

# Maryland Sustainable Growth Commission Meeting

March 28, 2011/1:00 p.m. to 4:00 p.m.

**Banneker-Douglass Museum  
Annapolis, Maryland**

## Meeting Summary

*Members:* Jon Laria, Earl Adams, Calvin Ball, Derick Berlage, Greg Bowen, Russ Brinsfield, Dave Carey, Kelly Cartales, Diane Chasse, Sandy Coyman, John Dillman, Alan Girard, David Goshorn, Richard Hall, Don Halligan, Frank Hertsch, Victoria Jackson-Stanley, Brigid Kenney, Gerrit Knaap, Stephen Lafferty, Pat Langenfelder, David Lever, Thomas Liebel, Mary Ann Lisanti, Robb Merritt, Ray Skinner, Rollin Stanley, Bob Walker, Duane Yoder

*Attendees:* Marty Baker, Kevin Baynes, Marty Bierbaum, Jamie Bridges, Sean Davis, Kurt Fuchs, Carol Gilbert, Les Knapp, Vanessa Orlando, Tom Osborne, Jesse Salter, Kurt Sommer, Caroline Varney-Alvarado, Hara Wright-Smith

*MDP Staff:* Chuck Boyd, John Coleman, Peter Conrad, Rich Josephson, Shawn Kiernan, Jenny King, Shannon Marino, Pat Russell, Joe Tassone

### Introductions/Administrative Matters

The Chair, Jon Laria began the meeting at 1:15 p.m. and thanked everyone for coming. He noted that the next meeting scheduled for May 16<sup>th</sup> will be held in Bel Air at the Armory.

Delegate Lafferty presented an update on the septic bills. House Bill 177 requires any new construction of septic to use best available technology in the State. This bill will not come out of committee this Session. House Bill 1107 has turned out to be more complicated than first thought. The bill is still alive, but will require additional study. Delegate Lafferty said it is not clear what role this Commission will play. He said the legislation will likely be reintroduced in the next Session. He said we will work through conflicts within the next year leading up to the 2012 Session.

Mr. Hall said this issue is being watched by rural counties, who are concerned about the impacts it might have. He said MDP feels there needs to be a coordinated position on the bill. Mr. Hall felt it is important for the Commission to be involved with all of these issues.

Mr. Laria said he is confident of the role of this Commission and their valuable input on this bill. Mr. Laria said he will keep members apprised of the issues as it progresses. He thanked Delegate Lafferty and Mr. Hall on behalf of himself and the Commission for their hard work.

Delegate Lafferty mentioned another Bill regarding fertilizer, saying this bill will have a significant impact on the Bay's health. Mr. Hall noted several bills – fast-track, which he noted has died, and a tolling bill that passed the House on the way to the Senate.

Ms. Kenney said that on behalf of MDE - bills that were being considered were in respect to farming, forestry and Marcellus Shale in Western Maryland.

Mr. Knaap announced the “Makeover Montgomery” conference scheduled for April 14-16 in Silver Spring. He indicated that this conference will be bringing in national experts to talk about the future of the suburbs. The cost is \$25.

Mr. Laria thanked the Workgroups that have had their meetings and asked them to give their reports.

### Workgroup Reports

- **WIP Workgroup**

Alan Girard, WIP Workgroup Chair, stated that the Workgroup met last Wednesday and presented information to the Workgroup on the status of Watershed Implementation Plans, including an overview of the process and likely impacts on land use and growth. He also circulated the 12 Visions and Commission's charge as a reminder of the Workgroup's framework. Presentations were given from Jason Dubow, MD Department of Planning, who reported on the accounting for growth - Element III of the WIP's. John Rhoderick, MD Department of Agriculture, also presented a PowerPoint presentation about the importance of establishing a trade and cap program that will involve both point source and non-point source pollution. The Workgroup benefitted from hearing these presentations. The next meeting has been scheduled for early May.

- **Funding Workgroup**

Rollin Stanley, Funding Workgroup Chair, advised that he sent out packages of information before the Workgroup's first meeting. He also sent out a HUD eligibility map, and the kinds of federal programs that are available. Mr. Stanley said he also distributed website links. The group raised the question as to whether they should divide up programs and tools by urban, rural and suburban categories. The group will identify and focus on future opportunities for change.

- Don Halligan said he attended the Blue Ribbon Commission on March 21<sup>st</sup>, and talked about the value capture concept. The group looked outside of the right of way for transportation and discussed how we address the use of that value. The group invited

Chris Lineberger, developer, who talked to the Blue Ribbon Commission about economic and financing techniques and potential tools. Mr. Halligan said he will send out the link to the Commission with the preliminary report on these topics. He said we need to see the connection of the Blue Ribbon Commission and the Funding Workgroup.

Mr. Laria indicated that one of the challenges is to try to gather all of this material on a statewide basis and even nationally. He noted that a few meetings ago there was a presentation on Tax Increment Financing (TIF). He noted that this Thursday, there will be a TIF briefing to the Environmental Matters Committee at 1:00 p.m.

- **Concentrating Growth Workgroup**

Derick Berlage, Concentrating Growth Workgroup, indicated that the first meeting focused on four broad issues. These areas included revitalization, focusing on a good growth model. Other areas included issues concerning how do we encourage consumers living in concentrated growth; and how do we get concentrated growth. The next meeting of the group is scheduled for April 18<sup>th</sup>. It was suggested that the next meeting include an expert speaker, possibly someone from a rural community.

- **Indicators Workgroup**

Sandy Coyman, Indicators Workgroup Chair, indicated that Mr. Knaap and the National Center for Smart Growth will assist the Workgroup. The Workgroup came up with a set of indicators that had some relationship to smart growth. The next step is to have a technical group look at them and test them out, including looking at the data to see what kind of results they receive. The next step would be to try these indicators out on a few jurisdictions.

- **Education Workgroup**

Calvin Ball, Education Workgroup Chair, reported that the Workgroup will be meeting in the next few weeks.

- **Housing Workgroup**

Jon Laria indicated that the Administration requested the Commission to focus on the topic of “housing.” A State housing plan needs to be developed. Delegate Lafferty has agreed to be the Chair and Kelly Cartales will serve as the Vice Chair. Mr. Laria said this Workgroup should consist of a diverse group. He noted that this Workgroup is very close to getting started. Secretary Skinner said he is excited about the opportunities for his Department to work with this Workgroup. He would like to get moving quickly on this and get a broad range of individuals to serve on the Workgroup. Secretary Skinner said his office will be working with MDP, but his Department will take the lead on this particular Workgroup.

- **PlanMaryland Workgroup**

Gerrit Knaap, PlanMaryland Workgroup Chair, said this Workgroup has met twice so far. He invited anyone that is interested in joining this Workgroup. He said that MDP has made a lot of progress on this effort and has been working on this Plan for some time. Mr. Knaap said that MDP has made a good introduction to the Plan, and he looks forward to it moving along.

*PlanMaryland Briefing*

Rich Josephson followed with a PowerPoint presentation on PlanMaryland. Topics included – where we are; what is in it; why we need it; and how do we proceed.

Mr. Laria thanked Mr. Josephson and asked if the Commission will we see the draft PlanMaryland before April 6<sup>th</sup>. He also inquired as to what is the draft Plan? Mr. Josephson said yes and added that the document will be of considerable size, about 100 pages or so. It will include more detail on policies and recommendations. He said he expects it to be available on line prior to the first Forum. He said a limited number of copies will be printed and available at the Open Houses.

Mr. Bowen commented that he hasn't seen the Plan. He has concerns of some areas being left out (Priority Preservation Areas, Priority Funding Areas). He said there are regulatory implications as well. He is also concerned that criteria for PlanMaryland designations have not been vetted.

Mr. Ball asked for notification of the proposed Open Houses. He was particularly interested in the proposed Open House in Columbia.

Mr. Coyman asked about a map showing what is being recommended for development, agricultural and conservation areas. He felt it would be useful to have overlays comparing county comprehensive plans and their respective maps.

Mr. Josephson indicated that the maps can be found on line. He said both the Greenprint and Agprint are both there.

Mr. Laria encouraged everyone to look at what the Plan is going to accomplish and called attention to the Plan outline that was distributed.

Mr. Bowen felt the proposed timeframe was too short to debate and comment on the Plan. Mr. Bowen said this constitutes zoning without representation. It requires input from the elected public officials. Mr. Hall responded that there is no zoning to this plan.

Mr. Liebel suggested that some of the problems could be alleviated by putting a draft stamp on the document. The next step would be to emphasize the date for receiving comments.

Ms. Cartales questioned what is the process; is there enough time?

Mr. Josephson indicated that people will be encouraged to comment leading up to April 6<sup>th</sup> at the time of the first Open House and then beyond that date also.

Ms. Kenney said there has been a long process leading up to this Plan. She said the basic values are reflected in the 12 Visions. She said the Plan is a way to make concrete the comments that were received from around the State. She felt there needs to be discussion around criteria and mapping.

Mr. Girard asked how do we know when the Plan succeeds. He felt the Performance Measures and Indicators were interesting, but they included no numbers.

Mr. Hall responded that yes there are no benchmarks in the Plan now. He said we will know more once we receive more comments.

Mr. Laria added said these are good comments. He said some of the comments have already been made based on comments submitted to MDP. He said this Commission has value and can provide valuable advice to MDP on PlanMaryland.

Mr. Goshorn noted “Greenprint.” He said it was developed before PlanMaryland. He said it was designed to guide DNR with its planned acquisitions.

Mr. Boyd, MDP, said he intends to work with the State agencies to utilizing the Green, Growth and Ag Prints.

Mr. Knaap said the PFA Law has a definition of growth-related programs, but it doesn’t seem as though that level of detail will be a part of the Plan in the fall.

Mr. Coyman said we need to get a better idea as to what the relationship is between State versus local planning.

Ms. Kenney noted that one of MDE’s largest programs is the State Revolving Fund for water and sewer. She said it can only fund in the PFA. She said they have been ranking priorities when a project applies for funding. They hold public hearings to vet these criteria.

Mr. Hall stated that PlanMaryland does not change the authority that Maryland has now.

Mr. Coleman added that the PlanMaryland Open House for Columbia is scheduled at Long Reach High School on May 19<sup>th</sup>.

Mr. Josephson stressed the importance of comments on the MDP blog as public feedback.

### Public Comments

There were no Public Comments.

Mr. Laria said he looks forward to seeing everyone at the next meeting of the Commission on May 16<sup>th</sup> in Bel Air. Mr. Laria thanked everyone for their input and told the Workgroups to please continue with their pace.

The meeting adjourned at 3:45 p.m.