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## Maryland DEPARTMENT OF PLANNING

September 29, 2020

Ms. Mary Bolen, Deputy Town Administrator  
Town of Berlin  
10 William Street  
Berlin, Maryland 21811

Dear Ms. Bolen:

Thank you for the opportunity to comment on the draft amendment to the Town of Berlin's 2010 Comprehensive Plan (Draft Amendment). The Maryland Department of Planning (Planning) would like to commend the town on the development of its Resilience Element, which is the subject of said amendment. Planning is impressed with the town's progressive planning efforts with respect to climate change and the element's focus on strategies and actions to strengthen the community's long-term resilience.

The Department forwarded a copy of the Draft Amendment to several state agencies for review including the Maryland Emergency Management Agency and Maryland Historical Trust, and the Departments of Transportation, Environment, Natural Resources, Commerce, and Housing and Community Development. To date, we have received comments from the Maryland Emergency Management Agency, the Maryland Historical Trust, and the Departments of the Environment, Natural Resources, Housing and Community Development, and Transportation and these comments have been included with this letter. Any review comments received after the date of this letter will be forwarded upon receipt.

Planning's attached review comments reflect the agency's recommendations and observations on ways to strengthen the town's Draft Amendment. Planning respectfully requests that this letter and accompanying review comments be made part of the town's public hearing record. Furthermore, Planning 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 Tracey Gordy, Senior Regional Planner for the Lower Eastern Shore, at (410) 726-8939 if we can be of further assistance.

Sincerely,

Charles W. Boyd, AICP  
Director, Planning Coordination

cc: Mr. Dave Englehart, Berlin Planning Director  
Mr. Ed Tudor, Worcester County Planning Director  
Mr. Joe Griffiths, Manager, Local Assistance and Training  
Ms. Tracey Gordy, Maryland Department of Planning, LES Regional Office

Enclosures: Comments on the draft Comprehensive Plan amendment for Berlin



**Maryland Department of Planning**  
**Review Comments**  
**Draft 2020 Berlin Comprehensive Plan Amendment**  
**Resilience Element**

**Summary of the Draft Comprehensive Plan Amendment:**

The Town of Berlin is proposing an amendment to its 2010 Comprehensive Plan to add a new Resilience Element. This new element focuses on the potential impacts of climate change and includes strategies and actions for how the town might approach mitigating, adapting to, and managing climate change impacts.

**Maryland Department of Planning (Planning) Comments:**

- Planning commends the town for developing such a comprehensive Resilience Element as an amendment to its comprehensive plan, and further supports the statement on page 3, that "the ultimate goal will be to integrate climate change resilience throughout the Comprehensive Plan, as well as into other municipal planning documents and practices".
- Planning acknowledges the element contains several beneficial mitigation and adaptation strategies, as well as implementation actions, to anticipate climate change impacts on municipal infrastructure and facilities.
- Page 4: Planning acknowledges and fully supports the town's contention that "this Resilience Element should be revised in five years to keep up with the most current scientific data, state policies, and community priorities".
- Page 5: There is a reference made to "67% of flood days being attributed to human-induced climate change" and that the number is increasing. To what area/location/region is the 67% of flood days referencing? Based on the referenced report, it would appear to be from a specific location (other than Berlin) or could be an average for the region. Since this element is specific to Berlin, the statement should be further clarified to indicate where the increased flood days are occurring. Also, on page 5, it is stated that by 2030, there is a 28% likelihood there will be at least one flood exceeding 5 feet. It would be helpful to indicate what type of flooding and indicate the area/location/region.
- Page 11: The text indicates the state is considering the 1% (100-year) flood zone plus 30 feet as the new standard. Planning believes this is referencing the Coast Smart Climate Ready Action Boundary (CS-CRAB) which is the 100-year floodplain (FEMA Base Flood Elevation) plus an additional area landward to a boundary that is 3' in elevation higher than the 100-year floodplain (a 3' vertical extent). If this is the case, the text should be revised to reflect the 3' vertical extent.
- Page 12: Nuisance and chronic flooding hot spots are mentioned in the element. Maryland House Bill 1427 (2019) requires local jurisdictions that experience nuisance flooding (NF) to develop a plan addressing NF. The legislation specifically refers to tidally driven NF events. If the town does not experience tidally influenced NF, for clarity, it should be mentioned that the town is not required to develop a NF plan to address HB 1427.
- Page 13: The element includes language regarding Berlin having the authority to expand its Critical Area, land within 1,000 feet of Maryland's tidal waters and tidal wetlands. It is unclear if

the town has any land within 1,000 feet of tidal influence. If not, the text should be revised to indicate the town can add additional regulations if (or when) there is state identified Critical Area within the town's authority.

- Page 28: Planning concurs with the recommendation to adopt a 0.2% floodplain or, at very least, the 1% (100-year) flood zone plus 30 feet. If this is referencing CS-CRAB (see page 11 comment above), then this should be 3' instead of 30'. Also, on this page, the statement regarding nuisance and chronic flooding hot spots should be clarified to indicate this is not tidally influenced nuisance flooding.
- Page 28: The [Maryland State Highway Administration's \(SHA\)'s Climate Change Vulnerability web application](#) can help the town assess and identify vulnerable roads and areas that may be affected by climate change as referenced in Strategy F-2.
- Page 33: Strategy E-3 encourages a transition to electric vehicles. Planning suggests the element include an action step calling for adoption of an electric vehicle (EV) charge-ready ordinance for development and revitalization projects. As an example and for reference, Frederick City was the first jurisdiction in Maryland to adopt a "[Plug-In Electric Vehicle \(EV\) Charging Infrastructure Implementation Plan](#)" to help guide the city's efforts in accommodating electric vehicles.
- Page 36: Planning suggests Strategy CR-2, Action Step #1 include "safe pedestrian and bicycle crosswalks" as an option. SHA's Context Driven-Access and Mobility for All Users provides guidelines on creating safe and effective multi-modal systems, including pedestrian and bicycle travel facilities. For reference, the link for pedestrian and bicycle project funding sources provided by the Maryland Department of Transportation is [http://www.mdot.maryland.gov/newMDOT/Planning/Bike\\_Walk/Programs](http://www.mdot.maryland.gov/newMDOT/Planning/Bike_Walk/Programs)
- Page 39: The town may want to assess if there is a need to fully update the 2010 Comprehensive Plan [as part of its 10-year cycle review](#) to adequately address Strategy RP-3 (Develop a Strategic Growth Plan) and implement its Action Steps as the proposed steps may impact the town's future land use and growth areas. This approach is supported by the previously noted statement on page 3, that "the ultimate goal will be to integrate climate change resilience throughout the Comprehensive Plan, as well as into other municipal planning documents and practices"
- For information on available funding sources for implementation of the proposed strategies and action steps, Planning's Reinvest Maryland Toolbox provides information on over 100 state and federal funding or technical assistance programs for community development and environmental protection projects. The Reinvest Maryland Toolbox can be accessed at <https://apps.planning.maryland.gov/reinvestmd/#map>
- Should the town be interested in participating in the National Flood Insurance Program's Community Rating System, contact Kevin Wagner, Program Manager at the Maryland Department of the Environment at [kevin.wagner@maryland.gov](mailto:kevin.wagner@maryland.gov)
- The town adopted a growth tier map on January 14, 2013, which established growth tiers under Title 1, Subtitle 5 of the Land Use Article of the Annotated Code of Maryland. The draft Resilience Element proposes no specific changes to the town's growth areas or sewer service areas that would trigger the need for an amendment to the existing growth tier map. However, the town may wish to incorporate the growth tier map into the comprehensive plan. As provided for in § 1-509 of the Land Use Article, if a Growth Tier Map is not adopted into the local comprehensive plan by the time the 10-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.

**Maryland Department of Planning Review Comments September 29, 2020**  
**Draft 2020 Berlin Comprehensive Plan Amendment**  
**Resilience Element**

**STATE AGENCY COMMENTS**

The following pages contain comments from other state agencies in support of the Maryland Department of Planning (Planning) review of the 2020 Draft Berlin Comprehensive Plan Amendment as part of the standard 60-day review period for municipalities. If comments from other agencies are received by Planning, they will be forwarded to the town in a timely manner.

**Attachments**

- Page 5: Maryland Historical Trust
- Page 7: Maryland Emergency Management Agency
- Page 9: Maryland Department of Housing and Community Development
- Page 10: Maryland Department of the Environment
- Page 12: Maryland Department of Natural Resources
- Page 15: Maryland Department of Transportation



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**Maryland**  
**DEPARTMENT OF PLANNING**  
**MARYLAND HISTORICAL TRUST**

September 10, 2020

Ms. Tracey Gordy  
Senior Regional Planner  
Maryland Department of Planning  
Lower Eastern Shore Regional Office  
201 Baptist Street, Suite 24  
Salisbury, MD 21801

Dear Ms. Gordy:

Thank you for the opportunity to review the Town of Berlin Draft Resilience Element and submit comments on behalf of the Maryland Historical Trust.

The element is a particularly strong component in terms of the strength of its purpose, logical presentation of facts, challenges, and organization of strategies for implementation of a resilience policy for the Town. It is extremely well written, clearly thought out and organized. It demonstrates that the Town of Berlin is committed to the concept and application of resilience not only in the comprehensive plan but across municipal government. In addition, we commend the Town for public outreach efforts that attempt to engage and acknowledge high risk, disadvantaged and marginal populations who are often disproportionately affected by climate impacts.

The element focuses primarily on flooding as a result of climate change, while acknowledging that the Town itself is outside projected flood inundation zones. However, the element is silent on historic preservation as an area of concern, and we urge the Town to consider referencing Chapter 2 of MHT's Flood Mitigation Guide: Maryland's Historic Buildings to help protect the Town's historic resources and cultural landscapes from the effects of natural hazards. It is also noted that hurricanes or other tropical weather systems are not specifically mentioned, but the Town is almost certainly vulnerable to the impacts of such events.

We note that the element is bold and progressive in its willingness to suggest adoption of more aggressive flood standards beyond FIRM. The twin strategies of resilient community action coupled with resilient governance are important pillars of cooperation that will be critical to the overall success of the initiative. The proposed timeline for implementation is achievable and well thought out.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Steven H. Allan".

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

September 14, 2020

Tracey Gordy, Senior Regional Planner  
Lower Eastern Shore Regional Office  
Maryland Department of Planning  
201 Baptist Street, Suite 24  
Salisbury, MD 21801

Re: Maryland Emergency Management Agency's Comments: Town of Berlin  
Resilience Element

Dear Ms. Grody,

The Town of Berlin's Resilience Element provides a comprehensive, multi-pronged approach to addressing the community's resilience. The Town has strategically identified and assessed ongoing and potential initiatives in order to develop a long-range strategy.

I have provided comments on behalf of the Maryland Emergency Management Agency (MEMA) below.

- Page 6. Recommend providing narrative to accompany Figure 2 and provide an explanation and interpretation of the survey results.
- Page 11 Lines 3-13. In addition to specifying that flooding occurs outside of the FEMA Special Flood Hazard Area (SFHA), this section provides an opportunity to further emphasize that FEMA's Flood Insurance Rate Maps (FIRMs) do not account for stormwater flooding. The Plan touches upon FIRM updates; however, I recommend including language in regards to the infrequency of these updates to further detail the need for the Town to develop mapping products.
- Page 11 Lines 24-26. The Plan states, "the state is considering the 1% (100-year) flood zone plus 30 feet as the new standard, which should be considered for planning purposes." If this statement is in regards to the Coast Smart Construction Program the proposed standard would be to add a 3-ft vertical extent to the mapped FEMA SFHA base flood elevation in order to account for storm surge and/or sea-level rise. Additional information may be obtained from DNR.
- Page 19. Consider adding language regarding the benefits of establishing resilience hubs to support response activities for a pandemic. The hubs could also serve as food distribution sites, add additional capacity for sheltering, etc.

- Page 21 Figure 2. This figure should be Figure 3. Consider incorporating FEMA's Community Lifelines. The Lifelines extend beyond physical community assets and focus on the services which are critical to the operation of a community during an emergency. Additionally, the Lifelines concept provides an opportunity to assess the interdependency of these services to evaluate how to increase the resilience of the entire system to ensure the community still can access critical services during an emergency. (<https://www.fema.gov/emergency-managers/practitioners/lifelines>)
- Implementation Planning and Three-Year Action Plan. This is a nice addition to ensure the Plan remains an active, living document. Recommend pre-identifying lead and support agencies in order to ensure Agencies can plan for implementation. The Three-Year Action Plan (Pg. 46 Lines 20-24) accounts for the Town's committees and departments meeting to review the resilience goals and strategies if the intent is for these meetings to serve as the forum for identifying lead agencies disregard previous comment. Additionally, including potential funding sources in the Implementation Plan worksheets will give the community a head start on working towards implementing the actions.
- Three-Year Action Plan. Recommend establish a periodic review of the Plan to reassess goals and actions are current and determine implementation status. This could be an annual review.

The Resilience Element recognizes the importance of incorporating each phase of building resilience, including identifying the challenges, planning, and implementing projects. The Resilience Element touches upon the need for the Town of Berlin to participate in Worcester County's Hazard Mitigation Plan process; this is critical as it provides an additional opportunity to approach risk reduction from a regional standpoint and ensures the Town's eligibility for applying for FEMA's Hazard Mitigation Assistance grant programs. Thank you for the opportunity to provide comments. If you have any questions or I can be of further assistance please let me know.

Sincerely,



JaLeesa Tate, CFM

State Hazard Mitigation Officer



LARRY HOGAN  
Governor  
BOYD K. RUTHERFORD  
Lt. Governor  
KENNETH C. HOLT  
Secretary

September 15, 2020

Mr. Joseph Griffiths  
Manager of Local Assistance and Training  
Maryland Department of Planning  
301 West Preston Street, 11th floor  
Baltimore, MD 21201

Dear Mr. Griffiths:

Thank you for the opportunity to review the Town of Berlin comprehensive plan draft resilience element (the Plan). The comments below are based on a review of the Plan by staff in the Maryland Department of Housing and Community Development (DHCD) Division of Neighborhood Revitalization.

In general, staff view the document as a useful tool to guide future investments in capital projects and infrastructure. This is particularly important for DHCD programs, which tend to focus on longer term capital projects. The Plan is also viewed as a foundational document that needs to be coordinated with other documents that may have overlapping priorities and functions. While a number of those plans are listed on pages 6 and 7 of the Plan, the Town's Maryland Sustainable Community Plan, approved on May 13, 2020 is missing from the list. The Town should consider including Berlin's Sustainable Community Plan to the list and identify opportunities to align strategies in the documents.

Again, thank you for the opportunity to comment on the Plan. If you have any questions regarding our comments, please email me at [john.papagni@maryland.gov](mailto:john.papagni@maryland.gov) or call 410-209-5807.

Sincerely,

A handwritten signature in black ink, appearing to read "John Papagni".

John Papagni  
Program Officer  
Division of Neighborhood Revitalization

Cc: Tracey Gordy, MDP  
Garland Thomas



**MARYLAND DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**  
2 NORTH CHARLES, SUITE 450 • BALTIMORE, MD 21201201 • [DHCD.MARYLAND.GOV](http://DHCD.MARYLAND.GOV)  
(P) 410-209-5800 • 1-800-756-0119 • TTY/RELAY 711 or 1-800-735-2258



# Maryland

## Department of the Environment

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

Ben Grumbles, Secretary  
Horacio Tablada, Deputy Secretary

September 16, 2020

Tracey Gordy  
Senior Regional Planner  
Lower Eastern Shore Regional Office  
Maryland Department of Planning  
201 Baptist Street, Suite 24  
Salisbury, MD 21801

RE: Town of Berlin Comprehensive Plan Amendment for 60-Day Review (Resilience Element) MD202001814-0709

Dear Ms. Gordy,

Below are the comments from the Maryland Department of the Environment regarding the above referenced project. Our response code is R1.

1. Any above ground or underground petroleum storage tanks, which may be utilized, must be installed and maintained in accordance with applicable State and federal laws and regulations. Underground storage tanks must be registered and the installation must be conducted and performed by a contractor certified to install underground storage tanks by the Land and Materials Administration in accordance with COMAR 26.10. Contact the Oil Control Program at (410) 537-3442 for additional information.
2. 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.
3. 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.
4. 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.

5. Any contract specifying “lead paint abatement” must comply with Code of Maryland Regulations (COMAR) 26.16.01 - Accreditation and Training for Lead Paint Abatement Services. If a property was built before 1978 and will be used as rental housing, then compliance with COMAR 26.16.02 - Reduction of Lead Risk in Housing; and Environment Article Title 6, Subtitle 8, is required. Additional guidance regarding projects where lead paint may be encountered can be obtained by contacting the Environmental Lead Division at (410) 537-3825.

6. 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.

7. Borrow areas used to provide clean earth back fill material may require a surface mine permit. Disposal of excess cut material at a surface mine may requires site approval. Contact the Mining Program at (410) 537-3557 for further details.

Sincerely,

*Amanda R. Redmiles*

Amanda R. Redmiles  
Clearinghouse Coordinator  
Maryland Department of the Environment



*Larry Hogan, Governor  
Boyd K. Rutherford, Lt. Governor  
Mark J. Dalton, Acting Secretary*

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September 21, 2020

Ms. Tracey Gordy  
Maryland Department of Planning

Dear Ms. Gordy:

On behalf of the Department of Natural Resources, thank you for offering an opportunity to comment on the Town of Berlin Comprehensive Plan Amendment. As development pressure increases and irreplaceable resource lands are lost, it is vital that Maryland grows smarter and more sustainably through a collaborative and informed public planning process. As the first of its kind in Maryland, this resiliency plan includes many strong goals and objectives to plan for and increase the future resilience of the Town of Berlin. The great work that the Town has done will serve as a model for other jurisdictions facing increased coastal hazards, flooding and more climate stressors.

DNR offers the following comments on the draft Plan for your consideration:

- The Plans includes a strong introduction and clearly frames out the issues and how the Town is impacted even out of flood surge and other zones.
- The Town included a strong public input process
- The plan does a good job of connecting to other ongoing planning efforts including County efforts and MD Coastal Bays. The application could also connect to the Sustainable Community Plan for the Town, which would strengthen the opportunities for State partner collaboration. .

Specific Comments on Actions are included below.

Resilient Community Action- community goals

F-2- "Dig Once" strategies - This is a forward-thinking strategy

F-5- This is a strong example of a recommended action specific to the community: "In Berlin, approximately 84% of the properties are residential so it is important for Berlin to educate homeowners on stormwater best management practices, like cleaning out household gutters, and to provide incentives and rebates that can be used to encourage the installation of new elements, particularly green infrastructure, on their properties. This helps expand the adoption of best management practices and green infrastructure beyond publicly controlled land, further assisting with improved stormwater management

and flood resiliency across the Town. The Town should continue to support stormwater management educational opportunities and work with the County to develop and promote stormwater incentive programs.”

H-2- This is a well laid out reasoning and strategy for increasing urban canopy.

**Resilient Governance:**

RP-1 DNR strongly supports the included language “Berlin should develop climate hazard projections and map out potential hazards and key community assets at the block or neighborhood scale. This assessment should consider where assets are located, the current conditions of individual assets, population demographics, and where threats are likely to occur. This assessment would help identify the most vulnerable infrastructure, focus on populations at greatest risk, and avoid the areas likely to be impacted when siting new projects.”

The plan included a nice graphic detailing data layers to include in a hazard projection map. DNR may have resources to assist with this and data to share, including the new MD EJ Screen and Park Equity mapping tool could help with this effort.

RP-4 DNR commends the town for including language to strengthen land use policies and codes to protect from future infrastructure loss. “Climate vulnerability and resilience are related to both how we build and where we build. Adopting land-use policies and municipal codes that account for the future impacts of climate change can help the Town of Berlin safeguard its infrastructure and people from risk and economic losses.”

The Town should conduct a code and ordinance review and identify opportunities to strengthen requirements in order to protect community assets well into the future.

OI-2 Develop core competencies for staff around climate change

The Implementation Worksheets layout clear and bold goals and actions. DNR supports the prioritized three-year action plan and makes the plan more likely to implement.

**Fisheries Specific Comments:**

The town's footprint is in the headwaters of Trappe Creek. The downstream tidal area of Trappe Creek supports key fisheries species including white perch, summer flounder, sciaenids and penaeid shrimp. We have an interest in supporting the town's efforts to minimize impacts to these habitats, because these species support commercial and recreational activities. Predictions associated with climate change compel us to consider potential landscape impacts so we take proactive actions to minimize stressors that can reduce productivity of these fisheries. To that end, we offer the following comments:

We commend the town for their thorough consideration of environmental stressors related to climate change. Building resilience through conservation of natural landscapes and fortifying natural processes is a cost-effective approach to minimizing impacts. The first line of defense to minimize economic losses from flooding is to limit the human footprint in the floodplain. Therefore, we support adopting the 0.2% floodplain and developing strict zoning to exclude development in these areas.

We recommend establishing riparian buffers that properly function within the hydrological regime of each catchment and watershed. Buffer widths should take into account the area of the floodplain while also allowing for inland migration. Natural buffers provide habitat for wildlife, while naturally acting to minimize flooding and reduce pollutant loads. A sound riparian buffer policy could help the town and county meet its TMDL goals, while also maintaining resilience against flooding and coastal inundation.

Along with this, we support increased monitoring of flood prone areas and encourage the town to explore innovative programs to build a strong citizen science component. We could envision partnering with the local high school to incorporate a multidisciplinary monitoring program that includes elements in math, science and computer technology. We suggest building a complimentary citizen scientist monitoring component that supports submitting data through an interactive website. We could envision the school building capacity to house a data set that can be accessed online for citizen scientists to add data, but also generate reports about areas of interest.

Engaging citizens in monitoring is an effective way to raise awareness and promote action. We would encourage the town to work with the county to incentivize participation in programs that reduce stormwater impacts from their property (rain gardens, rain barrels, pervious pavers, etc.). One suggestion is to offer tax incentives to citizens who can demonstrate increased on sight infiltration of precipitation.

We also suggest limiting the addition of new impervious surfaces as a measure to assure the landscape maintains natural hydrological functions. We encourage you to consider DNR's impervious surface limits and guidance to apply practical management that can support resilience goals. Impervious surfaces change drainage in a watershed and can contribute to reduced resilience. We recommend reducing impervious surfaces throughout the watershed, through mitigation as opportunities arise. Our work suggests 5% is the threshold associated with naturally maintaining quality habitat. At the 5% threshold, traditional resource management is effective. Habitat changes that require more management to compensate for losses begin to occur between 5 and 10%. When a watershed impervious surface exceeds 10%, management options to compensate for habitat loss become limited.

We also support incorporating a storm water drainage component to town code that could require green building elements aimed at on site infiltration as well as requiring new development projects to address the resulting additional burden on existing infrastructure (if there is no capacity for additional burdens, then new users should shoulder their share of the burden).

As precipitation events and rates increase in the region, runoff will increase. With these increases, there is a chance to see greater pollutant loads. We would recommend enhancing citizen awareness of the impacts of behaviors, especially related to lawn chemicals, by launching a campaign to promote proper use of fertilizers and pesticides. We suggest this campaign address proper use and disposal of all consumer toxicants to minimize impacts to aquatic resources.

On behalf of the Department, I would like to thank you for the opportunity to review the plan. DNR looks forward to working with you on many of the implementation measures over the coming years. If you should have any questions about these comments or would like further information, please do not hesitate to contact me at 410.260.8979 or [sandra.olek@maryland.gov](mailto:sandra.olek@maryland.gov).

Sincerely,



Sandi Olek  
Chesapeake and Coastal Service  
Maryland Department of Natural Resources

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September 22, 2020

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

Dear Mr. Lackey:

Thank you for coordinating the State of Maryland's comments on the 2020 Town of Berlin Comprehensive Plan Amendment, hereafter referred to as the "Amendment". The Maryland Department of Transportation (MDOT) offers the following comments.

**General Comments**

- Please consider also incorporating in the Amendment more specific encouragement of emission reductions via walking, biking, carpooling (to reduce single-occupancy vehicles), and other alternative means of transportation.

**Specific Comments**

- Page 12, Line 1: A reference is made to identifying flooding hotspots and to develop a stormwater management plan to address future flooding. The MDOT State Highway Administration (SHA) Highway Hydraulics Division (HHD) established the Stormwater and Drainage Asset Management Program to guide the operation and remediation of permanent stormwater and drainage assets owned by MDOT SHA that convey and treat highway runoff. The program provides preventive care and remedial solutions. For further information, please contact Ms. Dana Havlik, MDOT SHA HHD Chief, at 410-545-8418.
- Page 12, Line 24: A reference is made to identifying the use of green stormwater infrastructure solutions for all new and redevelopment projects. The MDOT SHA Office of Highway Development (OHD) established Context Sensitive Solutions Guide to

Mr. Keith Lackie  
Page Two

develop projects that are functional, safe, fit the physical setting, and preserved scenic, aesthetic, historic, and environmental resources. The strategy aligns transportation planning with land use, transportation needs, and economic development decisions to make communities functional, vibrant places to work and live. For more information, please contact Mr. Eric Marabello, P.E., MDOT SHA OHD Director, at 410-545-8770.

- Page 16, Line 19: Please consider including promoting "walking, biking, and other alternative modes of transportation" as another goal beyond promoting electric vehicles as a way of reducing emissions.
- Page 18, Line 35: Please consider including potentially increased signage/lighting/road markings warning drivers of crosswalks across US 113, so that pedestrians and bikers may feel safer to cross.
- Page 28, Strategy F-2: Please consider including a potential action related to identifying pedestrian and bike hindering nuisance flooding hotspots.
- Page 33, Strategy E-3: Please consider including potential verbiage to encourage walking, biking, and other emission-cutting forms of transportation, and possibly create a corresponding action step.

Thank you again for the opportunity to review this 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.maryland.gov](mailto:ibeam@mdot.maryland.gov). He will be happy to assist you.

Sincerely,



Heather Murphy  
Director, OPCP, MDOT

cc: Mr. Ian Beam, Regional Planner, OPCP, MDOT  
Ms. Dana Havlik, Highway Hydraulics Division Chief, MDOT SHA  
Eric Marabello, P.E., Highway Development Director, MDOT SHA

Mr. Keith Lackie  
Page Three

bcc: Mr. Tyson Byrne, Manager, Regional Planning, OPCP, MDOT  
Mr. Jay Meredith, District 1 District Engineer, MDOT SHA  
Mr. Derrick Sexton, Regional Planner, MDOT SHA