



Maryland Department of Planning

Sustainable _____ Attainable

July 26, 2013

John D. Miller, Burgess
Town of Middletown
Municipal Center
31 West Main St., Middletown, MD 21769

Dear Burgess Miller:

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

Thank you for sending the Department of Planning your letter (dated May 13, 2013). The letter indicates that the Burgess and Commissioners of the Town of Middletown adopted Frederick County's revised tier map (adopted February 26, 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 Middletown.

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 Middletown 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.

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 October 14, 2009 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

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

Richard Eberhart Hall, AICP, Secretary
Amanda Stakem Conn, Esq., Deputy Secretary

John D. Miller, Burgess

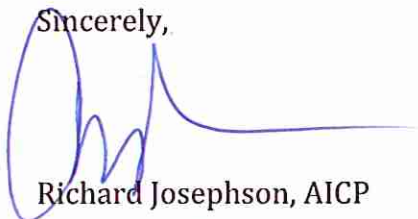
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compared to MDP's population projections for the Town. Focus on infill and redevelopment, infrastructure maintenance and upgrade, neighborhood and downtown revitalization, and historic preservation, will ensure that the Town can accommodate future population growth within its current municipal boundaries.

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

Sincerely,



Richard Josephson, AICP
Director of Planning Services

cc: Cynthia K. Unangst, Town Planner & Zoning Administrator, Town of Middletown
Eric E. Soter, Director, Frederick County Community Development Division
Bill Atkinson, Director, MDP Western Maryland Office
Jay Sakai, Director, Water Management Administration, MDE
Jason Dubow, Director, Environmental Planning Division, MDP