



Maryland Department of Planning

Sustainable \_\_\_\_\_ Attainable

April 8, 2013

Perry A. Stutman, President  
Commissioners of Queenstown  
Town Office, 7013 Main St.  
Queenstown, MD 21658 – 0004

Dear Mr. Stutman:

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 Queenstown Growth Tier Map (dated December 7, 2012) adopted by the Commissioners of Queenstown by Resolution 12-104 on December 11, 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 Queenstown.

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 Queenstown 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.

To date, we have not received a tier map from Queen Anne's County. Should there be any conflicts between the Town's mapping and that of the County, the Act provides a process for resolution.

We note that LU §1-506 enables municipalities to adopt Tier I and Tier II, but does not provide municipalities the option to map Tier III or Tier IV. The *SB236 Implementation Guidance* (page 12) notes that the law is silent on certain geographic areas that do not fit into any Tier, and provides guidance on tier designation and annotation for such areas. MDP recommends that the Town amend the portion of the Town of Queenstown adopted tier map designated as Tier IV to Tier IIA, with an annotation to explain the unique nature of this portion of the tier map.

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

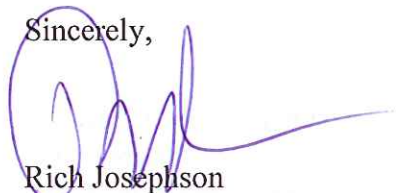
Richard Eberhart Hall, AICP, Secretary  
Matthew J. Power, Deputy Secretary

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Finally, the Department noted in its review comments on the 2008 Community Plan that sufficient 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 pursuing plans to annex additional land.

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

Sincerely,



Rich Josephson  
Director of Planning Services

cc: Amy Moore, Town Clerk, Town of Queenstown  
J. Steven Cohoon, Director, Queen Anne's County Planning and Zoning  
David Dahlstrom, Upper Eastern Shore Regional Planner, MDP  
Jay Sakai, Director, Water Management Administration, MDE  
Jason Dubow, Director, Environmental Planning Division, MDP