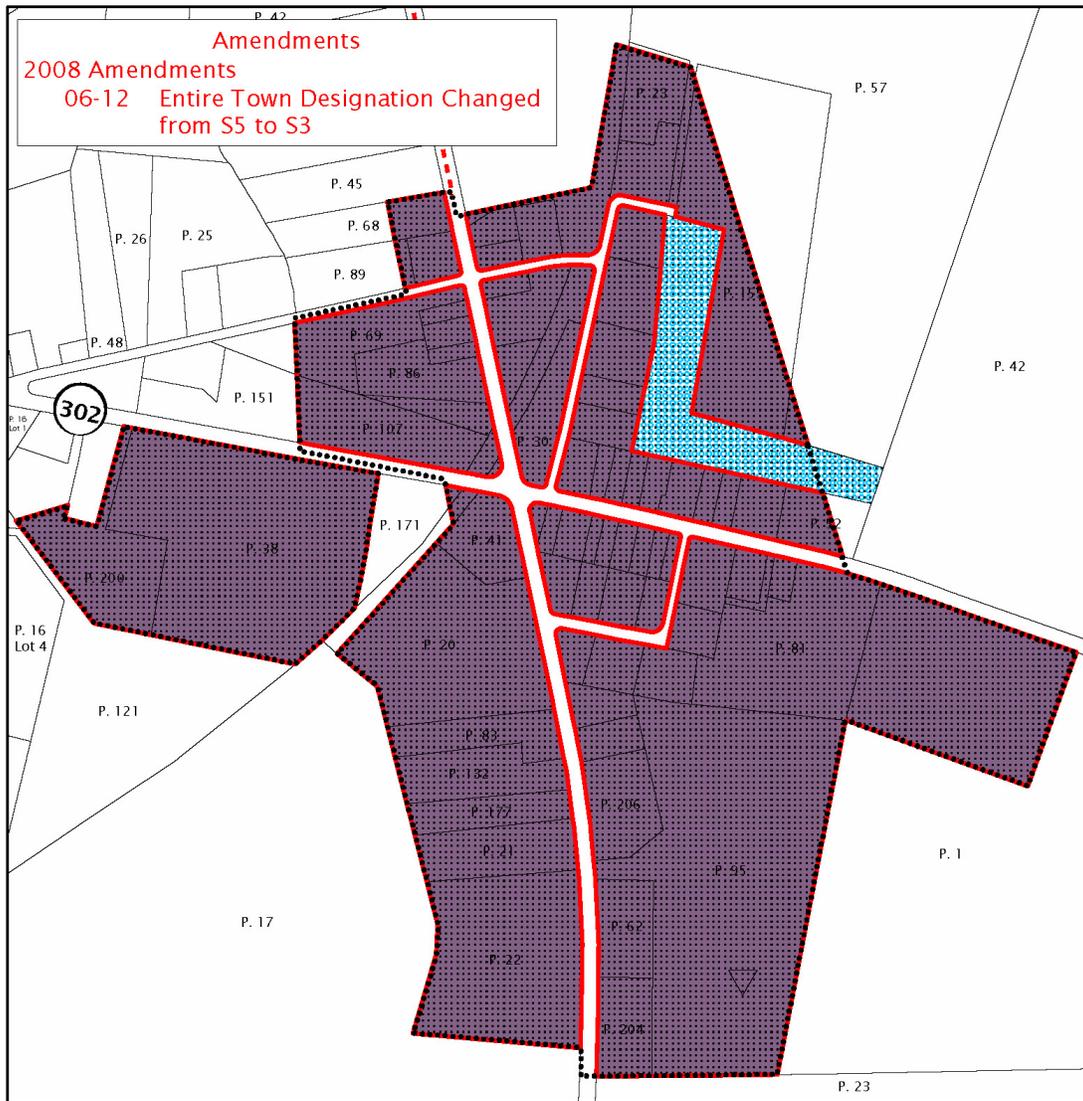
Water and Sewer Plan. In November 2008 the Queen Anne's County Water and Sewer Master Plan was amended for the Barclay planning area as follows:

“The incorporated Town of Barclay, shown on Tax Maps 18 & 24, is requesting the sewer service map designation to be upgraded from S-5 to S-3 in order to service the properties within the Town limits with sewer service in the near future. The proposal seeks to collect the sewage from the Town's properties and convey the wastewater via a **denied access** sewer line from Barclay to Sudlersville along Md Rt 313. The anticipated flow is 27,250 gpd. Treatment will be provided by the proposed, to be expanded, Town of Sudlersville's wastewater treatment plant.”

“Sudlersville is currently proposing to expand its wastewater treatment plant’s capacity to 250,000 gpd as well as to increase its effluent quality to meet Enhanced Nutrient Removal standards. Sudlersville has entered into a Memorandum of Understanding with the Town of Barclay to accept the Town of Barclay’s wastewater once the expansion is complete.”

Figure 1

Town of Barclay Proposed Sewer Service Area/Public Health Service Area



LEGEND			
Sewer Service			
	S3 4 to 10 years ('10 - '16)		Amendments
	S6 No Planned Service		Proposed Denied Access Line
	P Public Health Concern		Incorporated Town Boundary
	Potential Shared Drainfield		

NOTES: 1) It is anticipated that this service area will be funded via the special benefit assessment process.
2) Service Area Maps should be used for planning purposes only.

File No.: 122908 - SAN03

The Barclay Sewer Feasibility Study identified and examined various options for eliminating failing on-site septic systems in the Town of Barclay. That study examined six (6) alternatives in detail. The alternatives include gravity sewer systems, grinder pump/low pressure sewer systems, vacuum sewers, and a new package wastewater treatment plant.

The Feasibility Study included using a decision matrix to analyze the cost-benefits of each alternative in the following five (5) categories: Public Health, Environmental Impacts, Smart Growth, Affordability and Implementation. The decision matrix identified two (2) collection system alternatives and one (1) treatment system alternative to be recommended as viable solutions. The recommended alternatives are:

- **Grinder pump/low pressure system:** The entire Town will be served with grinder pumps and low-pressure sewers. The wastewater flow will be transmitted from the Barclay regional pump station to the Town of Sudlersville Wastewater Treatment Plant via force main for treatment and disposal.
- **Vacuum system:** The entire Town will be served with vacuum sewers. The wastewater flow will be transmitted from the Barclay regional pump station to the Town of Sudlersville Wastewater Treatment Plant via force main for treatment and disposal.

The Barclay Sewage Collection and Treatment System Preliminary Engineering Design Report dated July 1996 by Andrews, Miller, & Associates, Inc. examined and evaluated the design of a new sewage collection system with a community disposal area for the Town. That study explored the following alternatives to serve Barclay: gravity sewer collection system, individual on-site pretreatment systems, individual on-site sewage transport systems, and multi-user on-site sewage transport systems.

The previous study recommended the use of individual simplex grinder pump stations at a selective number of residences with eventual discharge at a community drainage field system located on a large empty lot within the Town limits. Funds were secured to pay for the construction of the first phase of this project, but since the proposed low-pressure sewers would not serve the entire town, the residents decided not to proceed with the study's recommendation, and the project was tabled indefinitely.

Septic tank upgrades were not examined, since the cost for individual upgrades to the existing septic tanks was deemed too costly and approximately 40% of the residences in the Town are located on lots that are smaller than one (1) acre.

Also eliminated from further study are individual on-site pretreatment systems, such as septic tank effluent pump systems (STEP). STEP systems were not be explored since they were already discussed in the previous study for the Town, and were found to have similar problems as the existing septic tank systems. Specifically, STEP systems utilize septic tanks that are prone to infiltration and inflow in areas of high groundwater levels. In addition, these systems are not capable of handling large solids and can clog easily.

The following graphic (figure) provides a general concept design for the proposed system:

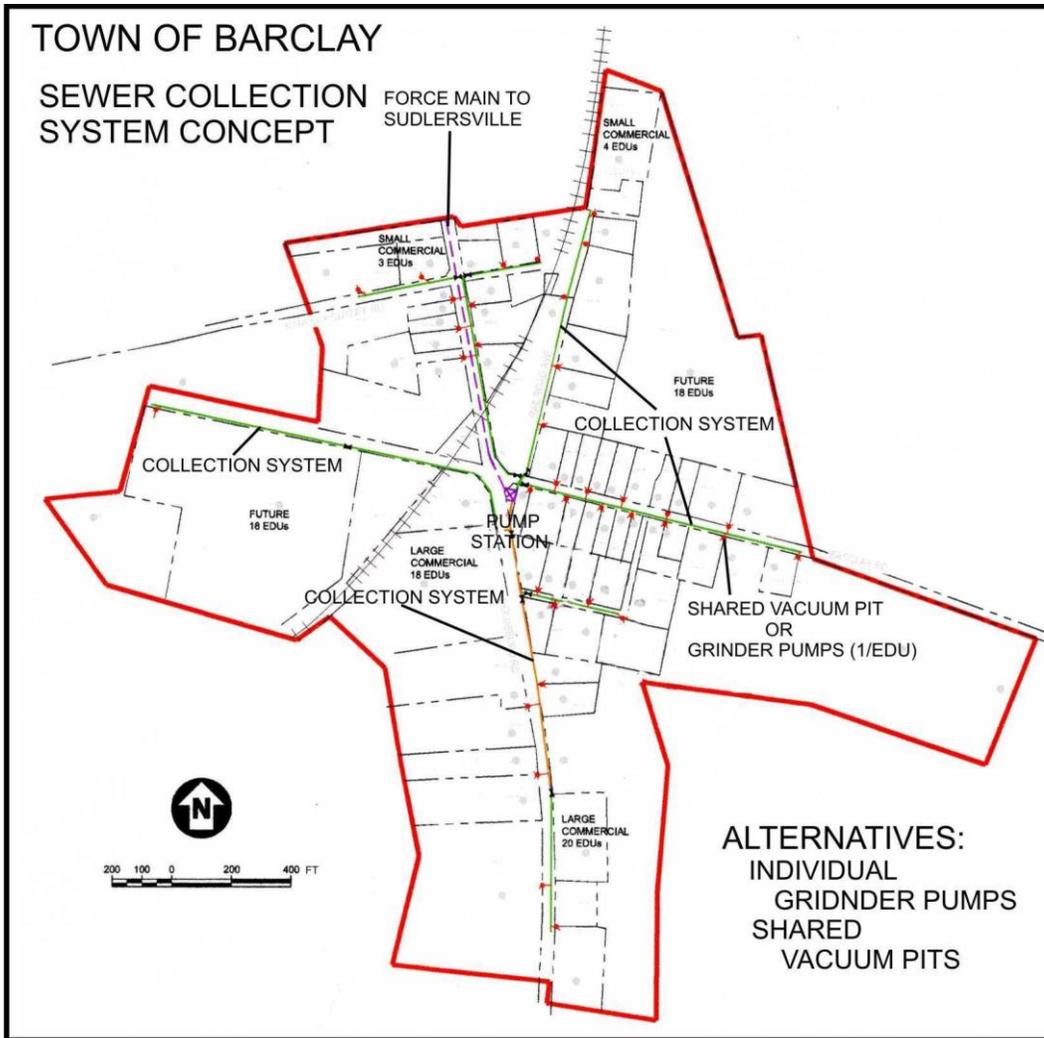


Figure 3

Table 1 EDU Allocations by Street

Description	# Existing EDU's*	# Future EDU's
Barclay Road	26	43
Goldsboro Road	61	61
Railroad Avenue	11	28
Maple Avenue	8	8
Barclay Cutoff Road	4	4
Total	109	144

*EDU = Equivalent Dwelling Unit

For simplification, the commercial connections and future parcels intended for residential development were expressed in terms of “equivalent dwelling units (EDUs). Each EDU is equivalent to the peak flow from one residential unit. Connections (fro EDUs) are shown on the concept layout in general terms, and a summary of EDUs and the system flow rate is shown below:

Table 2

Equivalent Dwelling Units (EDUs)	
Connection type	EDUs
Residential	63
Small Commercial	7
Large Commercial	38
Future Parcels	36
Total EDUs	144

Table 3

Flows Contributing to Nitrogen	
Commercial/Industrial	
Total Units	38
Total Flow	18,500 gpd
Residential	
Total Units	74
Total Flow	18,750 gpd
Total Current Flows	37,250 gpd
Future Infill Flow*	9,000 gpd

*36 units @ 250 gpd

Table 4

Flow Rate	
Flow per capita	100 gpd*
Capita per EDU	3.0
Average daily flow ¹	300 gpd
Peak factor	3.5
Peak flow per EDU	0.73 gpm ²
EDUs	144
Average daily flow	43,200 gpd
Peak flow	105 gpm

*gallons per day
² gallons per minute

NITROGEN LOAD Currently septic tanks reduce nitrogen by approximately 26% of the influent load from a residential unit. Typically residential septic tanks see an influent nitrogen load of 46 mg/L and therefore the septic effluent is 34 mg/L. This is based on information gathered by George, Miles and Buhr, consulting engineers for the sewer collection system project. The second analysis considered a lower septic tank nitrogen effluent based on implementing the Tributary Strategy of updating septic tank systems with new technologies to lower effluent nitrogen levels to 15 mg/L. The third analysis considered allocated units having sewer service and discharging to the water after being treated at a WWTP to effluent levels of 5 mg/L

Current Nitrogen Load Rate Nitrogen from septic tank, not treated (34 mg/L)
 Existing flow (Res. + Comm.) gpd * 34 * (3.79 L/gal) * (10⁻⁶ kg/mg) * (2.2 lb/kg) =
10.55 lb/day @ current flow of 37,250gpd

Nitrogen Load Rate from Retrofitted Septic Tanks Nitrogen, retrofitted septic tank (15 mg/L)
 Flow (Residential + Commercial) * 15 * (3.79 L/gal) * (10⁻⁶ kg/mg) * (2.2 lb/kg) =
4.66 lb/day @ current flow of 37,250gpd

Nitrogen Load Rate from WWTP (Includes Infil Lots)

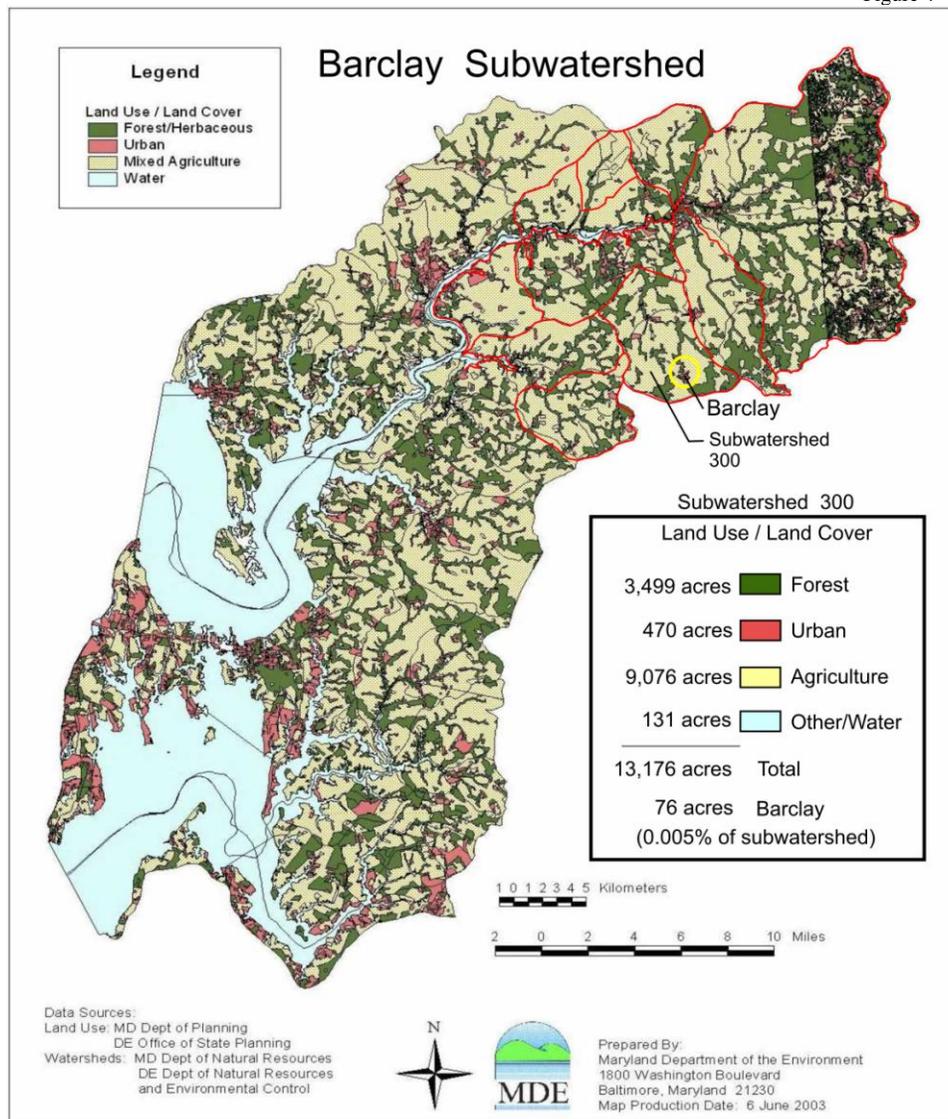
Proposed treatment of nitrogen to (5 mg/L)
 Flow (granted allocation to sewer) * 3 * (3.79 L/gal) * (10⁻⁶ kg/mg) * (2.2 lb/kg) =
1.93 lb/day @ Proposed flow 46,250gpd

Upper Chester River Watershed

The Upper Chester River watershed covers 178 square miles in Maryland and Delaware. About 137 square miles of the Upper Chester River watershed are in Maryland, which includes 82 square miles in Queen Anne’s County and 55 square miles in Kent County. Queen Anne’s County and Kent County prepared a Watershed Restoration Action Strategy (WRAS) for their portion of the Upper Chester River Watershed (from which the following data and information were taken).

About 56% of the watershed is prime agricultural soil. Another 30% of local soils exhibit hydric characteristics that tend to be found in the Upland Deposit geologic area. The remaining 14% of soils includes: Sandy, excessively drained soils are generally located along the Chester River mainstem; soils with drainage limitations; soils with a perched water table, and; soils similar to prime agricultural soils that are steeper than 8% slope.

Figure 4



Landuse Distribution for the Chester, Wye and Miles River Watershed.

Land Use

Agriculture is the dominant land use in the Upper Chester River watershed according to Maryland Department of Planning 2002 data. This generalized land use category covers about 69% and 63% of the Kent County and Queen Anne's County respectively. Forest covers 29% of Kent County and 33% of Queen Anne's County. Developed lands are a minor land use in the watershed accounting for about 2% in Kent County and 4% Queen Anne's County. These developed lands appear to be dispersed in the watershed along roads or tidal portions of the Chester River. Privately owned land covers about 96% the Upper Chester River watershed. About 10% of this private land (8,195 acres) is protected from conversion to developed land uses by some form of easement. These protective mechanisms include agricultural easements (4,060 acres), Rural Legacy easements (2,850 acres), open space easements via transfer of development rights (1,202 acres) and conservation easements/ownership (85 acres).

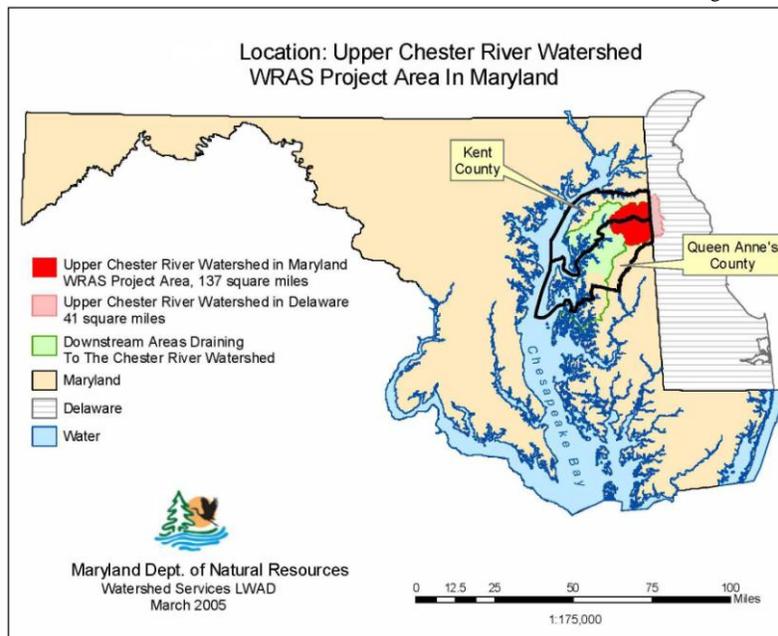
Public land that is managed for natural resource and recreational purposes covers about 4% of the watershed. This public ownership includes the Millington Wildlife Management Area (3,654 acres) and several small County parks totaling about 86 acres.

Average impervious cover for subwatersheds in the Upper Chester River watershed was estimated using MDP's 2002 land cover data. Generally, impervious cover includes rooftops and roads that prevent stormwater from infiltrating in the ground. Significant water quality and habitat impacts are observed in streams in watersheds with average impervious cover of about 10% or greater. All subwatersheds in the Upper Chester River watershed have less than 2% average imperviousness.

Upper Chester WRAS Project

The Upper Chester River Watershed is in the Chester River basin that drains Maryland and Delaware as shown below:

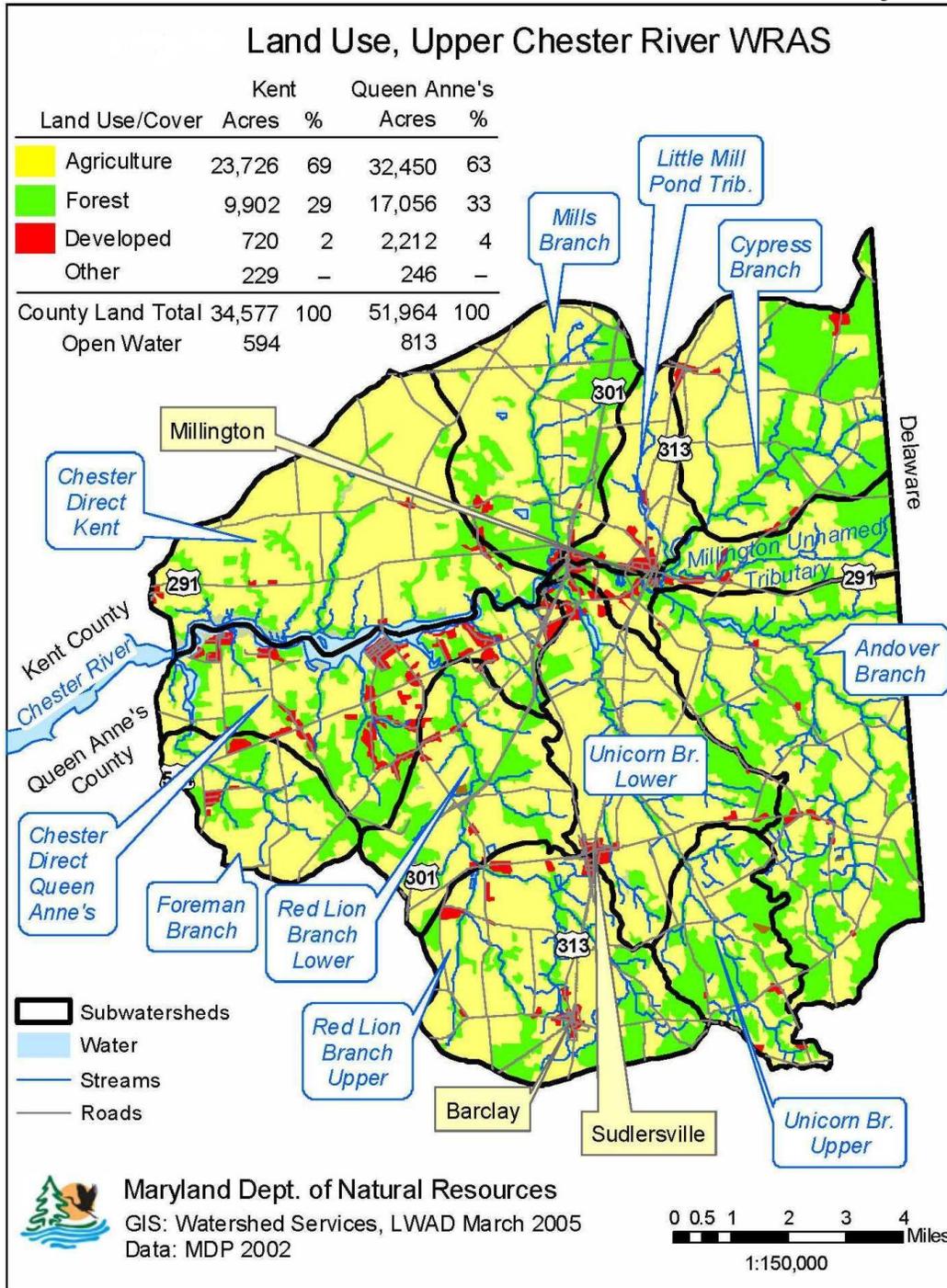
figure 5



In Maryland, this watershed is designated as a Category 1 watershed for restoration in the Maryland Clean Water Action Plan. For Maryland's portion of the watershed, Queen Anne's and Kent Counties will identify and prioritize local restoration and protection needs associated with water quality and habitat. To support the County effort, the Maryland Department of Natural Resources (DNR) supplied assistance including production of this Watershed Characterization.

Land Use

Figure 6



DNR analyzed the distribution of major land use categories in the Upper Chester River watershed based on 2002 data produced by the Maryland Department of Planning. Agriculture represents roughly two-thirds of the land use in both Kent and Queen Anne's Counties. Together, forest and scrub account for roughly one-third. All forms of development cover only a few percent of the watershed in either jurisdiction.

Viewing these generalized land use categories as potential nonpoint sources of nutrients, agricultural lands are likely to contribute the greatest loads to local waterways. Developed lands probably contribute insignificant nutrient loads.

In light of the importance of agriculture in this watershed and much of the Eastern Shore, Federal funds have been targeted to provide assistance here. Maryland received \$2.9 million from US Department of Agriculture under the 2002 Farm Bill for nine Eastern Shore counties to promote participation in three programs. This effort will help protect farmland and wildlife habitat, restore freshwater and tidal wetlands, as well as support the economic viability of agriculture:

- The Farm and Ranch Lands Protection Program, which provides matching funds to help purchase development rights to keep ranch and farm lands in agricultural use;
- The Wildlife Habitat Incentives Program, a voluntary program that provides technical support and up to 75 percent cost share assistance to landowners who want to improve fish and wildlife habitat; and;
- The Wetlands Reserve Program, a voluntary program that helps landowners protect, enhance and restore wetlands on their property.

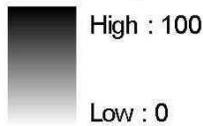
The Town of Barclay supports these endeavors and finds them to be consistent with Town goals to protect, preserve, and enhance agriculture within and adjacent to Town.

Impervious Area Upper Chester River Subwatersheds

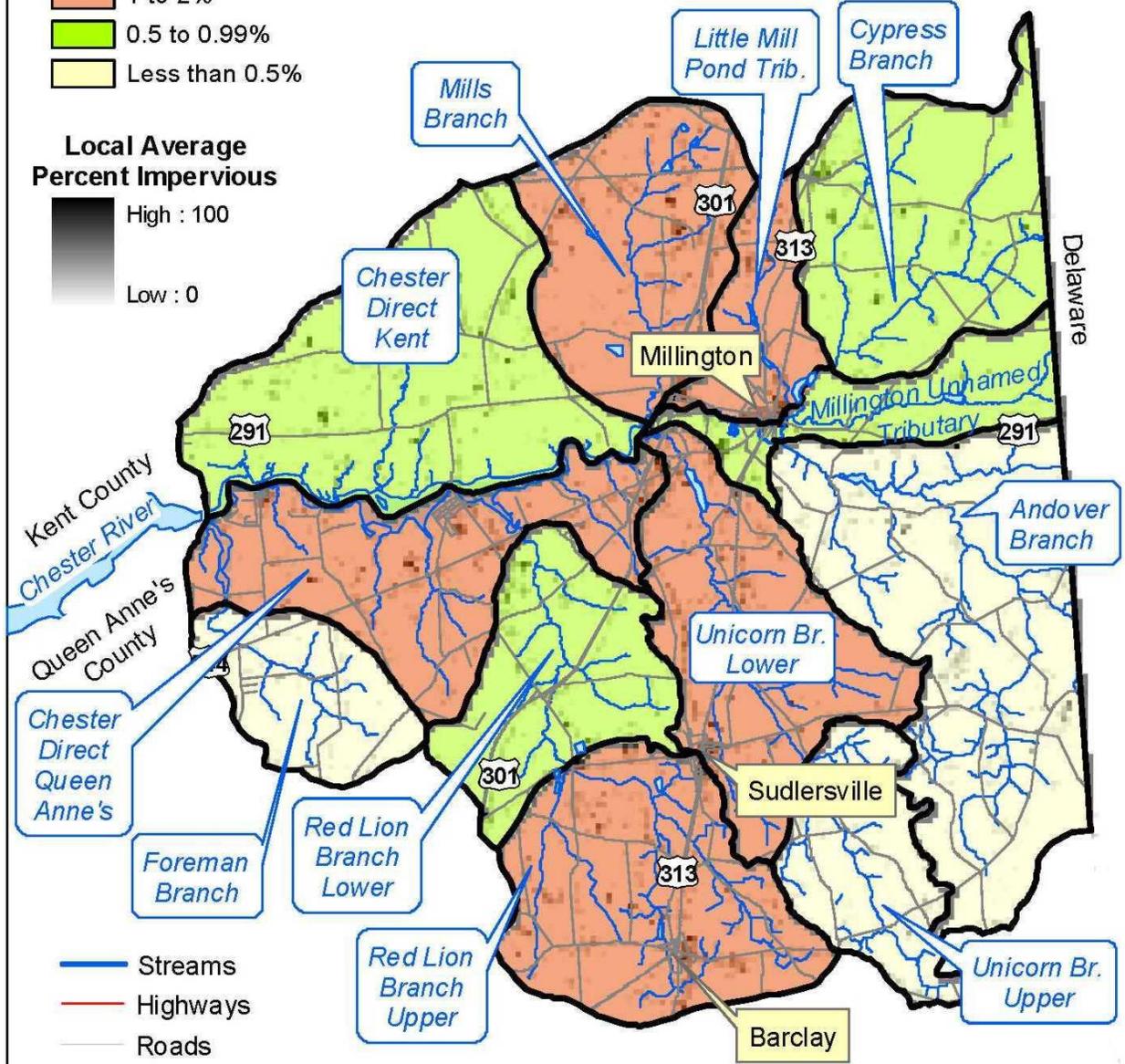
**Subwatershed
Average Percent
Impervious**

- 1 to 2%
- 0.5 to 0.99%
- Less than 0.5%

**Local Average
Percent Impervious**



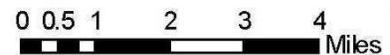
Average percent impervious less than 2% suggests that significant impacts on habitat and water quality are limited to local areas rather than being watershed-wide.



Maryland Dept. of Natural Resources

GIS: Watershed Services LWAD March 2005

Impervious Area Data based on 1999-2001
land cover published by RESAC UOM 2002



1:150,000

Figure 7

Barclay is situated in a part of the Upper Chester River Watershed (which contains 86,110 acres). The land uses for this Watershed are summarized in the following tables:

Table 5

Table 6

02130510 Upper Chester River Basin	
Land Use	Acres (1994 MDP data)*
Urban	2,321
Agriculture Land	55,283
Forest Land	27,992
Wetland	505
Barren	9
Total	86,110

*source data: Upper Chester River Watershed Profile
(published by DNR)

Town of Barclay Land Uses		
Land Use	Acres (2007 MDP data)	
Urban	54	0.02%*
Agriculture Land	24	0.0004%
Forest Land	0	
Wetland	0	
Barren	0	
Total	78	0.0009%

Nonpoint Source

The Department of Natural Resources, in partnership with EPA's Chesapeake Bay Program, has developed initial modeling inputs for storm water runoff pollution loads for various pollutants. Nitrogen and Phosphorous are the principal pollutants of concern with regard to restoring the water quality of the Chesapeake Bay because they bond to soil particles and are carried downstream, eventually contributing to the reduction of dissolved oxygen in the Bay and the decline of submerged aquatic vegetation, benthic organisms, and fish habitat.

Table 7 Upper Chester Watershed

Land Use Loads for Non-Point Sources of Nitrogen and Phosphorous				
Land Use	Nitrogen		Phosphorus	
	(lbs/acre)	(lbs/year)	(lbs/acre)	(lbs/year)
Developed	9.02	20,935	1.31	3,040
Agriculture	23.15	1,279,801	2.17	119,964
Forest	1.48	41,428	0.02	560
Other	8.83	4,538	1.18	606
Total		1,346,702		124,170

Table 8 Town of Barclay

Land Use Loads for Non-Point Sources of Nitrogen and Phosphorous				
Land Use	Nitrogen		Phosphorus	
	(lbs/acre)	(lbs/year)	(lbs/acre)	(lbs/year)
Developed	9.02	487 lbs	1.31	70.5 lbs
Agriculture	23.15	555 lbs	2.17	52 lbs
Forest	1.48	0	0.02	0
Other	8.83	0	1.18	0
Total		1,042 lbs		122.5 lbs

Even if Barclay eventually doubled in size, the non-point pollution loads due to land use conversion would be so small as to be unmeasurable for any practical purpose. However, as a matter of policy, Barclay is committed to pursuing Best Management Practices for agriculture and will adopt “green” technologies that maximize on site stormwater retention and nutrient uptake by plants. The latest version of MDE’s revised Storm Water Management Manual will be utilized to manage runoff from all construction projects.

For generalized planning purposes, the generally accepted nitrogen loading rate of a septic system equals 9.5 lbs nitrogen/person/year x average number persons per household x 0.4 (transport factor). The transport factor reflects the percentage of nitrogen lost as it is transported from the septic system to the nearest body of water. The 0.4 transport factor indicates that 60 percent of the nitrogen coming from septic systems is absorbed through uptake in plants and trees en route to where it is eventually discharged into a waterway.

The estimated loads for Barclay’s septic systems are summarized below:

999 lbs per year (total) for owner-occupied dwelling units

360 lbs per year (total) for renter-occupied dwelling units

The total nitrogen load from Barclay’s septic systems equals 1,359 lbs/year. That is the load reduction that will be realized when Barclay’s septic systems are replaced with central public sewer collection.

Municipal Water Supply

Many wells in Barclay are old and access shallow unconfined aquifers. The Columbia aquifer is a surficial aquifer that extends over most of the planning area. The Columbia aquifer supplies primarily older homes and farms, and is used for irrigation, but because it is shallow, it is vulnerable to contamination from surface sources, and to going dry during droughts.

As previously noted, all Barclay properties are served by individual private wells. This “water supply” section will be updated and revised after the Coastal Plain Aquifer Study, currently under development by State agencies, is finished. Similarly, if Barclay is eventually served by a public water supply, this element will be updated and will provide guidance to the Queen Anne’s County Water and Sewer Plan.

Ground Water Protection

In 1985, the General Assembly passed Senate Joint Resolution No. 25 mandating the development of a Comprehensive Ground Water Protection Strategy for the State of Maryland. The General Assembly charged the Department of the Environment (MDE), the Department of Agriculture (MDA) and the Department of Natural Resources (MDNR) with responsibility for ground water protection in Maryland. MDE was designated as the lead agency for ground water protection. The three agencies formed a steering committee and produced Maryland's Comprehensive Ground Water Protection Strategy in 1986. The Strategy described the State's

existing ground water protection programs, established ground water protection goals and made recommendations for improving ground water protection efforts.

Geologic conditions vary widely across the State, and produce significant variations in the quantity and quality of ground water. Aquifers in Maryland fall into two major types – unconsolidated Coastal Plain aquifers found east of the Fall Line (a geologic divide that generally coincides with the Interstate 95 corridor), and hard rock aquifers found in the western part of the State. Coastal Plain aquifers, composed primarily of sand and gravel with layers of silt and clay, are productive and generally of good quality. Hard rock aquifers are composed of consolidated sedimentary and crystalline rock, and water availability is low to moderate.

Ground water levels in unconfined aquifers undergo seasonal fluctuation and are principally recharged by precipitation during the fall and winter months. Confined aquifers are found in Southern Maryland and the Eastern Shore, and are the primary source of drinking water in those areas.

The Aquia aquifer in Queen Anne’s County shows long-term steady declines. Increased water demands from a growing population, particularly in Southern Maryland and Anne Arundel County, place new and additional stresses on this aquifer, and additional analysis of the State’s ground water resources is still needed in order to assess the long-term viability of many of the State’s aquifers in the face of increasing demands.

The unconfined Coastal Plain aquifers are vulnerable to nonpoint source contamination. Nonpoint sources include livestock waste, onsite sewage disposal, application of fertilizers and pesticides, infiltration of urban runoff and road salt application. Nonpoint sources usually do not cause excessive contamination at specific well locations but often represent the largest loadings of pollutants to ground water over large areas. Because ground water contributes a significant percentage of water to surface water flow, delivery and reduction of nutrients via ground water is a significant issue for Maryland and has a major impact on water quality in the Chesapeake Bay.

Various aquifers also contain naturally occurring substances that affect the quality of water supplies, independently of quantity issues. The Magothy and Potomac Group aquifers in the Coastal Plain (primarily in Anne Arundel County) are subject to high levels of radium. Levels of naturally-occurring arsenic above the federal drinking water standard are not uncommon in the Aquia and Piney Point aquifers in Southern Maryland and the central Eastern Shore. This issue has been noted in wells supplying the Town of Centreville and is of concern to Barclay residents.

Declining water level trends in some areas of Southern Maryland have raised questions about the long-term sustainability of ground water withdrawals. On the Eastern Shore, increases in agricultural irrigation and the growth of towns and residential areas are expected to place greater demands on ground water supplies. The uncertain degree to which ground water moves between different aquifers in the Coastal Plain is a major obstacle to reliable modeling of their sustained yields in both Southern Maryland and the Eastern Shore.

In some areas, water quality concerns can limit the quantity of water available for withdrawal. For example, the threat of brackish water intrusion into the Aquia aquifer beneath Kent Island

has precluded its full development as a water source; in other instances, ground water contamination due to human activity has affected water withdrawals on a more localized scale at numerous sites. Overall, estimating the sustainable yield of the State's aquifers will be the single most important step in assessing the risks to the adequacy of Maryland's ground water.

The 2003 Advisory Committee on the Management and Protection of the State's Water Resources identified the need for a comprehensive assessment of ground water resources in the Maryland Coastal Plain (where population is expected to grow by 44 percent between the years 2002 and 2030). Withdrawals from the confined aquifers of the Coastal Plain in Southern Maryland and the Eastern Shore have caused water levels in some aquifers to decline by tens to hundreds of feet from their original levels, and the rate of decline is expected to increase as the population in these areas grows. A more comprehensive understanding of the confined aquifer systems and how much water is available in these systems is needed in order to make sound management decisions and appropriately evaluate water withdrawal requests. The first phase of a three-phase Regional Coastal Plain Assessment began in 2006.

In 2007, the U.S. Geological Survey (USGS), Maryland Geological Survey (MGS), and MDE continued their Phase I work (2006-2008) on the Regional Coastal Plain Assessment of the Maryland Coastal Plain. Activities included developing a "beta" version of an aquifer information system (a prototype of which was delivered to the Maryland Department of the Environment) and documenting the hydrogeologic characteristics of the aquifer system. Future assessment activities will include conducting detailed studies of the regional ground water flow system and water budget, improving documentation of patterns of water quality in the aquifers, enhancing ground water level, streamflow, and water quality monitoring networks, and developing tools to facilitate scientifically sound management of the ground water resources in the Maryland Coastal Plain. Phase I activities are being jointly supported by funds and services from MDE, MGS, and USGS. Phases II and III will require significant additional investment over current levels and new funding partners from 2008 to 2013.

In a letter sent by the Queen Anne's County Health Department, dated November 7, 2007, the County noted that approximately 70-80% of the septic systems in Barclay are failing. According to departmental sources, the majority of the Town's homes were built before the 1940's and originally had outhouses. Septic systems were eventually utilized when electric and plumbing were introduced to the area. However, since the septic systems were added to previously existing lots, over 80% of the systems are non-conforming with current regulations for on-site disposal systems (OSDS).

Approximately 40% of the existing EDU's are located on lots considerably smaller than one (1) acre. These small lots lack suitable area to replace or even add onto the existing systems when they fail hydraulically. This is a serious health concerns, but some systems in Town have also been reported to discharge via pipe outlet directly to nearby ditches.

Another health concern is the Town's high seasonal water table and shallow Columbia Aquifer. Approximately 70-80% of the septic systems are not able to provide adequate soil treatment zones to remove pathogens and wastewater chemicals prior to reaching groundwater in the Columbia Aquifer. The depth of the seasonal water table ranges from zero (0) to six (6) feet,

depending on the soils. A large percentage of the existing residences in Town are located on poorly drained soils.

Additionally, small separation distances also minimize any nitrogen uptake from the root zone and decrease time of the anaerobic zone in the soil matrix for de-nitrification. As a result, the groundwater in Town contains high nitrate levels that exceed safe drinking water standards. Numerous homes in Town utilize this aquifer as their drinking water resource for their private wells.

NATURAL RESOURCE PROTECTION and SENSITIVE AREAS

The Planning & Zoning Enabling Act requires the Town of Barclay to adopt measures to protect environmentally sensitive areas, which include:

- Streams and Stream Buffers;
- Steep Slopes;
- 100 Year Floodplain;
- Habitat of Threatened and Endangered Species; and
- Wetlands.

Goals

Goals for the protection of sensitive areas within the Town of Barclay include the following:

GOAL #1: Ensure that environmentally sensitive areas within the Town of Barclay are protected through adequate Town policies and regulations; and

GOAL #2: Ensure that environmentally sensitive areas within annexation areas are protected through adequate Town policies and regulations.

SENSITIVE AREAS ELEMENT

The Planning & Zoning Enabling Act requires the Town of Barclay to adopt measures to protect environmentally sensitive areas, which include:

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GOAL #2: Ensure that environmentally sensitive areas within annexation areas are protected through adequate Town policies and regulations.

The Maryland Chesapeake Bay Critical Area Program, as administered by Queen Anne's County, protects tributary streams located within 1000 feet of tidal waters. Under Queen Anne's County's Critical Area Program, tidal rivers and streams are protected by a 100 foot shoreline buffer, within which no new construction is permitted (modification permitted if approved under Section 14:1 – 53 of County Code. There are no areas within Barclay (or the Growth Area) that are within 1000 feet of tidal waters. There are no main tributary streams located in Barclay that impact tidal waters, although, appropriate measures should be enacted to provide buffer protection for perennial and intermittent streams located within the Town.

Streams and Stream Buffers

Sensitive areas protection is required along an intermittent stream running through northern Barclay. The Town will administer a fifty foot buffer setback for potential new development. If such a setback requirement would preclude economic use of an existing parcel, mitigation measures may be considered to ensure reasonable property rights for the use of privately owned land. Any new construction should be reviewed for sensitive areas to ensure adequate resource protection.

Steep Slopes

Steep slopes are defined as slopes in excess of 25%. Slopes greater than 15% may require extra stormwater protection measures to ensure best management practices for urban non-point source runoff protection. However, no steep slopes have been identified in Barclay or the Municipal Growth Area.

100-Year Floodplain

Neither the existing Town of Barclay nor any part of the Municipal Growth Area is located within an identified 100-Year Floodplain. 100-year floodplains are typically areas subject to inundation by a storm event with a once in a hundred year likelihood, and property owners within the floodplain may need flood insurance to qualify for mortgage loans or loan guarantees.

Habitats of Threatened and Endangered Species

The Maryland Department of Natural Resources maintains an extensive list of threatened or endangered species (and their habitats). No identified areas of threatened or endangered species are known to exist within the Town of Barclay nor within the Municipal Growth Area.

Soils and Onsite Septic Systems

Septic system approvals are governed by Code of Maryland Regulations (COMAR): 26.04.02.04 – *on Site Evaluation Criteria* and administered by Queen Anne's County Department of Environmental Health. For the Barclay region, soil percolation tests and any other tests as may be required, shall be performed at the time of the year when the highest water table can be

expected at the on-site sewage disposal area. All soil tests shall be conducted at the depth and in the soil intended to be used for the on-site system. The following graphics and tables provide detailed information regarding suitability of the Barclay soils for homes with basements and onsite septic systems (and the depths required for testing). Generally, limitations are severe and these circumstances underlie the Town's interest in participating with the Town of Sudlersville in an interceptor to transport loads from Barclay's failing septic systems to Sudlersville for treatment and discharge.

Figure 8



Source: USDA, Soil Conservation Service

The soils delineated above are further described with regard to septic and housing suitability in the following tables.

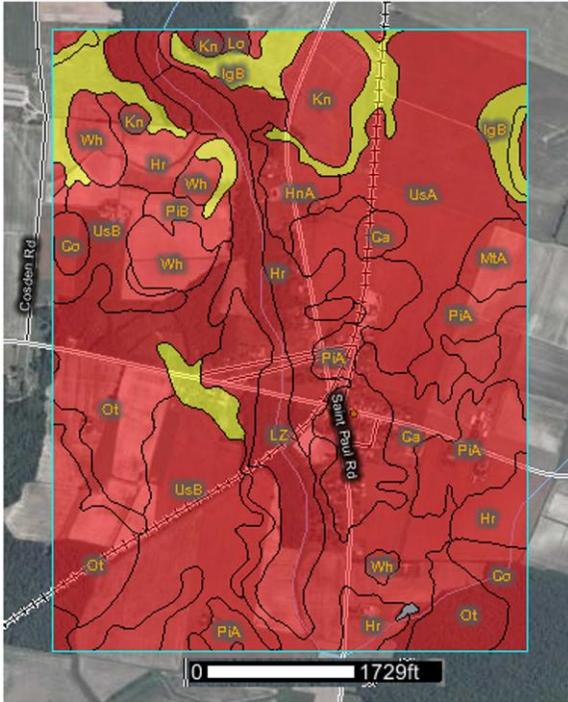
Table 9

Tables – Dwellings With Basements – Summary by Rating Value			
Summary by Rating Value			
Rating	Acres in AOI	Percent of AOI	
Very limited	626.3	69.4%	
Somewhat limited	275.8	30.6%	
Null or Not Rated	0.6	0.1%	
Totals for Area of Interest	902.7	100.0%	

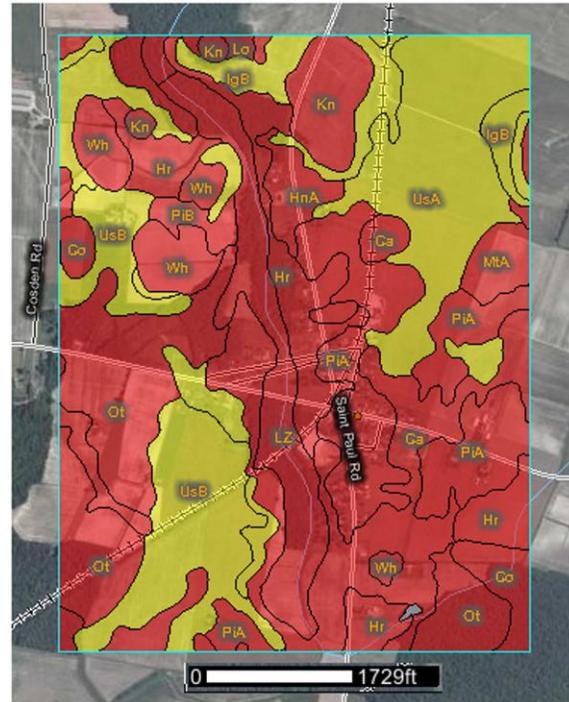
Table 10

Tables — Septic Tank Absorption Fields (MD) — Summary by Rating Value			
Summary by Rating Value			
Rating	Acres in AOI	Percent of AOI	
Very limited	831.2	92.1%	
Somewhat limited	70.9	7.9%	
Null or Not Rated	0.6	0.1%	
Totals for Area of Interest	902.7	100.0%	

The graphics below provide a visual summary of the soil limitations in the Barclay region.



Septic Suitability source: USDA, SCS figure 9



Basement Suitability source: USDA, SCS figure 10

Yellow areas refer to soils classified as “limited suitability” and red areas are “very limited.”

The disposal and two recovery areas for an individual lot may not be less than 10,000 square feet and shall meet all physical and distance requirements outlined in subsections .03 and .04 of COMAR referenced above. The 10,000 square-foot area shall be exclusive of buildings, easements, rights-of-way, and any other permanent or physical objects. Aquifer issues may require minimum lot sizes of 2 acres, and these issues should be fully investigated by any applicant for subdivision approval. Prior to granting such approval, the Barclay Planning Commission will ensure the applicant has obtained an approval from the Queen Anne’s County Department of Environmental Health.

Most of the Town (and the growth area) are “very limited” in their general suitability and will be best developed with footer/crawl space or slab on ground foundations. Approval of new septic systems is problematic and proposed new homes should await public sewer service (which is anticipated to be available by 2010).

The following horizontal separation distances shall be maintained between the on-site disposal system plus recovery area and the features listed although greater distances may be required at the discretion of the County Health Department:

Table 11 Horizontal Separation Distances

Feature	Separation Distance
(1) Steep slopes (>25 percent)	25 feet
(2) Drainage and spring seeps 25 feet	25 feet
(3) Drainage ways and gullies 25 feet	25 feet
(4) Flood plain soils 25 feet	25 feet
(5) Rock outcrops 25 feet	25 feet
(6) Elevation of spillway crest water level in a water supply reservoir	300 feet
(7) Stream bank 3,000 feet or less upstream from a water intake on a water supply reservoir or intake on a stream used as a potable water supply	200 feet
(8) Stream bank greater than 3,000 feet upstream from a water intake on a water supply reservoir or intake on a stream used as a potable water supply	100 feet
(9) Water bodies not serving as potable water supplies	100 feet
(10) Water well system in unconfined aquifers	100 feet
(11) Water well system in confined aquifers	50 feet

National Inventory of Non-Tidal Wetland

Non-Tidal wetlands constitute a development constraint present within the Town of Barclay. They are regulated by the U.S. Army Corps of Engineers and the State of Maryland. Development impacts (including the stockpiling of soil and “overburden” during construction) are required to fall beyond a twenty-five (25) foot buffer surrounding mapped non-tidal wetlands. No structures are permitted within the buffer area, and the Town of Barclay will enforce that standard.

Wetlands are defined and protected by both State and federal laws and regulations. The existing regulations are sufficient to protect wetland areas. The Town will provide any available information on wetlands within the Town to the public and consider the wetlands identified above as “development constraints” during the review of potential development proposals.

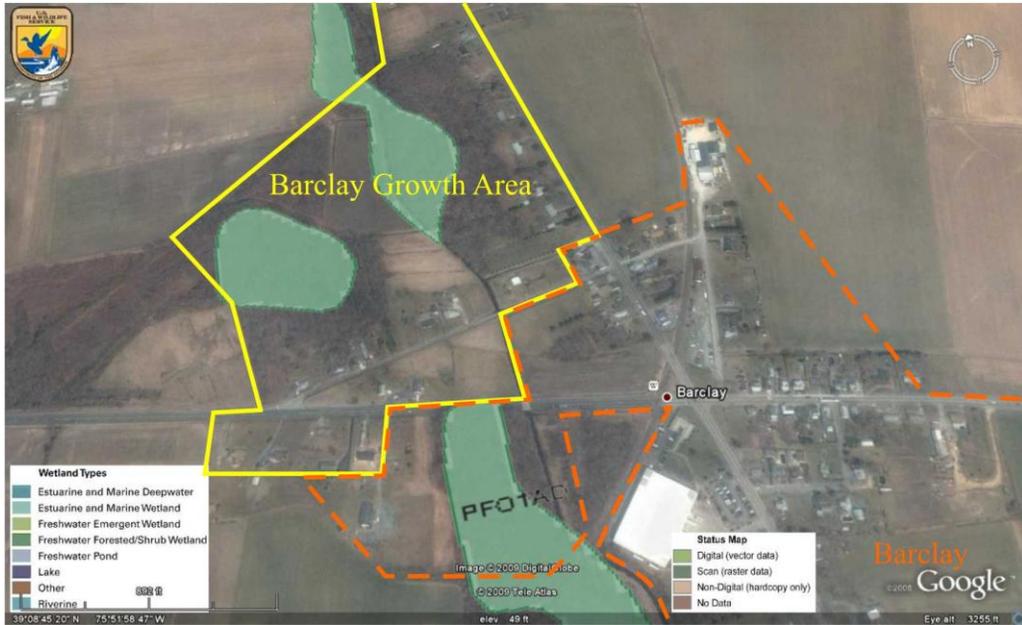


Figure 11

Traditional approaches to capacity analysis would subtract the wetlands identified above from the inventory of acreage available for development. However, as discussed in this Plan, the probability of new septic system approvals is very low and the amount of growth that can be accommodated when public sewers are made available is limited by the Town's allocation agreement with Sudlersville. The Town does not have the financial ability to build a public sewer system on its own. Accordingly, the challenge for Barclay is to facilitate the development of sufficiently many new users to make the provision of sewers affordable for the current residents. In that regard, Barclay is desirous of limited and managed growth consistent with the ability to provide adequate public facilities.

Implementation Recommendations:

RECOMMENDATION # 1: Require a 100 foot buffer on each side of perennial and 50 foot buffer for intermittent streams within the Town's municipal boundaries;

RECOMMENDATION # 2: Require a 100 foot buffer on each side of perennial and intermittent streams for annexation areas;

RECOMMENDATION # 3: Require that wetlands and their buffers be shown on site plans and subdivision plats;

RECOMMENDATION # 4: Encourage property owners to be knowledgeable about the presence of wetlands on their property; and

RECOMMENDATION # 5: Coordinate environmental review with appropriate local, State, and federal agencies and entities.

MINERAL RESOURCE CONSERVATION

The Mineral Resource Plan is one element of the Barclay Comprehensive Plan. It has been prepared in accordance with Article 66B of the Annotated Code of Maryland and in consideration of the Natural Resources Article 7-6A. Article 66B provides for:

1. Identifying undeveloped land that should be kept in its undeveloped state until such land can be used to provide or assist in providing a continuous supply of minerals, as defined in Sec. 7-6A-01 (i) of the Natural Resources Article;
2. Identifying appropriate post-excavation uses for such land that are consistent with the Town's land planning process; and
3. Incorporating land use policies and recommendations for regulations, which prevent the preemption of mineral resource extraction by other land uses.

Goals & Objectives

Goals for mineral resource conservation within the Town of Barclay include the following:

GOAL #1: Protect, conserve, and reserve from preemptive land uses, certain mineral resources of current and future economic importance to ensure their availability for recovery;

GOAL #2: Minimize the adverse impacts of mineral resource recovery activities on surrounding land uses and the physical environment;

GOAL #3: Provide a rational mechanism for the permitting and regulation of mineral resource recovery operations; and

GOAL #4: Assure the reclamation of land disturbed or excavated for mineral resource recovery to an environmentally sensitive, aesthetically pleasing condition in a manner consistent with the land use element of this Comprehensive Plan and the implementation ordinances of the Town of Barclay,

Local/State Coordination

It is the policy of the Town of Barclay to provide for the effective management of the Town's mineral resources, support acquisition and development of mining sites, and alleviate land use conflicts between urban development and mining operations. The State has broad responsibilities under the Natural Resources Article for the permitting of mineral recovery operations. However, the lead responsibility for coordinating different aspects of the permit and regulatory process should rest with that jurisdiction in the best position to accomplish the intent of both the State and the local regulations. For example, the geology, hydrogeology, and environmental investigations, as well as regulating the day-to-day operations of the mining industry, are primarily State responsibilities. Decisions, which are land use in nature such as set-backs, landscaping, transportation issues, and placement of processing operations, are more appropriately in the Town's charge.

To facilitate the permitting of mineral resource recovery operations, it is important for the State, Queen Anne's County, and the Town to work together in a coordinated review and permitting process. Mineral resource recovery and processing has the potential of adversely impacting an area's physical environment as well as the existing agricultural and residential communities. A thorough review by State, County, and Town technical personnel, with opportunities for public review and citizen input, will assure that all concerns are addressed. Concurrent reviews for the Town site plan permit and the State permits should result in a timely, comprehensive review. The State, County, and Town should also meet to coordinate review of the reclamation plan so as to share information and perspectives.

Implementation Recommendations:

Develop standards and regulations including citing requirements, control of truck traffic, and visual screening requirements, in order to make mining operations more compatible with adjacent non-mining uses.

HISTORIC & CULTURAL PRESERVATION

Barclay lacks sites and structures that are of historic importance. However it is noteworthy that the railroad also played a key role in the formation of Barclay and that there are sites of local importance.

Goals & Objectives

Goals for historical and cultural preservation within the Town of Barclay include the following:

GOAL #1: Preserve Barclay's historic sites, structures, and cultural heritage, wherever found;

GOAL #2: Create a Barclay inventory of historic resources to assist in development review;

GOAL #3: Encourage and support historic preservation through planning and regulatory mechanisms; and

GOAL #4: Coordinate strategies and regulatory provisions between Barclay and Queen Anne's County to achieve mutual historic preservation goals.

History of Barclay

Barclay is one of the railroad towns that were created by the establishment of the Delaware and Chesapeake Railroad in 1867. Owned by the Pennsylvania Railroad, the line was designed to provide shipping for goods and products from the Eastern Shore to communities, farmers, and markets in Philadelphia and other cities. In addition, the Railroad encouraged the development of communities at rail stops to ensure that there would be natural market points for local products. Within a short time of its creation, the community at Barclay was a small prosperous town with a village core, residential buildings, and several small industrial and canning operations. Barclay remained a small rural village throughout the end of the nineteenth century and into the twentieth century. The railroad provided access to markets. The railroad faded as a source for transport with the introduction of paved and all-weather highways, along with larger and more powerful trucks. Food processing could be conducted at larger more centralized plants that provided an opportunity for companies to cut costs and be nearer their markets.

The community was founded in 1873 as Merrikton and renamed Barclay in 1890. The Town became incorporated in 1931. Barclay currently has 68 parcels of land with buildings erected on 60. Businesses include REEB manufacturing which currently employs 175 people. Other businesses include a tire sales and a lawn/garden equipment repair shop.

Historic and Cultural Preservation

Historic and cultural sites and locations should be considered as sensitive areas and incorporated into the development planning process. The Town of Barclay should encourage new construction to include investigations of potential archeological sites that might be disturbed during construction. Additionally, preliminary evaluations should be undertaken before any potential historic property is removed by development or removed for revitalization within the limits of Barclay.

If any development project is proposed for the Town of Barclay, either in its present limits or expanded through annexation, and it is determined that any sensitive area will be impacted, the Planning Commission and the property owner should take steps to minimize the impacts. Because of the limited technical and financial resources of Barclay to participate in such reviews, the Town expects that property owners who propose development provide appropriate studies and plans to identify sensitive areas and to mitigate impacts. Sufficient resources should be included in the various fees charged to the property owner to ensure adequate independent

development review.

According to *Article 66B of the Annotated Code of Maryland* (Planning & Zoning Enabling Act), Sections 8.01 to 8.17, “Historic Area Zoning,” local jurisdictions may designate “boundaries for sites, structures, or districts, which are deemed to be of historic, archeological, or architectural significance.” Local historic preservation planning allows property owners in designated historic preservation districts to access significant tax credits, low-interest loans, and grants to repair and renovate important historic properties, thus preserving our valuable heritage.

Although Town sites and structures are not listed on the Maryland Historical Trust’s catalogue of important places, these buildings are a testament to local history and pride. A Town historic preservation plan and regulations for the establishment of a historic district can aid in acquiring grants and loans for historic preservation, community enhancement, and overall aesthetic improvements.

Implementation Recommendations:

RECOMMENDATION #1: Partner with the Maryland Historical Trust (MHT) to develop a historic preservation plan and ordinance for the Town of Barclay that permits the establishment of a “voluntary” historic preservation district; and

RECOMMENDATION #2: Encourage the County to prepare a historic preservation plan and adopt a historic preservation ordinance.

HOUSING ELEMENT

Barclay suffers from a lack of new growth and development. New growth is largely prohibited by the lack of water and sewer facilities and services. Upgrades to the existing housing stock also are limited due to health concerns and concomitant regulations. Most of the housing goals of the Town of Barclay are contingent upon adequate water and sewer.

Goals & Objectives

Goals for housing within the Town of Barclay include the following:

GOAL #1: Provide sufficient land and infrastructure to support development;

GOAL #2: Encourage the re-development and re-use of existing housing stock; and

GOAL #3: Increase the supply of affordable housing.

Housing Plan

Barclay is a very stable community with half the residents residing in the current structure for 10 years or longer. In 2000, the median value of homes in the Barclay was \$100,000. Sixty percent of the dwellings are 50 years of age or older with 1 in 4 built before 1939. In fact, no new homes

have been constructed in Barclay since 1990. Older structures have great value if they are properly maintained.

A significant part of the housing problem can be attributed to the lack of adequate water and sewer facilities to serve Barclay and homes in the immediate area. The critical lack of these facilities discourages investment in the existing housing stock. The need for affordable housing is apparent, but the lack of infrastructure that thwarts private investment in re-development and infill with new housing also limits the ability of public and private agencies to effectively utilize existing programs to address the problem.

The 143 people of Barclay live in 54 households, there are 7 vacant properties. Of those, 78% are family households and 20% are occupied by individuals living alone. Within the family households, 42 were reported to consist of a husband and wife and 23 included children. The households held seven with a female as head of household. There are no group-living quarters in Barclay.

This very stable pattern also reflected in the high level of home ownership in Barclay; almost 74% of the 54 households are owner occupied. Also, except for one mobile homes in Barclay, all of the housing units were in single-unit or single-family buildings. One reason for this high percentage of home ownership is that the value of the homes in Barclay is somewhat lower than average. Almost half of all of the owner-occupied houses were worth \$100,000 or less.

There is considerable infill development potential where new housing could be developed, if adequate public facilities were available. Barclay has nearly 24 acres of land within the corporate limits that could be candidate sites for infill residential development.

Housing quality is an important issue in the region. Deterioration of the housing stock in the growth centers creates a cycle of decreasing housing values and lack of reinvestment in existing dwelling units. This in turn, adversely impacts the overall quality of the communities and may even result in large-scale property abandonment. Like so many of the issues in the region addressing the housing problem is dependent upon developing public water and sewer facilities to correct existing health problems.

In 2005, the Town of Barclay adopted the *International Building Code* as an initial step in the development of a rental property inspection program and hired a codes administrator to inspect and enforce regulations. Structures that have obvious and major defects are noted and the property owner is given a written listing of the deficiencies and an appropriate time limit within which to make the necessary repairs.

House Bill 1160

In 2006, House Bill 1160 established the Workforce Housing Grant Program (WHGP) through the Department of Housing and Community Development. The WHGP was set up to create and expand the inventory of workforce housing units in local jurisdictions. In order for Hurlock to qualify for funds available through the WHGP, the Town must have adopted a Comprehensive

Plan with a Workforce Housing Element that assesses workforce housing needs. The plan must also contain goals, objectives and policies to preserve or develop workforce housing.

However, workforce housing only focuses on affordability for a certain segment of the population; specifically, the need for affordable housing for very low- and extremely low-income households is ignored. This element assesses the need for creating or preserving workforce housing and affordable housing for the lower income segments of the population in Barclay and offers possible solutions to any affordable housing problems. Although it is possible that Barclay may be able to solve potential affordable housing issues without participating in the WHGP, the Town is seeking eligibility for program funds should the need be identified.

Workforce Housing Definitions

1. “Affordable” housing cost is housing that does not exceed 30% of a household’s income;
2. For rental housing, “workforce housing” is housing that is “affordable” for households between 50% and 100% of the “area median income”;
3. For homeownership housing, “workforce housing” is housing that is “affordable” for households between 60% and 120% of the “area median income”;
4. “Area median income” is defined as the median household income for the area adjusted for household size as published and updated annually by the U.S. Department of Housing and Urban Development (HUD).

The following table shows median household incomes for household sizes between one and eight members in 2009, as published by HUD. The table also indicates the WHGP income standards for workforce rental and homeownership housing for each group.

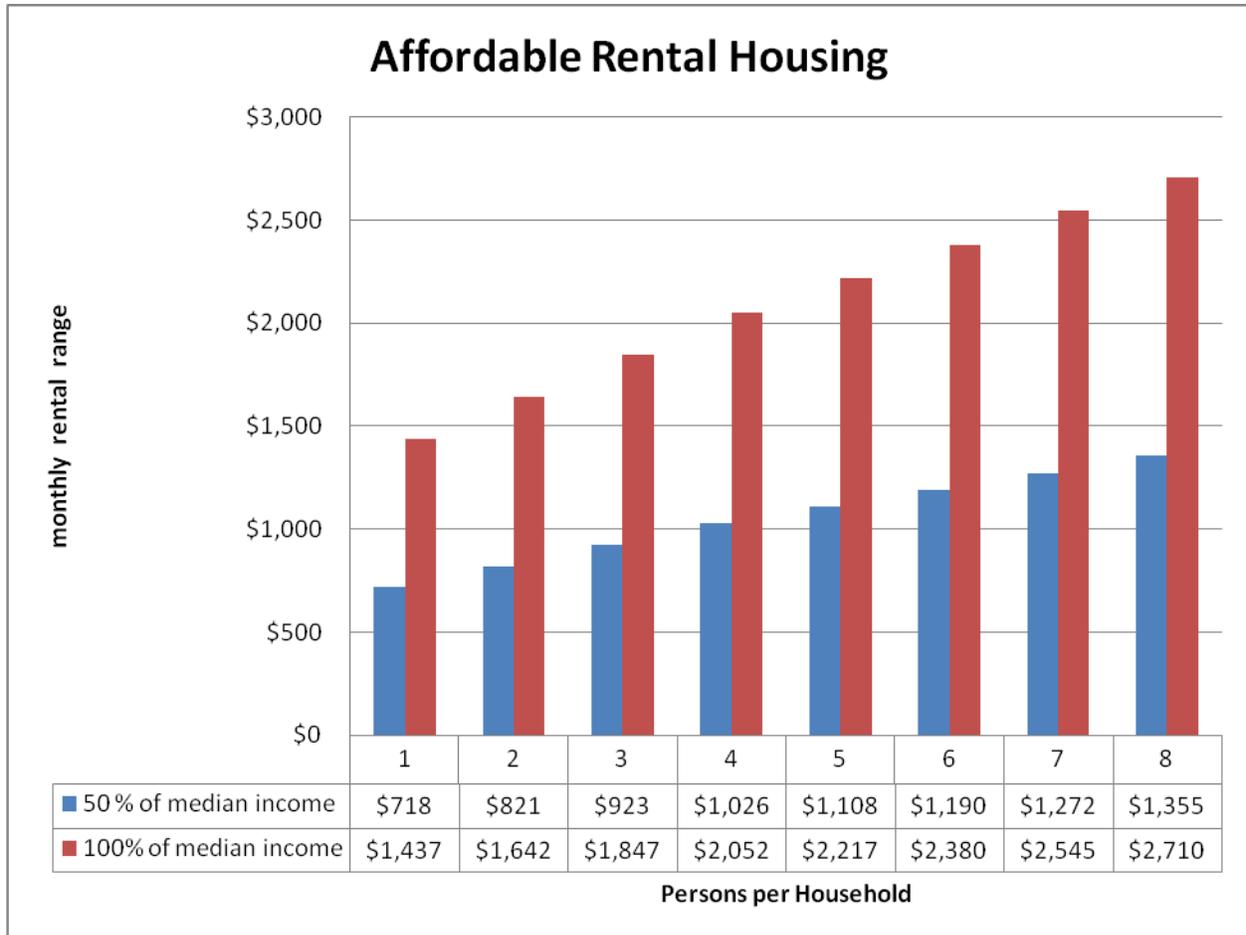
Table 12

WHGP Income Standards				
Persons per household	Rental Housing		Homeownership Housing	
	Percentage of median income			
	50%	100%	60%	120%
1 Person	\$28,750	\$57,500	\$34,500	\$69,000
2 Person	\$32,850	\$65,700	\$39,400	\$78,800
3 Person	\$36,950	\$73,900	\$44,300	\$88,700
4 Person	\$41,050	\$82,100	\$49,200	\$98,500
5 Person	\$44,350	\$88,700	\$53,200	\$106,400
6 Person	\$47,600	\$95,200	\$57,100	\$114,200
7 Person	\$50,900	\$101,800	\$61,100	\$122,200
8 Person	\$54,200	\$108,400	\$65,000	\$130,000

Source: U.S. Department of Housing and Urban Development (2009)

House Bill 1160 has several income criteria that must be considered in order to determine workforce housing eligibility in the Town.

Workforce Housing Grant Program (WHGP)



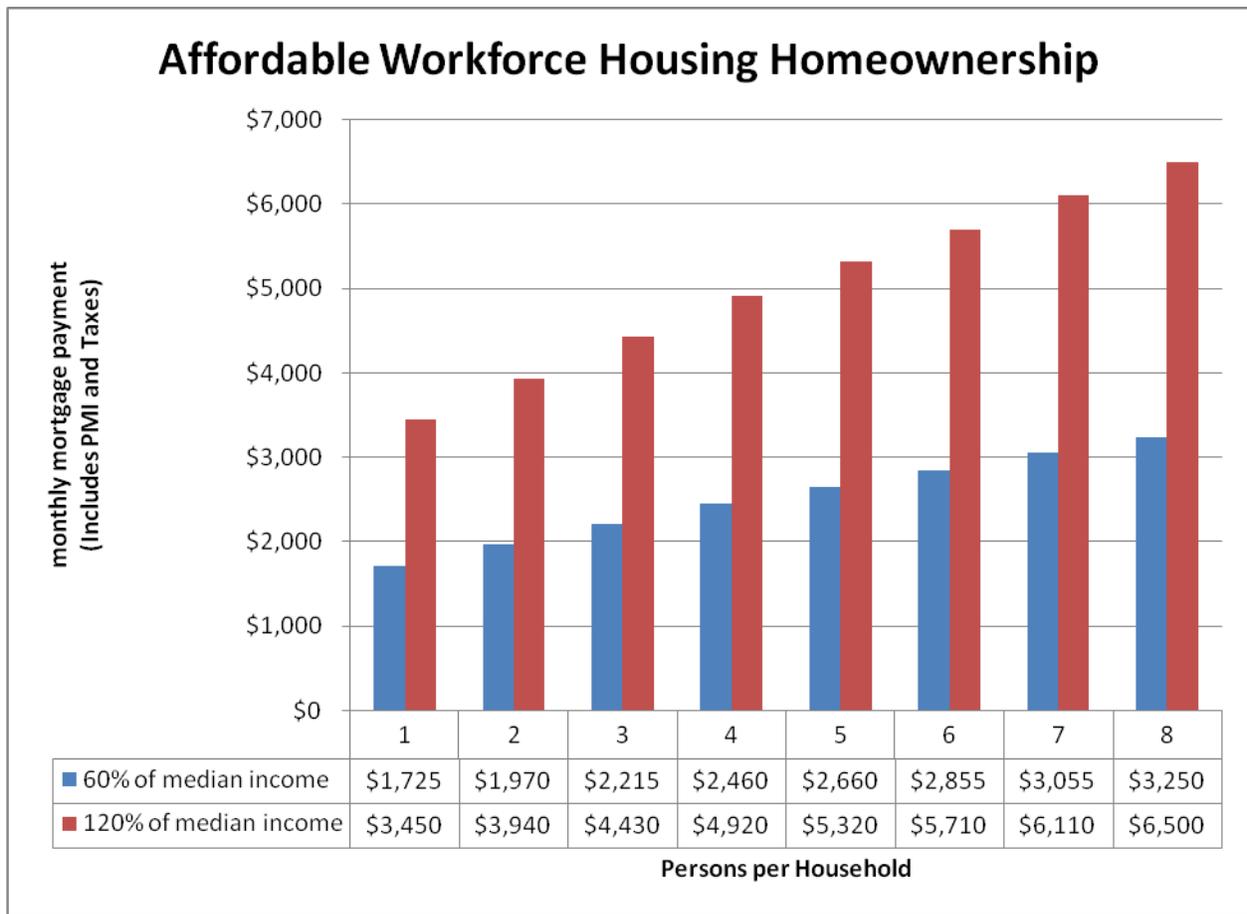
Source: Department of Housing and Urban Development (2009)

Rental Housing

Figure shows the range of WHGP eligible monthly rental payments based on the affordability definition discussed in House Bill 1160. In order for a rental unit to be eligible for WHGP funds, it must fall within the ranges shown within the chart above based on the annual County median income (as calculated and adjusted for the number of persons per household by HUD).

Homeownership Housing

The following chart shows the range of WHGP eligible monthly payments based on the affordability definition discussed in House Bill 1160. Monthly payments must include mortgage payments, insurance and property tax in order to be a homeownership unit. Homeownership units that will be developed as part of the WHGP program should consider the cost of insurance and property tax when defining the cost of the unit itself.



Source: Department of Housing and Urban Development (2009)

Barclay’s Affordable Workforce Housing Needs

According to the Census and HUD statistics, the following summary helps describe the workforce and affordable housing needs in the Town of Barclay:

- 2.5% of the Town’s population, and none of Town’s families, was below the poverty line in 1999 according to the U.S. Census;
- Creating and preserving affordable rental units is the best method of addressing lower-income households housing needs. Of the 52 occupied housing units (based on the 2000 U.S. Census), 34.6% of those units (18 units) were rental units.
- All 18 rental units were occupied as of the 2000 U.S. Census (with a median rent of \$482);
- Fifty percent of all renters spent 35% or more of their income on rent;
- The need exists for additional affordable rental units

Affordable Housing Policies

Barclay has adopted the following goals and objectives to address affordable housing:

- Recognize the need for more affordable housing;
- Promote creation of new affordable housing units and preserve existing affordable housing units;
- Address affordability needs by considering mandates linked to new residential development;
- Address the issue of housing abandonment;
- Recognize the need for a matching funding source in order to qualify for grant funds if the WHGP is to be utilized;

Barclay should address workforce housing needs regardless of whether or not it will participate in the WHGP. The following policies should be implemented in order to create and maintain a mix of affordable rental and homeownership units for WHGP eligible households and lower-income households:

Consider the feasibility of incentives for new residential development that will be developed affordably while addressing developers' profitability and financial feasibility issues and/or provide matching funds in order to be able to participate in the WHGP;

Create an inclusionary zoning ordinance that addresses the following:

Encourage new residential development that will be sold or rented to develop housing that will be affordable;

Develop criteria to determine the proportion of rental and homeownership units that are needed to meet the needs of the community;

Require major residential subdivision developments to set aside a certain number of units as affordable homeownership or rental units;

Encourage minor subdivision development to set aside units for workforce housing;

Ensure all units remain affordable for the period of time discussed in House Bill 1160. Land covenants "running with the land" should be required that spell out the affordability rules in House Bill 1160 and require repayment of WHGP funds, if applicable.

Implementation Recommendations

RECOMMENDATION #1: Encourage stable property values and the maintenance of single-family housing and discourage incompatible uses throughout single-family residential areas;

RECOMMENDATION #3: Continue to implement building codes, rental housing codes, and property maintenance codes;

RECOMMENDATION #4: Encourage town and private sector initiatives to address housing affordability; and

RECOMMENDATION #5: Utilize appropriate State and federal housing programs and County assistance to address housing affordability issues.

TRANSPORTATION ELEMENT

Major highway access routes through Barclay include MD Routes 313 and 302. US 301 is a major transportation route for the Eastern United States and is a major attribute to economic growth for the Town. Route 313 is also of significant economic benefit as it provides linkage to US Route 13.

The closest regional cities include Dover, Wilmington, Philadelphia, Annapolis, Baltimore, and Washington D.C, all of which are within 2 hours driving time

Goals

GOAL #1: Provide for the safe and efficient movement of people and goods;

GOAL #2: Preserve the Maryland and Delaware Railroad Company;

GOAL #3: Coordinate with State and County agencies and entities to insure that transportation improvements within Barclay are appropriately managed;

GOAL #4: Minimize the need for extensive capital investment in upgrading Town streets;

GOAL #5: Ensure the development of appropriate vehicle and pedestrian circulation systems to serve designated growth areas when needed;

GOAL #6: Encourage the location of jobs close to population centers in order to reduce vehicle miles of travel; and

GOAL #7: Provide for alternative modes of travel such as pedestrian and bicycle routes.

Transportation Plan

Barclay is well served by State highways MD Routes 313 and 302. These highways link the Town with other areas of the Upper Eastern Shore and Delaware. The Maryland and Delaware Railroad Company passes through the Town providing a straight access route to the Towns of Centreville, Price, Barclay, Sudlersville, Millington, in Maryland, and Townsend, Delaware where it joins the Norfolk-Southern Line. In addition, SHA could help improve overall, visual character, by installing appropriate buffer screening along sections of the State highways. The arterial system in region is composed of State roads that serve as intra-county connectors to Queen Anne's, Caroline, Talbot, and Anne Arundel Counties, in Maryland and Kent County, Delaware. The arterial system operates at acceptable levels of service.

The collector system is composed of County roads and Town streets that meet the vehicular travel needs of residents. As County roads are essential for travel in and around Barclay,

maintenance and repair of these roads is a primary concern to the Town's citizens and its government.

Major transportation issues identified in Barclay are as follows:

- Initiate Streetscape improvements along State routes in Barclay;
- Coordinate Streetscape with potential construction of water and sewer infrastructure;
- Assure that there are no detrimental uses of railroad and that new uses have a positive impact upon Town residents and economy; and
- Access control, such as excessive curb cuts and strip development along roads;
- Implement appropriate transportation design standards and specifications for the Towns;
- Initiate control of visual impacts for gateway corridors, such as non-appropriate road-side buffers; and
- Institute appropriate visual controls along scenic rural routes.

Implementation Recommendations

RECOMMENDATION #1: Require appropriate pedestrian circulation systems and require new pedestrian systems to connect to existing systems;

RECOMMENDATION #2: Ensure that the cost of making major road improvements necessitated by new development is borne by the developer. This should be made clear in any annexation proposal. The design and location of new and improved roads should provide for the efficient circulation of people, goods, and services within the designated growth area and to the extent possible channel long distance trips to the State highway system;

When existing County roads are proposed to serve as collector streets within the Town system, they should be included in the annexation process and the developer should be responsible for upgrading the road to Town standards; and

RECOMMENDATION #3: Develop transportation design guidelines, standards, and specifications appropriate for Barclay's settings.

COMMUNITY FACILITIES ELEMENT

The primary need in Barclay is community water supply and wastewater treatment facilities, due to serious health concerns associated with failing on-site septic systems and contamination of groundwater supplies. Failing septic systems are also contributing factors to surface water quality issues in the region. The creation of affordable and adequate municipal public infrastructure in Barclay (water and sewer) is required.

Goals

Community facilities within the Town of Barclay consist of the Town Hall, a U.S. Post Office and 2 churches. The Municipal Building does not provide adequate meeting and workspace for town activities. Doubling the buildings size would allow needed space for Town meetings and

construction of needed restroom facilities.

Future goals include the following:

GOAL #1: Construct addition to Town Hall that would provide needed space;

GOAL #2: Ensure adequate park and open space land and facilities;

GOAL #3: Support the continued presence of the Barclay Post Office and other related rural services;

GOAL #4: Seek to establish and maintain State and County level public services, such as educational facilities, law enforcement, and public works for highways and roads;

GOAL #5: Encourage investment from businesses and industries that provide community facilities and services, such as grocery stores, restaurants, and health services; and

GOAL #6: Provide water and sewer facilities and services to current and future residents of Barclay.

Parks, Park Facilities, and Open Space

Although the 2000 census showed 34 youths (plus 12 teenagers between 15 and 19) residing within Barclay, the Town of Barclay has no park or recreational space. Inclusion of the houses neighboring the Town would increase the demand for such services. The need to address recreational services is a matter to be jointly discussed with the County.

Restriction of growth areas should be made permanent through creation of a greenbelt. Greenways improve the attractiveness of towns and surrounding rural areas. The designation of greenbelts in and around existing population areas can assist in creating an improved sense of community and identity.

Public Sites and Services

Meeting places have public, social, political, and economic functions. Public sites and services include community meeting areas such as town halls and community halls, fire stations, and police stations. Town and community halls are places where local government can meet with the public and make decisions regarding their communities. Fire stations and police stations offer valuable public services for the health, safety, and welfare of the region.

The Town of Barclay owns only one building, the Town Hall. The Municipal Building does not provide adequate meeting and workspace for town activities. Doubling the building's size would allow needed space for Town meetings and the construction of needed restroom facilities. The Town Hall site should be utilized for construction of the central pumping station for transmission of sewerage to Sudlersville.

Educational Facilities

No public educational facilities are located within Barclay.

Public Safety and Emergency Services

Police protection in Barclay is provided by the Queen Anne's County Sheriff's Department and the Maryland State Police. The Sudlersville Volunteer Fire Company, Inc. located approximately 3 miles from Barclay, provides fire and ambulance service to Barclay and to the surrounding countryside.

Water & Sewer

The people in Barclay rely on private wells for water and in-ground septic systems for wastewater disposal. Barclay has serious health and environmental problems associated with failing on-site septic systems and contamination of surface groundwater supplies. The Queen Anne's County Health Department is concerned that improperly treated septic system effluent is contaminating groundwater in the area. Due to environmental constraints and a high water table, groundwater contamination is suspected. There are also concerns regarding withdrawing contaminated groundwater from wells that have less than the required 100 foot separation from septic systems.

Water and wastewater infrastructure are of tremendous importance for growth and growth management in Barclay. The new 8th Vision, included in the 2000 Amendments to *Article 66B of the Annotated Code of Maryland, Land Use (Planning & Zoning Enabling Act)*, states that adequate public facilities and infrastructure shall be available or planned in areas where growth is to occur. The adoption of the 8th Vision achieves consistency between the Planning & Zoning Enabling Act and the 1997 Smart Growth Areas Act, which funnels State funding to "Priority Funding Areas" (areas for major State capital improvement and investment).

Adequate public infrastructure is important to the healthy functioning of Barclay. With the prospect of a municipal water and wastewater system being installed, Barclay Town Commissioners are anxious to take advantage and participate in the variety of Smart Growth Incentives being developed by the State of Maryland. Grants and other forms of financial assistance could be obtained to assist the existing Town residents and the residences immediately adjacent to Town in construction of water/wastewater services.

Implementation Recommendations

RECOMMENDATION #1: Plan for the municipal water and sewer wastewater and ensure it is installed and operational as soon as possible. This also will require that all Town residents be connected to the system and all private wells and septic systems be abandoned and properly contained;

RECOMMENDATION #2: Maintain public ownership of the Maryland and Delaware Railroad Company, right-of-way in Barclay for use as a potential utilities corridor as well as walking

trails;

RECOMMENDATION #3: Develop recreational and educational opportunities for all ages and population groups in Barclay with a special emphasis on the community's youth and senior citizens;

RECOMMENDATION #4: Evaluate the appropriateness of adopting an adequate public facilities ordinance and/or impact fee to address demand on public facilities and services created by new construction; and

RECOMMENDATION #5: Participate in County-wide planning programs for important community improvements, e.g., school facilities, water and sewer, park and open space to insure town issues are adequately presented to decision makers.

ECONOMIC DEVELOPMENT

Municipalities are inseparably linked to neighboring political entities and benefit or suffer from the policies of those entities. This is most certainly true of economic policies. Barclay's economic health is determined by the economic health and vitality of Queen Anne's County and the State of Maryland. The median household income in the 2000 Census was \$ 41,250, slightly below the area. The majority of residents are hourly employees with 39% employed in manufacturing or construction. The majorities of residents (76%) received a high school diploma or have a lesser education.

Goals

Goals for economic development within the Town of Barclay include the following:

GOAL #1: Improve economic development and employment opportunities for the residents of Barclay;

GOAL #2: Encourage economic development that addresses the identified needs of residents;

GOAL #3: Insure adequate land zoned for commercial and industrial uses in appropriate locations; and

GOAL #4: Locate employment centers close to population centers to reduce work trips.

Job growth and economic development in Barclay is are directly related to job growth and economic development in Queen Anne's and Talbot Counties in Maryland. Job growth in Queen Anne's County also is affected by growth in the Delaware Counties of Kent and Sussex. This is especially true of the region surrounding Barclay.

Approximately one in ten of the Town's workforce is employed in Barclay. Within the occupational specialties of Barclay residents, the largest number are employed in precision production activities. Only a few of Barclay's residents have professional or managerial

positions. The remainder travel an average of 31.93 minutes to get to work. This would seem to indicate that most Barclay residents probably drive to Easton or toward Kent Island for employment (see Appendix 1).

The most prevalent economic development constraints facing the Barclay area include:

- A lack of adequate infrastructure necessary for serving new businesses;
- Poorly defined growth management policies and a lack of policy implementation;
- Relatively low average incomes;
- Low and declining property values;
- Limited tax base;
- Rental housing issues; and
- Lack of basic housing and building code enforcement

Implementation Recommendations

RECOMMENDATION #1: Encourage existing businesses to remain and expand in Barclay and encourage new businesses to locate in Barclay;

RECOMMENDATION #2: Provide for the use of home-based professional businesses and occupations within the residential areas of Barclay;

RECOMMENDATION #3: Cooperate with federal, State, and local agencies and organizations, such as the Chamber of Commerce, Maryland Department of Business and Economic Development, One Maryland Program, and the Mid-Shore Regional Commission to promote Barclay as a positive place for business and industrial development;

RECOMMENDATION #4: Encourage the allocation of land in appropriate locations for new commercial and industrial uses; and

RECOMMENDATION #5: Encourage the redevelopment of underutilized commercial and industrial sites in Barclay.

PLAN IMPLEMENTATION ELEMENT

The most important part of any comprehensive plan is ensuring that goals and objectives are implemented by municipal government and supported by residents. Accordingly, significant attention and activity should be devoted to reviewing the various land use regulations in Barclay.

Beyond the need to effectively manage growth and development outside of the existing village of Barclay, there is a need to manage the use of existing buildings in Barclay, including buildable lots within the existing village. Presently, most of the community consists of older single-family homes. The architectural and landscape character of Barclay is an important and valuable asset. Therefore, this Comprehensive Plan is designed to encourage the preservation of the older community and village scale of Barclay. Accordingly, this plan will be used by the Town Commission, the Planning Commission, private property owners, developers, and citizens to ensure that expressed values and goals are used to guide municipal actions and control growth.

Implementation Actions

Specific implementation actions are listed below. These implementation actions were designed to supply a policy direction to the Barclay Planning Commission and Town Commission in order to fulfill the goals and objectives of this Comprehensive Plan.

Water and Sewer

Desiring the essential services for existing residences and Town infill development but not wishing to otherwise support new development, the Planning Commission recommends that only existing lots of record be permitted to access the public wastewater system. Such a policy will ensure that its rural and small town characteristics are maintained and essential services made affordable. To achieve this goal, the residents and the government of Barclay are committed to working together to develop the infrastructure - especially public sewer - that will assure a healthy environment for residents and businesses.

New Development

The appropriate design of infill development projects is important, whether development is located in “growth areas” or occurs as infill or redevelopment projects. It is critical to ensure that new homes fit well with existing community character.

Open Space and Farmland

The Barclay Planning Commission and the Town Commissioners hope that open land surrounding the Town will remain undeveloped and farming will continue. Over time, development of residences on small lots adjacent to the Town has occurred, and due to the soils and size of these lots, their septic systems have failed. In order to resolve public health issues associated with the failing septic systems posed by adjacent lots, the Town envisions annexation of these residences so that they can connect to the Town’s planned wastewater system.

Agricultural Preservation

The Town of Barclay developed without an overall master plan. Development occurred as land was needed for residential, commercial, and industrial use. Development within the Town of Barclay was driven by the development of the railroad and influenced by the municipal boundaries that stretch along the railroad tracks. Industries that operate within the community are oriented toward the processing and resale of local crops to distant markets. Recognizing the importance of agriculture to the Town and surrounding area, it is essential that the Zoning Ordinance of Barclay identify and support agricultural activities.

Industrial and Commercial Uses

The Town of Barclay should develop design standards and guidelines for all new commercial and industrial development. These should include the design of the building, landscaping, parking requirements, and signage. All such new buildings should be compatible with the scale and character of Barclay. Great care should be exercised to ensure that the entrance into Barclay does not deteriorate into an unattractive strip of junkyards and storage facilities.

Zoning Regulations

New zoning regulations should reflect efforts to layout zoning designations to match conditions to ensure that compatible uses are created and ensure that growth and development are properly channeled into appropriate areas. The specific zoning regulations that deal with lot size and setbacks should be examined to ensure that they encourage the type of village development appropriate to Barclay; rather than encouraging suburban-type sprawl development. This will also ensure that property owners of existing buildings rebuild on small lots common to the older sections of Barclay and not be hampered by excessive setback requirements.

Building and Appearance Codes

The Town of Barclay adopted the *2003 International Building Code* for rental property inspections and has employed a contractor to provide enforcement. Rental inspections occur biennially. Rental property owners are given an appropriate time limit within which to make the necessary repairs or legal action is initiated. If noncompliant, the property owner is issued a municipal infraction and summonsed to District Court.

Revitalization Strategies

In addition to participating in State and federal programs for the revitalization of buildings and property in Barclay, the Town should develop a revitalization strategy of its own that dovetails and supports those of other government efforts. Heritage preservation and various historical and cultural strategies could assist revitalization efforts.

Capital Improvements

The Town of Barclay should prepare a five-year and ten-year plan for capital improvements that

might be needed for the general benefit of the community. This plan should identify needs, provide a justification for purchase or construction, and identify the sources of funds that will be used to pay for the project or item. The capital improvement plan should allow for alteration of the plan to meet changing needs.

Administration and Enforcement

The ability of a municipal government to develop comprehensive plans and land-use regulations and policies are based on the laws of the State of Maryland and on the charter and ordinances passed by the Town Commission. This Comprehensive Plan provides a guide for the management of Barclay and should be followed by the Town government. The Barclay Planning Commission, appointed by the Town Commission, is charged with ensuring that this plan is followed. The Barclay Planning Commission also advises the Town Commission on changes that might need to be made to the Comprehensive Plan and implementation of the Plan's life.

The Comprehensive Plan is not a document that should remain "on the shelf." Copies should be provided to all members of the Planning Commission and the Town Commission as well as all employees and consultants that have responsibilities governed by the Comprehensive Plan. The Planning Commission should also review the Plan every year as part of its yearly report to the Town Commission. The Comprehensive Plan should be reviewed on six-year intervals to ensure that it still reflects and satisfies the needs of the Town Commission and the citizens of Barclay. The yearly review and the six-year review should be done as part of regular Planning Commission meetings and as part of a public hearing on the Comprehensive Plan to ensure that appropriate citizen input is provided to the Planning Commission.

Because the central role of the Planning Commission is guiding growth, development, revitalization, and the preservation of Barclay, it is important that it be composed of residents of the community. The Planning Commission should be kept at full strength at all times and the Town Commission should ensure that they remain current with changing State laws and policies, with Queen Anne's County's laws and regulations, and with the management of Barclay, providing the proper advice and guidance.

In addition, the Planning Commission should have at least the following responsibilities:

- Maintain a current and accurate Comprehensive Plan and enforcement regulations for the Town of Barclay;
- Review all decisions made by both Barclay and other agencies that might affect the Town of Barclay, the Comprehensive Plan, zoning regulations, subdivision ordinances, land-use regulations and guidance, and the future direction of the Town of Barclay and its government and governance;
- Submit a yearly report on its activities to the Town Commission (with a copy for MDP);
- Review and act on all requests for subdivision and other land-use change requests;
- Review and recommend changes on all revisions to the Barclay Zoning Ordinance and associated maps;
- Assist the Town Commission in the development of a Capital Improvements Plan;
- Activate and participate in all programs and recommendations in the Comprehensive Plan

- and in other regulations, ordinances, and resolutions that fall into areas of responsibility;
- Complete other tasks and responsibilities that might be assigned to it by the Town Commission; and
 - Recommend changes to the Comprehensive Plan, zoning regulations, subdivision ordinances, and other land-use policies, regulations, and guidance.

APPENDIX

Year 2000 Four Page Census Profile – Town of Barclay

It is the intent of the Town to maintain this data set and append new comparative statistics that will become available following the 2020 Census.

Table DP-1. Profile of General Demographic Characteristics: 2000

Geographic area: Barclay town, Maryland

[For information on confidentiality protection, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
Total population	143	100.0	HISPANIC OR LATINO AND RACE		
SEX AND AGE			Total population	143	100.0
Male.....	62	43.4	Hispanic or Latino (of any race).....	-	-
Female.....	81	56.6	Mexican.....	-	-
Under 5 years.....	11	7.7	Puerto Rican.....	-	-
5 to 9 years.....	9	6.3	Cuban.....	-	-
10 to 14 years.....	14	9.8	Other Hispanic or Latino.....	-	-
15 to 19 years.....	12	8.4	Not Hispanic or Latino.....	143	100.0
20 to 24 years.....	3	2.1	White alone.....	132	92.3
25 to 34 years.....	12	8.4	RELATIONSHIP		
35 to 44 years.....	32	22.4	Total population	143	100.0
45 to 54 years.....	25	17.5	In households.....	143	100.0
55 to 59 years.....	2	1.4	Householder.....	54	37.8
60 to 64 years.....	9	6.3	Spouse.....	34	23.8
65 to 74 years.....	6	4.2	Child.....	49	34.3
75 to 84 years.....	7	4.9	Own child under 18 years.....	40	28.0
85 years and over.....	1	0.7	Other relatives.....	4	2.8
Median age (years).....	37.8	(X)	Under 18 years.....	3	2.1
18 years and over.....	100	69.9	Nonrelatives.....	2	1.4
Male.....	45	31.5	Unmarried partner.....	1	0.7
Female.....	55	38.5	In group quarters.....	-	-
21 years and over.....	97	67.8	Institutionalized population.....	-	-
62 years and over.....	19	13.3	Noninstitutionalized population.....	-	-
65 years and over.....	14	9.8	HOUSEHOLD BY TYPE		
Male.....	5	3.5	Total households	54	100.0
Female.....	9	6.3	Family households (families).....	42	77.8
RACE			With own children under 18 years.....	23	42.6
One race.....	142	99.3	Married-couple family.....	34	63.0
White.....	132	92.3	With own children under 18 years.....	18	33.3
Black or African American.....	10	7.0	Female householder, no husband present.....	7	13.0
American Indian and Alaska Native.....	-	-	With own children under 18 years.....	5	9.3
Asian.....	-	-	Nonfamily households.....	12	22.2
Asian Indian.....	-	-	Householder living alone.....	11	20.4
Chinese.....	-	-	Householder 65 years and over.....	5	9.3
Filipino.....	-	-	Households with individuals under 18 years.....	25	46.3
Japanese.....	-	-	Households with individuals 65 years and over.....	10	18.5
Korean.....	-	-	Average household size.....	2.65	(X)
Vietnamese.....	-	-	Average family size.....	3.07	(X)
Other Asian ¹	-	-	HOUSING OCCUPANCY		
Native Hawaiian and Other Pacific Islander.....	-	-	Total housing units	60	100.0
Native Hawaiian.....	-	-	Occupied housing units.....	54	90.0
Guamanian or Chamorro.....	-	-	Vacant housing units.....	6	10.0
Samoan.....	-	-	For seasonal, recreational, or occasional use.....	-	-
Other Pacific Islander ²	-	-	Homeowner vacancy rate (percent).....	-	(X)
Some other race.....	-	-	Rental vacancy rate (percent).....	12.5	(X)
Two or more races.....	1	0.7	HOUSING TENURE		
Race alone or in combination with one or more other races: ³			Occupied housing units	54	100.0
White.....	133	93.0	Owner-occupied housing units.....	40	74.1
Black or African American.....	11	7.7	Renter-occupied housing units.....	14	25.9
American Indian and Alaska Native.....	-	-	Average household size of owner-occupied units.....	2.63	(X)
Asian.....	-	-	Average household size of renter-occupied units.....	2.71	(X)
Native Hawaiian and Other Pacific Islander.....	-	-			
Some other race.....	-	-			

- Represents zero or rounds to zero. (X) Not applicable.

¹ Other Asian alone, or two or more Asian categories.

² Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

³ In combination with one or more of the other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2000.

Table DP-2. Profile of Selected Social Characteristics: 2000

Geographic area: Barclay town, Maryland

[Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
SCHOOL ENROLLMENT			NATIVITY AND PLACE OF BIRTH		
Population 3 years and over enrolled in school.....	31	100.0	Total population.....	120	100.0
Nursery school, preschool.....	5	16.1	Native.....	120	100.0
Kindergarten.....	-	-	Born in United States.....	118	98.3
Elementary school (grades 1-8).....	14	45.2	State of residence.....	80	66.7
High school (grades 9-12).....	11	35.5	Different state.....	38	31.7
College or graduate school.....	1	3.2	Born outside United States.....	2	1.7
EDUCATIONAL ATTAINMENT			REGION OF BIRTH OF FOREIGN BORN		
Population 25 years and over.....	84	100.0	Total (excluding born at sea).....	-	-
Less than 9th grade.....	5	6.0	Europe.....	-	-
9th to 12th grade, no diploma.....	17	20.2	Asia.....	-	-
High school graduate (includes equivalency).....	42	50.0	Africa.....	-	-
Some college, no degree.....	5	6.0	Oceania.....	-	-
Associate degree.....	5	6.0	Latin America.....	-	-
Bachelor's degree.....	8	9.5	Northern America.....	-	-
Graduate or professional degree.....	2	2.4	LANGUAGE SPOKEN AT HOME		
Percent high school graduate or higher.....	73.8	(X)	Population 5 years and over.....	110	100.0
Percent bachelor's degree or higher.....	11.9	(X)	English only.....	110	100.0
MARITAL STATUS			ANCESTRY (single or multiple)		
Population 15 years and over.....	95	100.0	Total population.....	120	100.0
Never married.....	21	22.1	Total ancestries reported.....	105	87.5
Now married, except separated.....	52	54.7	Arab.....	-	-
Separated.....	7	7.4	Czech ¹	-	-
Widowed.....	7	7.4	Danish.....	-	-
Female.....	7	7.4	Dutch.....	-	-
Divorced.....	8	8.4	English.....	33	27.5
Female.....	5	5.3	French (except Basque) ¹	2	1.7
GRANDPARENTS AS CAREGIVERS			French Canadian ¹		
Grandparent living in household with one or more own grandchildren under 18 years.....	5	100.0	German.....	10	8.3
Grandparent responsible for grandchildren.....	2	40.0	Greek.....	-	-
VETERAN STATUS			Hungarian.....		
Civilian population 18 years and over.....	91	100.0	Irish ¹	15	12.5
Civilian veterans.....	11	12.1	Italian.....	-	-
DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION			Lithuanian.....		
Population 5 to 20 years.....	23	100.0	Norwegian.....	-	-
With a disability.....	5	21.7	Polish.....	-	-
Population 21 to 64 years.....	72	100.0	Portuguese.....	-	-
With a disability.....	15	20.8	Russian.....	-	-
Percent employed.....	80.0	(X)	Scotch-Irish.....	4	3.3
No disability.....	57	79.2	Scottish.....	3	2.5
Percent employed.....	82.5	(X)	Slovak.....	-	-
Population 65 years and over.....	15	100.0	Subsaharan African.....	-	-
With a disability.....	5	33.3	Swedish.....	-	-
RESIDENCE IN 1995			Swiss.....		
Population 5 years and over.....	110	100.0	Ukrainian.....	-	-
Same house in 1995.....	66	60.0	United States or American.....	18	15.0
Different house in the U.S. in 1995.....	44	40.0	Welsh.....	-	-
Same county.....	24	21.8	West Indian (excluding Hispanic groups).....	-	-
Different county.....	20	18.2	Other ancestries.....	20	16.7
Same state.....	20	18.2			
Different state.....	-	-			
Elsewhere in 1995.....	-	-			

-Represents zero or rounds to zero. (X) Not applicable.

¹The data represent a combination of two ancestries shown separately in Summary File 3. Czech includes Czechoslovakian. French includes Alsatian. French Canadian includes Acadian/Cajun. Irish includes Celtic.

Source: U.S. Bureau of the Census, Census 2000.

Table DP-3. Profile of Selected Economic Characteristics: 2000

Geographic area: Barclay town, Maryland

[Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
EMPLOYMENT STATUS			INCOME IN 1999		
Population 16 years and over	95	100.0	Households	48	100.0
In labor force	72	75.8	Less than \$10,000	2	4.2
Civilian labor force	72	75.8	\$10,000 to \$14,999	4	8.3
Employed	72	75.8	\$15,000 to \$24,999	3	6.3
Unemployed	-	-	\$25,000 to \$34,999	9	18.8
Percent of civilian labor force	-	(X)	\$35,000 to \$49,999	11	22.9
Armed Forces	-	-	\$50,000 to \$74,999	11	22.9
Not in labor force	23	24.2	\$75,000 to \$99,999	3	6.3
Females 16 years and over	54	100.0	\$100,000 to \$149,999	5	10.4
In labor force	39	72.2	\$150,000 to \$199,999	-	-
Civilian labor force	39	72.2	\$200,000 or more	-	-
Employed	39	72.2	Median household income (dollars)	41,250	(X)
Own children under 6 years	10	100.0	With earnings	44	91.7
All parents in family in labor force	8	80.0	Mean earnings (dollars) ¹	43,335	(X)
COMMUTING TO WORK			With Social Security income	15	31.3
Workers 16 years and over	72	100.0	Mean Social Security income (dollars) ¹	12,987	(X)
Car, truck, or van -- drove alone	60	83.3	With Supplemental Security Income	-	-
Car, truck, or van -- carpooled	4	5.6	Mean Supplemental Security Income (dollars) ¹	-	(X)
Public transportation (including taxicab)	2	2.8	With public assistance income	5	10.4
Walked	4	5.6	Mean public assistance income (dollars) ¹	1,600	(X)
Other means	2	2.8	With retirement income	9	18.8
Worked at home	-	-	Mean retirement income (dollars) ¹	14,100	(X)
Mean travel time to work (minutes) ¹	23.9	(X)	Families	36	100.0
Employed civilian population 16 years and over	72	100.0	Less than \$10,000	-	-
OCCUPATION			\$10,000 to \$14,999	4	11.1
Management, professional, and related occupations	12	16.7	\$15,000 to \$24,999	-	-
Service occupations	7	9.7	\$25,000 to \$34,999	7	19.4
Sales and office occupations	15	20.8	\$35,000 to \$49,999	9	25.0
Farming, fishing, and forestry occupations	-	-	\$50,000 to \$74,999	8	22.2
Construction, extraction, and maintenance occupations	12	16.7	\$75,000 to \$99,999	3	8.3
Production, transportation, and material moving occupations	26	36.1	\$100,000 to \$149,999	5	13.9
INDUSTRY			\$150,000 to \$199,999	-	-
Agriculture, forestry, fishing and hunting, and mining	-	-	\$200,000 or more	-	-
Construction	10	13.9	Median family income (dollars)	46,250	(X)
Manufacturing	18	25.0	Per capita income (dollars) ¹	19,699	(X)
Wholesale trade	2	2.8	Median earnings (dollars):		
Retail trade	1	1.4	Male full-time, year-round workers	36,250	(X)
Transportation and warehousing, and utilities	4	5.6	Female full-time, year-round workers	18,750	(X)
Information	-	-	Subject		
Finance, insurance, real estate, and rental and leasing	2	2.8	POVERTY STATUS IN 1999		
Professional, scientific, management, administrative, and waste management services	4	5.6	Families	-	-
Educational, health and social services	20	27.8	With related children under 18 years	-	-
Arts, entertainment, recreation, accommodation and food services	3	4.2	With related children under 5 years	-	-
Other services (except public administration)	6	8.3	Families with female householder, no husband present		
Public administration	2	2.8	With related children under 18 years	-	-
CLASS OF WORKER			With related children under 5 years	-	-
Private wage and salary workers	51	70.8	Individuals	3	2.5
Government workers	12	16.7	18 years and over	3	3.3
Self-employed workers in own not incorporated business	9	12.5	65 years and over	-	-
Unpaid family workers	-	-	Related children under 18 years	-	-
			Related children 5 to 17 years	-	-
			Unrelated individuals 15 years and over	3	15.8

-Represents zero or rounds to zero. (X) Not applicable.

¹If the denominator of a mean value or per capita value is less than 30, then that value is calculated using a rounded aggregate in the numerator. See text.

Source: U.S. Bureau of the Census, Census 2000.

Table DP-4. Profile of Selected Housing Characteristics: 2000

Geographic area: Barclay town, Maryland

[Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
Total housing units	60	100.0	OCCUPANTS PER ROOM		
UNITS IN STRUCTURE			Occupied housing units	52	100.0
1-unit, detached.....	44	73.3	1.00 or less.....	52	100.0
1-unit, attached.....	4	6.7	1.01 to 1.50.....	-	-
2 units.....	11	18.3	1.51 or more.....	-	-
3 or 4 units.....	-	-	Specified owner-occupied units	31	100.0
5 to 9 units.....	-	-	VALUE		
10 to 19 units.....	-	-	Less than \$50,000.....	-	-
20 or more units.....	-	-	\$50,000 to \$99,999.....	15	48.4
Mobile home.....	1	1.7	\$100,000 to \$149,999.....	14	45.2
Boat, RV, van, etc.....	-	-	\$150,000 to \$199,999.....	2	6.5
YEAR STRUCTURE BUILT			\$200,000 to \$299,999.....	-	-
1999 to March 2000.....	-	-	\$300,000 to \$499,999.....	-	-
1995 to 1998.....	-	-	\$500,000 to \$999,999.....	-	-
1990 to 1994.....	2	3.3	\$1,000,000 or more.....	-	-
1980 to 1989.....	6	10.0	Median (dollars).....	102,100	(X)
1970 to 1979.....	10	16.7	MORTGAGE STATUS AND SELECTED		
1960 to 1969.....	7	11.7	MONTHLY OWNER COSTS		
1940 to 1959.....	18	30.0	With a mortgage.....	20	64.5
1939 or earlier.....	17	28.3	Less than \$300.....	-	-
ROOMS			\$300 to \$499.....	-	-
1 room.....	-	-	\$500 to \$699.....	4	12.9
2 rooms.....	2	3.3	\$700 to \$999.....	6	19.4
3 rooms.....	3	5.0	\$1,000 to \$1,499.....	6	19.4
4 rooms.....	11	18.3	\$1,500 to \$1,999.....	2	6.5
5 rooms.....	11	18.3	\$2,000 or more.....	2	6.5
6 rooms.....	17	28.3	Median (dollars).....	950	(X)
7 rooms.....	4	6.7	Not mortgaged.....	11	35.5
8 rooms.....	10	16.7	Median (dollars).....	263	(X)
9 or more rooms.....	2	3.3	SELECTED MONTHLY OWNER COSTS		
Median (rooms).....	5.7	(X)	AS A PERCENTAGE OF HOUSEHOLD		
Occupied housing units	52	100.0	INCOME IN 1999		
YEAR HOUSEHOLDER MOVED INTO UNIT			Less than 15.0 percent.....	15	48.4
1999 to March 2000.....	7	13.5	15.0 to 19.9 percent.....	4	12.9
1995 to 1998.....	16	30.8	20.0 to 24.9 percent.....	8	25.8
1990 to 1994.....	6	11.5	25.0 to 29.9 percent.....	-	-
1980 to 1989.....	7	13.5	30.0 to 34.9 percent.....	2	6.5
1970 to 1979.....	4	7.7	35.0 percent or more.....	2	6.5
1969 or earlier.....	12	23.1	Not computed.....	-	-
VEHICLES AVAILABLE			Specified renter-occupied units	18	100.0
None.....	3	5.8	GROSS RENT		
1.....	16	30.8	Less than \$200.....	-	-
2.....	26	50.0	\$200 to \$299.....	-	-
3 or more.....	7	13.5	\$300 to \$499.....	10	55.6
HOUSE HEATING FUEL			\$500 to \$749.....	5	27.8
Utility gas.....	-	-	\$750 to \$999.....	-	-
Bottled, tank, or LP gas.....	13	25.0	\$1,000 to \$1,499.....	-	-
Electricity.....	14	26.9	\$1,500 or more.....	-	-
Fuel oil, kerosene, etc.....	18	34.6	No cash rent.....	3	16.7
Coal or coke.....	-	-	Median (dollars).....	482	(X)
Wood.....	7	13.5	GROSS RENT AS A PERCENTAGE OF		
Solar energy.....	-	-	HOUSEHOLD INCOME IN 1999		
Other fuel.....	-	-	Less than 15.0 percent.....	2	11.1
No fuel used.....	-	-	15.0 to 19.9 percent.....	4	22.2
SELECTED CHARACTERISTICS			20.0 to 24.9 percent.....	-	-
Lacking complete plumbing facilities.....	-	-	25.0 to 29.9 percent.....	-	-
Lacking complete kitchen facilities.....	-	-	30.0 to 34.9 percent.....	-	-
No telephone service.....	-	-	35.0 percent or more.....	9	50.0
			Not computed.....	3	16.7

-Represents zero or rounds to zero. (X) Not applicable.

Source: U.S. Bureau of the Census, Census 2000.