



Maryland Department of Planning

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

May 10, 2013

Joseph L. Fisona, Mayor  
Town of Elkton  
Elkton Municipal Building  
100 Railroad Avenue  
Elkton, MD 21922-0157

Dear Mayor Fisona:

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 Elkton Growth Tier Map administratively adopted by the Town of Elkton on December 19, 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 Elkton.

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 Elkton 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 sewer areas shall apply.

Cecil County adopted its growth tier map on December 14, 2012. Based on MDP's review, we did not find any conflicts between the County designations of the Elkton Municipal Growth Area and the Town's designations.

On a related note, the Department's review of the Town's Municipal Growth Element (MDP's December 22, 2009 comment letter on the Town's draft comprehensive plan) indicated that the Town has a development capacity surplus. To reduce this surplus, please consider strategies to promote infill in areas where sewer is already available or is planned and part of the Town's 3-year Development Capacity Analysis update.

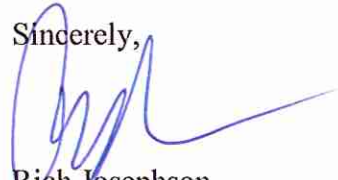
Martin O'Malley, Governor  
Anthony G. Brown, Lt. Governor

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

Mayor Joseph L. Fisona  
May 10, 2013  
Page 2

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

Sincerely,



Rich Josephson  
Director of Planning Services

cc: Jeanne Minner, Planning Director, Town of Elkton  
Eric S. Sennstrom, Director of Planning and Zoning, Cecil County  
David Dahlstrom, Upper Eastern Shore Regional Planner, MDP  
Jay Sakai, Director, Water Management Administration, MDE  
Jason Dubow, Director, Environmental Planning Division, MDP