



Maryland Department of Planning

Sustainable _____ Attainable

December 18, 2012

Mrs. Karen Houtman, Town Planner
Town of Snow Hill
Municipal Building
P.O. Box 348
Snow Hill, Maryland 21863

RE: MDP's review of adopted tier maps; No comments

Dear Mrs. Houtman,

Thank you for providing the Department of Planning with a copy of Resolution #2012-11 adopted by the Town of Snow Hill on November 13, 2012. This resolution establishes growth tiers under the Maryland Sustainable Growth and Agricultural Preservation Act of 2012 for the Town of Snow Hill and references the official map displaying the Growth Tier areas.

The Act allows the Department to comment on mapped growth tiers when the Department determines that the growth tiers do not meet the criteria established by the Act.

The Maryland Department of Planning is pleased to advise you that the map adopted by the Town of Snow Hill satisfies the criteria for designation of growth tiers under the Maryland Sustainable Growth and Agricultural Preservation Act of 2012. The Department therefore has no comments on the adopted map.

Please be advised that the growth tiers shall 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 that 6-year review, Senate Bill 236 provides that the growth tiers may not be considered as adopted and the restrictions on major subdivisions outside sewer areas shall apply.

Worcester County may be submitting growth tier maps to the Department. To date, we have not received a tier map from the County. Should there be any conflicts between the Town's mapping and that of the County, the Act provides a process for resolution. We do not anticipate that such maps would be in conflict with the criteria under the Act or with the County's adopted map.

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 November 13, 2009

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

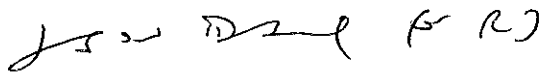
Richard Eberhart Hall, AICP, Secretary
Matthew J. Power, Deputy Secretary

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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 black ink, appearing to read "Rich Josephson". The signature is written in a cursive style with some loops and flourishes.

Rich Josephson
Director of Planning Services

cc: Ed Tudor, Planning Director, Worcester County
Tracey Gordy, Director, MDP LES Regional Office
Jay Sakai, Director, Water Management Administration, MDE
Jason Dubow, Director, Environmental Planning Division, MDP