



Maryland Department of Planning

Sustainable _____ Attainable

July 26, 2013

Carl L. Anderton, Jr., Mayor
Town of Delmar
Town Hall
100 South Pennsylvania Ave.
Delmar, MD 21875

Dear Mayor Anderton, 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 Delmar Growth Tier Map (dated March 25, 2013) adopted by the Town of Delmar on March 25, 2013 through Resolution #2013-03-25. 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 Delmar.

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 Delmar 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.

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

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

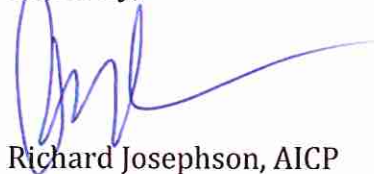
Richard Eberhart Hall, AICP, Secretary
Amanda Stakem Conn, Esq., Deputy Secretary

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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 August 26, 2009 comment letter on the Town's draft Comprehensive Plan). The Department expressed concern that the amount of land in the Town's designated growth areas is too large compared to 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.

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'Richard Josephson', with a long horizontal flourish extending to the right.

Richard Josephson, AICP
Director of Planning Services

cc: Sara Bynum-King, Town Manager, Town of Delmar
John F. Lenox, Director, Wicomico County, Dept. of Planning & Zoning
Tracey Gordy, Director, Lower Eastern Shore Maryland Regional Office, MDP
Jay Sakai, Director, Water Management Administration, MDE
Jason Dubow, Director, Environmental Planning Division, MDP