



Maryland Department of Planning

Sustainable _____ Attainable

December 18 , 2012

Stacey Wilkerson, Town Clerk
8916 Chesapeake Avenue
North Beach, Maryland 20714

Dear Ms. Wilkerson,

RE: MDP's review of adopted tier maps; No comments

Thank you for providing the Department of Planning with a copy of the Town of North Beach Growth Tier Map (dated November 8, 2012) adopted by the Mayor and Town Council of North Beach, as indicated in your letter dated November 9, 2012. This action establishes growth tiers under the Maryland Sustainable Growth and Agricultural Preservation Act of 2012 for the Town of North Beach.

The Act allows the Department to comment on mapped growth tiers when the Department determines that the growth tiers do not meet the criteria established by the Act.

The Maryland Department of Planning is pleased to advise you that the map adopted by the Town of North Beach satisfies the criteria for designation of growth tiers under the Maryland Sustainable Growth and Agricultural Preservation Act of 2012. The Department therefore has no comments on the adopted map.

Please be advised that the growth tiers shall be incorporated into the Town's comprehensive plan or an element of the plan when the Town conducts its six year review of the plan. If the growth tiers are not incorporated into the comprehensive plan or an element of the plan during that 6-year review, Senate Bill 236 provides that the growth tiers may not be considered as adopted and the restrictions on major subdivisions outside sewer areas shall apply.

Calvert County may be submitting growth tier maps to the Department. To date, we have not received a tier map from the County. Should there be any conflicts between the Town's mapping and that of the County, the Act provides a process for resolution. We do not anticipate that such maps would be in conflict with the criteria under the Act or with the County's adopted map.

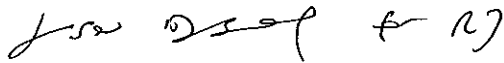
Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor

Richard Eberhart Hall, AICP, Secretary
Matthew J. Power, Deputy Secretary

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Should you have any questions, please don't hesitate to contact us.

Sincerely,

A handwritten signature in black ink, appearing to read "Rich Josephson". The signature is written in a cursive style with some loops and flourishes.

Rich Josephson
Director of Planning Services

cc: Charles R. Johnston, Planning Director, Calvert County
Mike Paone, MDP Southern Maryland Regional Planner
Jay Sakai, Director, Water Management Administration, MDE
Jason Dubow, Director, Environmental Planning Division, MDP