



Maryland Department of Planning

Sustainable _____ Attainable

April 8, 2013

Margo G. Bailey, Mayor
Town of Chestertown
118N Cross Street
Chestertown, MD 21620

Dear Mayor Bailey:

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 Chestertown Growth Tier Map (dated December 3, 2012) adopted by the Mayor and Council of Chestertown by Resolution 2012-05 on December 3, 2012. 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 Chestertown.

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 Chestertown 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 sewerred areas shall apply.

Kent County adopted its growth tier map on December 4, 2012. Based on MDP's review, we did not find any conflicts between the County designations of the Chestertown Municipal Growth Area and the Town's designations.

Finally, the Department noted in its review comments on the 2009 Comprehensive Plan Municipal Growth Element that based on the build-out estimate, excess capacity for all projected household growth by 2030 exists within the Town limits. The Department continues to encourage the Town to concentrate on infill and redevelopment to accommodate this projected growth prior to annexation of any identified growth areas.

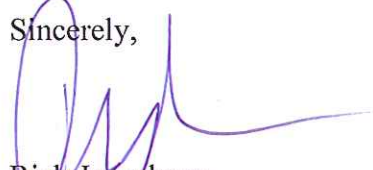
Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor

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: W.S. Ingersoll, Town Manager, Town of Chestertown
Amy G. Moredock, Director of Planning, Housing and Zoning, Kent County
David Dahlstrom, Upper Eastern Shore Regional Planner, MDP
Jay Sakai, Director, Water Management Administration, MDE
Jason Dubow, Director, Environmental Planning Division, MDP