



Larry Hogan, Governor
Boyd Rutherford, Lt. Governor

Robert S. McCord, Secretary

July 5, 2018

Chris Denny, Chairperson
Town of Berlin Planning Commission
Department of Planning and Permits
10 William Street
Berlin, MD 21811

Dear Mr. Denny:

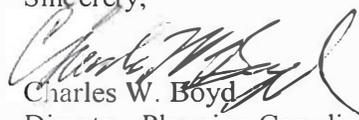
Thank you for the opportunity to comment on the draft amendment to the Town of Berlin 2010 Comprehensive Plan (Draft Amendment). The Maryland Department of Planning (Planning) feels that good planning is important for efficient and responsible development that adequately addresses resource protection, adequate public facilities, community character, and economic development.

The Department forwarded a copy of the Draft Amendment to several State agencies for review including, the Maryland Historical Trust and the Departments of Transportation, Environment, Natural Resources, Commerce, Housing and Community Development, and Agriculture. To date, we have received comments from the Maryland Department of Transportation and these comments have been included with this letter. Any amendment review comments received after the date of this letter will be forwarded upon receipt. Please consider that Planning's attached review comments reflect the agency's recommendations and observations on ways to strengthen the Town's Draft Amendment, as well as satisfy the requirements and intent of the State Land Use Article.

Planning respectfully requests that this letter and accompanying review comments be made part of the Town's public hearing record. Furthermore, Planning also asks that the Town consider our comments as revisions are made to the Draft Amendment, and to any future plans, ordinances, and policy documents that are developed.

Please feel free to contact me at (410) 767-4500 or Keith Lackie, Regional Planner for the Lower Eastern Shore, at (410) 713-3464 if we can be of further assistance.

Sincerely,



Charles W. Boyd
Director, Planning Coordination

Enclosure

cc: David Englehart, Planning Director, Town of Berlin
Ed Tudor, Director, Worcester County Planning
Joseph Griffiths, Manager - Planning, Local Planning and Training
Keith Lackie, Regional Planner- Planning, Lower Eastern Shore Regional Office

Maryland Department of Planning Review Comments

July 5, 2018

Town of Berlin Comprehensive Plan

The Maryland Department of Planning (Planning) has reviewed the 2018 Town of Berlin Comprehensive Plan Draft Amendment (Draft Amendment) and offers the following comments for your consideration. These comments are offered as suggestions to improve the Draft Amendment and better address the statutory requirements of the Land Use Article. Other state agencies as noted have contributed comments. Still others may have comments submitted under separate cover. If comments from other agencies are subsequently received by Planning, they will be forwarded to the Town in a timely manner.

Maryland Department of Planning Comments:

- A portion of the property, proposed to be included in Growth Area 3, appears to be located within a Sensitive Species Protection Areas (SSPA) (Comprehensive Plan, Map #8), which states that “[d]evelopment within the SSPA should be discouraged by the Town” (Comprehensive Plan, page 64). Planning encourages the Town to work with the Maryland Department of Natural Resources to address potential resource impacts of development activity on this property.
- An expanded Growth Area #3, when fully developed, will put a strain on local and State infrastructure, e.g., roads, transit, and water and sewer service. The Town should address funding mechanisms for growth-related infrastructure. Local matching funds are required to obtain the following state and federal funding sources for pedestrian and bicycle facilities:
 - SHA’s Transportation Alternatives Program may be a funding option for sidewalk construction on State roads. More information can be found at <http://www.roads.maryland.gov/Index.aspx?PageId=144>.
 - MDOT’s Bikeways program provides a funding source for bicycle facility improvements which could be used for facilities on local roads. More information on MDOT’s Bikeways program can be found at: http://www.mdot.maryland.gov/newMDOT/Planning/Bike_Walk/Bikeways.html
- The Comprehensive Plan speaks to the importance of establishing scenic gateways at the entrances of Town, especially along US-50. Maryland State Route 346 near US-50 serves as a logical access road to Berlin. The Town should coordinate with the State Highway Administration and developer to provide signage or another gateway treatment.
- The Town’s Growth Tier Map was administratively adopted on January 14, 2013 and has not been officially incorporated into the Town’s Comprehensive Plan. As provided in Section 3 of Chapter 521 of the 2013 Laws of Maryland, if a Growth Tier Map is not adopted into the local comprehensive plan by the time the 6-year comprehensive plan review is required, the local Growth Tier Map shall be considered not adopted for purposes of § 9–206 of the Environment Article. The Town is strongly encouraged to amend its Growth Tier Map to reflect the revised Municipal Growth Area (and any associated proposed sewer service area changes) and to incorporate the amended Growth Tier Map into the Town’s Comprehensive Plan.

- Table 2 – “Growth Area Summary”, and any related text, should be updated to reflect the revised estimated acreage for Growth Area 3 (Comprehensive Plan, Page 38).
- Planning recommends that Map 4 – Future Land Use be updated with the appropriate land use designation for the subject property, as this map currently indicates a future land use designation of Single Family Residential.
- This amendment should include a discussion what additional public facility and infrastructure impacts may result from the growth area inclusion, and subsequent development, of this parcel.
- Planning recommends the Town include a statement that concludes whether they have sufficient water and sewer capacity to serve the new property. The conclusion should be based on the anticipated water and sewer demand of the types of uses anticipated for the property. If the Town cannot reach that conclusion, then the Town should revise its Water Resources Element to include Policies and Recommendations that will ensure it has sufficient water and sewer capacity to serve the new property, prior to the property’s development.
- The Town’s Growth and Urban Growth Boundary Areas Map (Map #5) should be revised to reflect the Royal Farms and Arby’s annexation as being located within the municipal boundary.

Maryland Department of Planning Review Comments

July 5, 2018

Town of Berlin Comprehensive Plan

STATE AGENCY COMMENTS

The following pages contain comments from other State agencies in support of the Maryland Department of Planning (Planning) review of the **Draft 2018 Berlin Comprehensive Plan Amendment** as part of the standard 60-day review period for Code Municipalities. Comments not included here may be submitted under separate cover, or via the State Clearinghouse. If comments from other agencies are received by Planning, they will be forwarded to the County in a timely manner.

Attachments

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Maryland Department of Transportation (letter)



Maryland Department of Transportation
The Secretary's Office

Larry Hogan
Governor

Boyd K. Rutherford
Lt. Governor

Pete K. Rahn
Secretary

June 27, 2018

Mr. Keith Lackey
Regional Planner
Maryland Department of Planning
301 West Preston Street, Suite 1101
Baltimore MD 21201

RECEIVED
JUL - 3 2018
PLANNING SERVICES

Dear Mr. Lackey:

Thank you for coordinating the State of Maryland's comments on the 2018 Town of Berlin Comprehensive Plan Amendment, hereafter referred to as the Amendment. The Maryland Department of Transportation (MDOT) offers the following comments.

The current Maryland Highway Needs Inventory (HNI), which is MDOT's State Highway Administration's (MDOT SHA) long-range planning document proposes access control improvements along US 50 from MD 346 to Herring Creek. If and when any potential development proceeds on the subject property, please ensure adequate access to MD 346 (Old Ocean City Boulevard) from US 50 for a potential new interchange is readily available. For more information on this topic, please contact Mr. David Schlie, Assistant Regional Planner for MDOT SHA on the Eastern Shore. He can be reached by phone at 410-545-5674 or by email at dschlie@sha.state.md.us.

The transportation element (Section A Page 2; Element 8) of the Berlin Plan describes only the roadway system analysis but does not address the existing transit connections available via Shore Transit. The Town of Berlin is encouraged to coordinate with Shore Transit to ensure that the area's public transit needs will be met. Shore Transit's Director, Mr. Brad Bellacicco, can be reached by phone at 410-677-3017 or by email at bbellacicco@shoretransit.org.

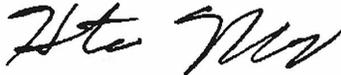
MDOT recommends that the proposed visitor's center include infrastructure improvements such as ADA compliant pedestrian facilities to support the expected increase visitation. This type of improvement will facilitate multimodal connectivity to neighboring land uses, improve access and implement Maryland Transportation Plan's goal to "Provide Better Transportation Choices and Connections - Improve Transportation Connections to Support Alternative Transportation Options for the Movement of People and Goods."

My telephone number is _____
Toll Free Number 1-888-713-1414 TTY Users Call Via MD Relay
7201 Corporate Center Drive, Hanover, Maryland 21076

Mr. Keith Lackey
Page Two

Thank you again for the opportunity to review this Plan Amendment. If you have any questions or concerns, please do not hesitate to contact Mr. Ian Beam, MDOT Office of Planning and Capital Programming (OPCP) Regional Planner, at 410-865-1280, toll free at 888-713-1414 or via email at ibeam@mdot.state.md.us. He will be happy to assist you.

Sincerely,

A handwritten signature in black ink, appearing to read "Heather Murphy".

Heather Murphy
Director, OPCP, MDOT

cc: Mr. Ian Beam, Regional Planner, OPCP, MDOT
Mr. Jason Kepple, Regional Planner, MDOT Maryland Transit Administration,
Ms. Jaime McKay, Regional Planner, MDOT Maryland Transit Administration
Mr. Jay Meredith, District 1 District Engineer, MDOT SHA
Mr. David Schlie, Assistant Regional Planner, MDOT SHA