



Maryland Department of Planning

Sustainable _____ Attainable

May 10, 2013

Robert F. McKnight, Mayor
Town of North East
P.O. Box 528
North East, MD 21901-0528

Dear Mayor McKnight:

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 North East Growth Tier Map administratively adopted by the Town of North East on January 11, 2013. 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 North East.

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 North East 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 North East 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 September 8, 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

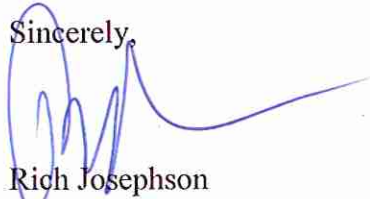
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Should you have any questions, please don't hesitate to contact us.

Sincerely,



Rich Josephson
Director of Planning Services

cc: Betsy Vennell, Director of Planning and Zoning, Town of North East
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