

Maryland Department of Planning

Sustainable \_\_\_\_\_ Attainable

May 10, 2013

Mayor Perry L. Jones, Jr.  
Town of Union Bridge  
104 West Locust Street  
Union Bridge, MD 21791

Dear Mayor Jones, Jr.:

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

Thank you for providing the Department of Planning with a copy of the Town of Union Bridge Growth Tier Map adopted by the Planning and Zoning Commission of the Town of Union Bridge by Resolution No. 05-12 on December 20, 2012. This action establishes growth tiers under Title 1, Subtitle 5 of the Land Use Article ("LU") of the Annotated Code of Maryland for the Town of Union Bridge.

LU §1-505 allows the Department to comment on growth tiers adopted by local jurisdictions. The Maryland Department of Planning is pleased to advise you that the map adopted by the Town of Union Bridge satisfies the statutory requirements of LU §1-508 for designation of growth tiers. The Department therefore has no comments on the adopted map.

Please be advised that the law requires that the growth tiers are to 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 the 6-year review, the law indicates that the growth tiers may not be considered as adopted and the restrictions on major subdivisions outside sewered areas shall apply.

To date, we have not received a tier map from Carroll County. Should there be any conflicts between the Town's mapping and that of the County, the Act provides a process for resolution.

Although MDP has no comments on the Town's adopted tier map, we would like to reiterate our previous stance on the Town's Municipal Growth Element (MDP's February 20, 2008 comment letter on the Town's draft Comprehensive Plan). The Department noted that the amount of land already within the Town is sufficient to accommodate MDP's population projections for the Town. Focus on infill and redevelopment, infrastructure maintenance and upgrade, neighborhood and downtown revitalization, and historic preservation, will ensure that the Town can accommodate future population growth within its current municipal boundaries.

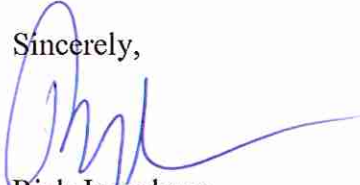
Martin O'Malley, Governor  
Anthony G. Brown, Lt. Governor

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,



Rich Josephson  
Director of Planning Services

cc: Dawn Metcalf, Clerk-Treasurer, Town of Union Bridge  
Thomas H. Long, Chairman, Planning and Zoning Commission, Town of Union Bridge  
Phillip R. Hager, Director, Dept. of Land Use, Planning & Development, Carroll County  
Melissa Appler, Central Maryland Regional Planner, MDP  
Jay Sakai, Director, Water Management Administration, MDE  
Jason Dubow, Director, Environmental Planning Division, MDP