



Maryland DEPARTMENT OF PLANNING

December 10, 2020

Phil Synder, President
Queenstown Planning Commission
P.O. Box 4
Queenstown, MD 21658

Dear Mr. Synder:

Thank you for the opportunity to comment on the draft 2020 Queenstown Trails Master Plan (Plan), and your participation in the State agency plan review process. The Maryland Department of Planning (Planning) believes that good planning is important for efficient and responsible development that successfully addresses resource protection, adequate public facilities, community character, and economic development.

The Plan proposes to be a blueprint for future trail connections and capital projects within the town. Planning is supportive of the intent of this Plan and the town's efforts to collaborate with Queen Anne's County to improve trail connections, and funding opportunities. The town should consider additional revisions to the Plan, as suggested in our attached comments. To date, we have received additional comments from the Department of Environment and the Maryland Historical Trust. Any plan 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 Plan, as well as satisfy the requirements and intent of the Land Use Article. Planning respectfully requests that this letter and accompanying review comments be made part of the town's public hearing record. Upon adoption of any plan amendments, please submit an electronic copy of the Queenstown Trails Master Plan to Planning.

If you have any questions, please feel free to contact David Dahlstrom, AICP, Regional Planner, at david.dahlstrom@maryland.gov.

Sincerely,

Charles W. Boyd, AICP
Director, Planning Coordination

cc: Amy Moredock, Director, Queen Anne's County Planning & Zoning
Joseph Griffiths, AICP, Local Assistance and Training Manager
David Dahlstrom, AICP, Planning



Maryland DEPARTMENT OF PLANNING

Maryland Department of Planning Review Comments December 8, 2020 Draft 2020 Queenstown Trails Master Plan Amendment

The Maryland Department of Planning (Planning) has reviewed the Draft 2020 Queenstown Trails Master Plan and offers the following comments for your consideration. These comments are offered as suggestions to improve the draft plan. Other state agencies, including the Maryland Department of Environment (MDE) and the Maryland Historical Trust (MHT) have contributed comments. Still other agencies 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.

Summary of the Draft Trails Master Plan

The Trails Master Plan (Plan) identifies existing trails as well as locations for enhancements to existing trails, and new trail links. The Plan also identifies the locations for pedestrian bridge infrastructure improvements, thus enabling residents and visitors to safely cross the major highways of Rt 301 and Rt 50. The Plan will serve as a guide for both future capital improvement project funding (town and Queen Anne's County) and for required trail connectivity in new development in both Queenstown and connecting areas of Queen Anne's.

Minimum State Law Requirements for Comprehensive Plans

Maryland's Land Use Article sets forth the required components of a local comprehensive plan but does not mandate a specific format or creation of a Trails Master Plan. As such, local governments may include optional elements in a manner that fits the needs of their community. The Plan must be consistent with required elements of the comprehensive plan.

General Comments

- Planning supports the intent of the draft Plan.
- Planning commends the town for promoting the mutual benefit of the town and county working together for better funding opportunities. However, Planning recommends the town ensure an agreement with the county to undertake the action steps identified in Chapter 3, page 8 and Chapter 4, page 17, to require developer funded improvements. The county was not listed as a participant in the development of these recommendations and current growth plans do not appear to contemplate any significant development activities in these areas.

Suggested Technical Edits

- Before the Plan is adopted, the Planning Commission should consider incorporating the Plan into the Transportation Element of the Queenstown Comprehensive Plan, or as a stand-alone element in the Comprehensive Plan.
- As suggested below, to the town should consider revising:
 - Chapter 2, page 3, bullet four. The reference to the ‘Cross County Connector Trail’ should also indicate that this trail is referred to as ‘#25 Cross Island/Kent Island Trail’ on the Queen Anne’s County Park and Recreational Facilities Map (CF-2), page 9. Consider including a larger scale image of Map CF-2.
 - Chapter 3, page 5. The survey of existing trail categories, identified in the first paragraph on page 5, and depicted in Figures 1-5, do not all appear in the Queenstown Trails Matrix, also on page 5. The ‘Type’ column, in the Trails Matrix, should be adjusted to identify the existing links identified in the survey as ‘Decorative Sidewalks’, ‘Sidepaths’, or ‘Shared Roads’.
 - Chapter 3, page 5. The Queenstown Trails Matrix includes reference to a Queenstown Harbor ‘Woodlands’ Trail, (row 11), but it does not appear to include the Queenstown Harbor Nature Trail (Paddle Trail), that appears as a circuitous trail on the Queenstown Trails Vision Map, page 7. Perhaps a new ‘paddle trail’ category, and associated example figure, should be included on page 5.
 - Chapter 3, page 6, Queenstown Existing Trails Map. The town should consider adjusting the Existing Trails Map to identify the segments of the five various trail types identified on page 5.
 - Chapter 3, page 6. The caption under the Queenstown Existing Trails Map should also refer the reader to the Queenstown Trails Vision Map, on page 7, to view all the proposed future trails. The Queenstown Existing Trails map depicts four recreational sites, but there are no proposed recommendations to connect these recreational sites to the existing trail network. The first bullet under the town’s stated policies, on page 4, indicates that access to community facilities in the town shall be encouraged.
 - Chapter 3, page 6. Consider adding a label for Figure 8 and making the figure a bit larger so the details can be easier to identify. Similarly, the Queenstown Trails Vision Map, page 7, would also benefit from a size increase, or acknowledge that a larger copy of the Trails Vision Map is also available on page 27. If the Queenstown Trails Vision Map is intended to be Figure 9, as referenced in the text, the Figure is not labeled as such.

Draft 2020 Queenstown Trails Master Plan
Maryland Department of Planning Comments

- Chapter 3, page 7, the Queenstown Trails Vision Map identifies two pedestrian overpass locations, but it does not include the overpasses identified on the adopted Queenstown Transportation Plan Map (Figure 7-2, page 28) at Greenspring Rd/Rt 301 and south of Sportsman Neck Rd/Rt 50. It is understood that the Queenstown Trails Vision Map identifies pedestrian/bicycle only overpasses.
- Chapter 3, page 8. There is a recommendation for the Queen Anne's County Department of Planning to require the installation of a multi-use or sidepath Developer Trail along Rt 18, from Rt 50 to Nesbit Rd. Some of this segment is not within the Grasonville Planning (Growth) Area, see 2010 Grasonville Community Plan, Land Use Concept (Figure 11) and Circulation Plan (Figure 10) <https://www.qac.org/455/Grasonville-Community-Plan-2010>. However, a pedestrian/bicycle trail is proposed from Slippery Hill Rd. Furthermore, it is unclear if the reference to the two county 'connector' trails along Rt 18, bullet two, page 17, and page 19, are intended as multi-use or sidepaths?

Additionally, it is recommended that the Town Attorney review the constitutionality of this requirement in light of the Supreme Court's decision in *Dolan v. City of Tigard*. A summary of the case, below, comes from Wikipedia https://en.wikipedia.org/wiki/Dolan_v._City_of_Tigard.

- Chapter 4, Figure 11, page 14. Consider replacing the figure image with an excerpt from the Queenstown Trails Vision Map, on page 7, or consider labeling the various dotted lines and symbols. The figure would also benefit from a size increase.
- Appendix A, page 25. It should be noted that in order for the town to be eligible for Community Legacy Funding, the town is required to be designated as a Sustainable Community by the Department of Housing and Community Development (DHCD).

END MARYLAND DEPARTMENT OF PLANNING COMMENTS

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Draft 2020 Queenstown Trails Master 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 2020 Queenstown Trails Master Plan** Amendments as part of the standard 60-day review period for Code Counties. 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 town in a timely manner.

Attachments

Maryland Department of Environment (MDE)
Maryland Historical Trust (MHT)



Maryland
DEPARTMENT OF PLANNING
MARYLAND HISTORICAL TRUST

November 10, 2020

Mr. David Dahlstrom
Upper Shore Regional Planner
Maryland Department of Planning
301 West Preston Street, Room 1101
Baltimore, MD 21201

Dear Mr. Dahlstrom:

Thank you for the opportunity to review the Town of Queenstown Draft Trails Master Plan and submit comments on behalf of the Maryland Historical Trust. While this is not a document that is primarily concerned with historic preservation, we appreciate the references to national and historic trails such as the Captain John Smith National Historic Trail and the Chesapeake Country Scenic Highway. As the plan states, these facilities are important locally and regionally in support of recreational and heritage tourism.

Queenstown occupies a special place in the early history of Maryland which could be highlighted in the plan. The existing trail network radiates out from the c. 1708 Queenstown Courthouse and connects some two dozen sites and structures listed on the Maryland Inventory of Historic Properties (Medusa: <https://mht.maryland.gov/secure/medusa/>).

We note the inclusion of the Stories of the Chesapeake Heritage Area. Please add the following contact information for the Maryland Heritage Areas Authority in Appendix A on page 25:

<https://mht.maryland.gov/heritageareas.shtml>
Jennifer Ruffner Jen.ruffner@maryland.gov 410-697-9586

Thank you again for the opportunity to comment on the plan. If you have any questions, please contact me at (410) 697-9561 or steven.allan@maryland.gov

Sincerely,

Steven H. Allan, AICP
Local Assistance and Training Planner
Office of Planning, Education and Outreach

Cc Nell Ziehl, Chief, Office of Planning, Education and Outreach
Joseph Griffiths, MDP
Rita Pritchett, MDP



Maryland

Department of the Environment

Larry Hogan, Governor
Boyd K. Rutherford, Lt. Governor

Ben Grumbles, Secretary
Horacio Tablada, Deputy Secretary

November 10, 2020

David Dahlstrom
Maryland Department of Planning
301 West Preston Street
Suite 1101
Baltimore, MD 21201

RE: Local Plan Review: Town of Queenstown - Draft Trails Master Plan
MD20201014-0905

Dear Mr. Dahlstrom,

The comments prepared by the Maryland Department of the Environment are listed below regarding the above referenced project. Our response code is R1.

1. If the proposed project involves demolition – Any above ground or underground petroleum storage tanks that may be on site must have contents and tanks along with any contamination removed. Please contact the Oil Control Program at (410) 537-3442 for additional information.
2. Any solid waste including construction, demolition and land clearing debris, generated from the subject project, must be properly disposed of at a permitted solid waste acceptance facility, or recycled if possible. Contact the Solid Waste Program at (410) 537-3315 for additional information regarding solid waste activities and contact the Resource Management Program at (410) 537-3314 for additional information regarding recycling activities.
3. The Resource Management Program should be contacted directly at (410) 537-3314 by those facilities which generate or propose to generate or handle hazardous wastes to ensure these activities are being conducted in compliance with applicable State and federal laws and regulations. The Program should also be contacted prior to construction activities to ensure that the treatment, storage or disposal of hazardous wastes and low-level radioactive wastes at the facility will be conducted in compliance with applicable State and federal laws and regulations.
4. The proposed project may involve rehabilitation, redevelopment, revitalization, or property acquisition of commercial, industrial property. Accordingly, MDE's Brownfields Site Assessment and Voluntary Cleanup Programs (VCP) may provide valuable assistance to you in this project. These programs involve environmental site assessment in accordance with accepted industry and financial institution standards for property transfer. For specific information about these programs and eligibility, please Land Restoration Program at (410) 537-3437.
5. Borrow areas used to provide clean earth back fill material may require a surface mine permit.

David Dahlstrom
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Disposal of excess cut material at a surface mine may requires site approval. Contact the Mining Program at (410) 537-3557 for further details.

Please let me know if you have any questions or concerns.

Sincerely,

Amanda R. Redmiles

Amanda R. Redmiles
Clearinghouse Coordinator
Maryland Department of the Environment