

Maryland Department of Planning

Sustainable Attainable

December 13, 2012

Mr. Garland Hayward, President  
Princess Anne Town Commissioners  
30489 Broad Street  
Princess Anne, Maryland 21853

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

Dear President Hayward,

Thank you for providing the Department of Planning with a copy of Resolution #2013-06 adopted by the Town of Princess Anne on November 5, 2012. This resolution establishes growth tiers under the Maryland Sustainable Growth and Agricultural Act of 2012 for the Town of Princess Anne 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 Princess Anne satisfies the criteria for designation of growth tiers under the Maryland Sustainable Growth and Agricultural 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.

Somerset 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 City'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.

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

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

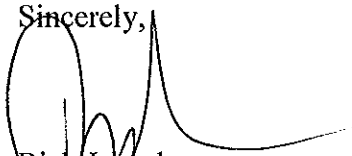
Mr. Garland Hayward, President  
December 13, 2012  
Page 2

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 September 11, 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 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.

We would like to recognize the Town for being among the first jurisdictions in the State to have adopted a Growth Tier map as called for under the Maryland Sustainable Growth and Agricultural Act of 2012.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Rich Josephson", with a long horizontal flourish extending to the right.

Rich Josephson  
Director of Planning Services

cc: Gary Pusey, Planning Director, Somerset County  
Tracey Gordy, Director, MDP LES Regional Office  
Jay Sakai, Director, Water Management Administration, MDE  
Jason Dubow, Director, Environmental Planning Division, MDP