

Comments on the Calvert County Comprehensive Plan, December 2018 Draft  
Additional Comments through March 10, 2019

NAME	GROUP/AGENCY	TOWN	DATE	# OF PAGES
Cynthia Peil		Dunkirk	2/26/2019	1
Charlene Kriemelmeyer		Dunkirk	2/27/2019	5
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Beth Meader			3/4/2019	1
Linda Wiley		North Beach	3/5/2019	1

**Harrod, Felicia R.**

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**From:** Cynthia Peil <bpeil@comcast.net>  
**Sent:** Tuesday, February 26, 2019 4:41 PM  
**To:** Planning and Zoning; Bill & Cindy  
**Subject:** Comments on Comprehensive Plan

Comprehensive Plan Update Comments:

Goals and Visions and Essential Policy to follow and place where appropriate in the master plan and related zoning documents etc.

1) In its move to renewable energy sources, county land use/zoning policy, etc. will PROHIBIT new or expanded fossil fuel infrastructure, so there will be no new or expanded gas pipelines, no compressor stations, no gas transfer and metering facilities, or any other facilities supporting the growth or expansion of fossil fuel use or export.

2) County policy will work to promote use of wind and solar on new county facilities and encourage use of wind and solar on rooftops in the county.

3) No private community wells or sewer projects allowed, unless provider puts funds into an escrow fund/security fund. The deposit should be twice the amount the county had to pay to fix the problems with the community sewer/ and community well with high arsenic levels at the subdivisions in the county where the developer installed project failed and the county had to pay to fix the problem

Cynthia Peil

3120 Hickory Ridge Road  
Dunkirk, MD 20754  
443-550-3305 (Home)

Charlene Kriemelmeyer  
Dunkirk, MD

Steven R. Weems  
Calvert County Board of County Commissioner  
% commiss@calvertcountymd.gov  
BOCC  
Calvert County Court House  
175 Main St.  
Prince Frederick, MD 20678

February 27, 2019

Dear Commissioner Weems,

Congratulations on your reelection. I guess wearing your green t-shirt when I went out worked.

My husband Joseph and I attended and I gave the below testimony (*Part 1*) at the "Planning Commission Public Hearing regarding the Approval of the Calvert County Comprehensive Plan, December 2018, Planning Commission's Recommended Plan." Throughout this long process the citizens have spoken and written and emailed their concerns with very limited results. Other than returning Dunkirk to a Minor Town Center and adjusting the boundary of Huntingtown, out of the thousands of comments submitted, only 6 were incorporated into the CP. Those six were from representatives of the Developer/Businesses Community. Around 170 citizens attended with 38 speakers. 33 speakers requested yet again that the PC listen to their requests and not adopt the draft as is. When the audience was asked if they agreed, there was a sea of hands. The PC voted 3-2 to keep the record open to allow time to read the State agency comments, to accept the public's additional comments, and hopefully to give them time to review and reconsider past citizen comments. The missing PC member would have tied the vote. It is unsure how PC Chair Greg Kernan would have voted to break a tie. Given the structure of the PC and their past history I am not hopeful.

It may be the Commission's recommended plan but it is not the Comprehensive Plan the Citizens of Calvert County have been asking for over the past few years.

Our new BOCC, is more receptive to citizen letters than the previous, will then review the PC's Final Comprehensive Plan, make any changes they like and hold their own public hearing. You are our citizens' last hope.

***Part 1***

***My Statement Presented at the Planning Commission Special Meeting February 26, 2019***

I carefully went over the entire December 2018 Comprehensive Plan Draft (CP12/18), looking at the marked-up version of the May Comprehensive Plan showing changes made. With each page I became more and more disappointed. I have read the many, many thoughtful, intelligent comments by the citizens of this county, both sent in to the Planning Commission and made at the many meetings that citizens were invited to attend throughout this process of rewriting the County Comprehensive Plan. My husband and I went to the meetings from the very beginning where citizens were requested to give their input. Yet so little of what the citizens have asked for has been implemented. This last draft, our last chance, has mostly just grammatical corrections. The very few changes made will not make much difference in preserving the balance Calvert County must maintain: the ability to grow (within the limits

of our public facilities) and yet preserve our resources, the excellence of our schools, our priceless rural ambience and heritage. Yes, that means the Comprehensive Plan must reinstate a cap on growth and benchmarks for quality of roads and water.

Our citizens made so many wonderful suggestions for each and every chapter. Please take the time to reread those suggestions, as they are still very applicable, and seriously give them consideration. Especially, I hope you read mine and my husband’s because we spent countless hours and days working on them.

The Final Comprehensive Plan does not need to be completed until the end of 2020. The Planning Commission has time to step back and think about all of the repercussions of rushing through the plan as it is now written.

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**Part 2**

**Submitted as Email February 24, 2019**

Calvert County Planning Commission  
CALVERT 2040 COMMENTS for Comprehensive Plan December 2018 Draft  
Planning Commission Meeting February 26, 2019  
Calvert County Dept. of Planning & Zoning  
175 Main Street  
Prince Frederick, MD 20678  
[pz@calvertcountymd.gov](mailto:pz@calvertcountymd.gov)

February 24, 2019

THANK YOU for listening to the citizens of Dunkirk and keeping it a Minor Town Center. Unfortunately when I look throughout CP12/18, although Dunkirk is now called a Minor Town Center it is still treated as a Major Town Center. The change appears to be a change in name only. Policies, statements, maps and charts still treat Dunkirk as a Major Town center, often just substituting the word Minor for Major or moving a paragraph word from the Major Town Center section to the Minor Town Center section but keeping the rest of the of the section intact.

The following description of Dunkirk was moved from the Major Town Center Section to the Minor Town Center Section. But, no other changes were made.

*Pg. 3-21 Dunkirk is the gateway to Calvert County from the Washington, DC metropolitan area, is bisected by MD 4, and is the only Major Town Center served by private community sewer systems. These characteristics require a unique set of land use policies specific to this area of approximately 200 acres at the northern end of the county. The Town Center is dominated by commercial uses oriented to MD 4. Surrounding the Town Center are large areas of single-family homes served by individual, private, septic systems.*

**It still looks like the “unique set of land use policies” in CP12/18 contrive to get that accelerated growth, High density by ramming water and sewer down Dunkirk’s throat one way or the other.**

*Page 3-12 Table 3-5 “Calvert County New Household Capacity by Generalized Zoning District Scenario 6 - NHC Full TDR with Septic Law and Full Constraints” simply took Dunkirk’s calculated 100 households calculated with the parameters allowed for high density housing for a MAJOR Town center and transferred the full 100 households to the Minor Town Center line, basically transferring the denser*

growth and zoning. The “revised” Table 3-5 “with full TDR and septic laws, full constrains,” “ The Minor Town Centers could now support 500 new households” (by adding Dunkirk’s s STILL HIGH DENSITY COMPUTED 100)

Pg. 3-12 “...Comparing the projected growth with the projected capacity in the county shows that while the county’s policies indicate a preference for new development to locate within Town Centers, there is greater capacity to absorb new growth in the areas outside the Town Centers.”

**There is the septic capacity, but we do not have infrastructure, clean water, traffic, evacuation routes and schools, which would be overloaded.**

**That UN-RECALCULATED move of Dunkirk capacity is also a shout out to developers saying, “DUNKIRK IS STILL OPEN TO HIGH DENSITY DEVELOPMENT;” and does not take into account the citizens’ strong desire to never become overdeveloped like Waldorf, Bowie nor Crofton.**

Are developers near the Minor Town Centers, especially Dunkirk, given loopholes to grow into de facto Major Town Centers in CP12/18 ?\_It appears so.



**Figure 3-1 Growth Tier Map Pg. 3-7 NOTE THE SHAPE OF DUNKIRK TOWN CENTER IN ORANGE. The Maps listed in CP12/18 (Figures. 1-2, 3-1, 3-3, 4-1, 4-2, 7-2, 7-5, 9-1) have changed the boundary of Dunkirk Town Center to include the entire Red Tier I area.**

**Orange = Tier I: Areas already served by public sewerage systems and mapped as a locally designated growth area or is in a municipality that is a Priority Funding Area served by public sewerage systems. ( which includes funding for sewer and water construction, economic development**

**assistance and state leases or construction of new office facilities ) In Tier I, a residential subdivision plat may not be approved unless all lots are to be served by public sewer. Red= Tier II: Areas proposed to be served by public sewerage systems or mapped as locally designated growth areas.**

We have been told that Minor Town Centers do not have the one mile radius high density Residential Areas around them. Yet throughout CP12/18, this manipulation of the maps still show Dunkirk surrounded by one, now annexing the Tier II acreage. The Comprehensive Plan should not be setting down boundaries not changing them. Since zoning ordinance regulations must follow what is set forth in the Comprehensive plan this is a huge problem.

If Dunkirk is truly to be treated as a Minor Town Center, Pages 3-6 and 3-7 Figure 3-1 The “2017 Growth Tier Map” should indicate that Dunkirk is no longer a Major Town Center and the red Tier II Residential Area should be removed around Dunkirk on that map plus all of the others within CP12/18. Furthermore Dunkirk’s surrounding land Growth Tier designation as a Tier II should be revised to the status as other Minor Town Centers.

Page 3-24 This updated Comprehensive Plan retains the policy of permitting a higher residential density with the use of TDRs within a one-mile radius of a defined central point for the Minor Town Centers of Dunkirk, Owings, Huntingtown, and St. Leonard. The policy will be reviewed during the update of the zoning ordinance regulations.

**As I read yet again through CP21/18 this section** continues to be more than just troublesome as it sounds like it could devolve into a full fledged high density Residential Area. Although it is good to see that this policy will be reviewed where it belongs: in zoning, it never should be here in CP12/18.

Allowing builder supplied sewer and water and TDRs plus maintaining the Tier II status surrounding Dunkirk has the potential to increase the density of this area into a high density Residential Area without calling it one! The citizens have been and will continue to be opposed to this and would be quite upset.

I mentioned at an earlier date, Town Center Master Plans and Town Architectural Committees (Minor and Major) should be given authority over this 1 mile radius, for any building which will be used for commercial, retail, industrial, multi-family units (over 2); institutional, service, medical, nursing homes, assisted living facilities, etc.

Public access and information about what is being considered by zoning is often quite esoteric, incomplete or late to public scrutiny. Since neither Minor Town Architectural Review Committee (ARC) nor the citizens, as CP12/18 is now written, have oversight nor a means of warning, there is the potential for misuse and unrestricted growth. The public needs a means of being allowed to have some input about this sort of growth in its infancy.

SUGGESTION: The ARCs only have control within the exact town center boundary. The people who actually live and work here are the ones who should have a say in how we are going to develop. Extend the jurisdiction of the ARCs to include the mile radius around each Town Center (Major and Minor) and give us a say in how we are going to develop. The people and businesses who are in the post office ZIP Code should be notified whenever there is a permit application, with detailed descriptions of all proposed buildings which will be used for commercial, retail, industrial, multi-family units (over 2); institutional, service, medical, nursing homes, assisted living facilities, etc., being built within the Dunkirk area so that we can be alerted. The same goes for any Town in the county.

Page 8-14 writes, "*Dunkirk has the potential to be one of the county's **major employment centers** ... Dunkirk currently serves as a retail and service center, and additional commercial growth is possible.*" This goes against the whole concept behind the fight we just had to change from a Major back to a Minor Town, we are not large enough and don't want it. The Town Center is pretty much already built out, so where will this new commercial growth be allowed, perhaps in Tier II? No thank you.

Now add the two following items to this double-talk about the status of Dunkirk.

Page 3-21 Development in the Minor Town Centers is guided by individual master plans. These adopted plans should be updated to reflect the policies of this Comprehensive Plan.

Page 3-22 The Dunkirk Town Center master plan should be updated to reflect current demographic, land use, and market conditions as well as the policies of this Comprehensive Plan.

Why is it that the other **Minor** Town Centers do not mention updating their Master Plans to "*reflect current demographic, land use, and market conditions*"? **This is because the description of Dunkirk is still the one of a MAJOR Town Center as it was moved word for word to the Minor Town Center section. The description needs to be rewritten, as this a loophole capable of pushing Dunkirk back into Major Town Center status.**

Requiring that the Dunkirk, (and all Towns') Master Plan "*should be updated to reflect the policies of this Comprehensive Plan*" is just wrong as this strips the citizen's proclaimed power away. The people who actually live here are the ones who should have a say in how we are going to develop, how we will grow and what we want our town to look like through our Dunkirk Master Plan, which is serving us quite well. We are quite happy with things as they are.

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The policies in CP 12/18 are still based upon statistics, and assumptions which were compiled using the assumption that the existing cap in growth would remain. Ignoring that fact is a recipe for future failure of our resources. With no growth cap, and no longer linking growth to a strong Adequate Public Facilities Ordinance and allowing each builder's project to go ahead and begin after six years even though there are still not Adequate Public Facilities just means builders will automatically include that time lag into projections, allowing our roads, schools, aquifers, etc., to become overtaxed to the point of no return.

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*Pg 5-2 "The greenest building is the one that is already built" is a phrase that captures the relationship between our heritage resources and sustainability. This Plan promotes the preservation of historic buildings and supports the application of best practices in preserving them and adapting them for new uses. This Plan promotes the conservation of places and archaeological sites that signify and define Calvert County."*

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**Page 7-9 RE: Chesapeake Bay Crossing Study, CP18 must strongly state that we do not have the roads, nor does our peninsula's geography have the capacity to support building the feeder roads for a Chesapeake Bay Bridge Crossing. Our population does not want the urbanization, pollution and traffic woes that such an endeavor would bring.**

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*Pg. 5-5 Objective 1: Promote the documentation **and protection of** Calvert County's heritage. **5.1.1.5 Adopt an archaeological site protection ordinance that is applicable county-wide. [P&Z, PC, BOCC]***

5.1.1.5 is of highest priority. If a project that will negatively affect an archaeological site is proposed on a property in Prince Frederick, St. Leonard, or Solomons, then the county government has the authority to require an archaeological survey, **I was shocked to learn that with our rich history, in most areas of the county archaeology and historic architectural documentation can only be recommended in the rest of the county.**

Thank you,  
Charlene Tobey Kriemelmeyer & Joseph Kriemelmeyer, Jr.  
Dunkirk

**Harrod, Felicia R.**

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**From:** Kathy Delio <keepcalvertcountry@gmail.com>  
**Sent:** Sunday, March 03, 2019 5:05 PM  
**To:** Planning and Zoning  
**Subject:** Citizen Comments Re: Comprehensive Plan

From: Kathy Delio  
jkdelio@verizon.net  
Huntingtown

As a twenty-five year resident of Calvert County I urge the Planning Commission and the Board of County Commissioners to insure that our county grows responsibly and sustainably. My main concerns are in line with those of Keep Calvert Country.

That the county:

\*grow no more than its highways can reasonably accommodate (a level of service "D" or better).

\*grow no more than its aquifer capacity can sustain to serve the population with safe, potable water, and

\*grow no faster than its schools can accommodate, in terms of classroom size and total school capacity in each school district, to avoid harming the ability of our students to learn.

I strongly urge the Planning Commission and the BOCC to listen to the citizens who voiced their strong objections to the current plan at the February 26th meeting. I want limits in place so that growth is linked to the adequacy of our roads, schools, our environment and public safety. In addition, I want our elected officials and county staff to preserve the country character and beauty of our beloved county.

Kathy Delio  
3550 Windsor Lane  
Huntingtown, MD 20639

**Harrod, Felicia R.**

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**From:** BETH MEADER <bemeader@comcast.net>  
**Sent:** Monday, March 04, 2019 12:05 PM  
**To:** Planning and Zoning  
**Subject:** Comprehensive Plan

To the Calvert County Planning Commission

I have been a resident of Calvert County since 1985. I am all for development of the designated town centers and leaving the rest of the area rural or farmland. However, planning for further development of the town centers should be completed after proper planning of traffic patterns and roads.

The new shopping center in Dunkirk is wonderful. I love the Marshall's and the many other eating places in the center. But there has obviously been no thought to the roads. Getting out of Safeway and WaWa has always been a nightmare. Getting out of the new shopping center is much worse and so very dangerous. I am surprised that more accidents have not happened during rush hour. If you have not experienced this, come up to the Harris Teeter at 5pm and try to get back out onto Ward Road safely. There is traffic from the new center, traffic from the bank, traffic from WalMart, commuter buses, and traffic from further down Ward Road all trying to merge for the light at the same time.

To continue the development of Dunkirk or Huntingtown or Prince Frederick without planning for traffic flow is folly. The members of the Commission must look beyond the present into the future of our traffic planning. Side access/exit lanes? An overpass for those on Rt 4 who just want to go through? A traffic circle on Ward Rd?

Please do not approve the new plan before you rethink our roads. We need better infrastructure; infrastructure that makes sense for the growing town centers.

Thank you,

Beth Meader  
410-610-5320

**Harrod, Felicia R.**

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**From:** Carlisle and Linda Wiley <wiley2001@live.com>  
**Sent:** Tuesday, March 05, 2019 5:34 PM  
**To:** Planning and Zoning  
**Subject:** Comprehensive Plan

Ladies and Gentlemen,

As a resident of Calvert County I wish to state my interest in commenting about the Comprehensive Plan.

Simply put; maintain the forested areas and open farm lands. Do not allow solar companies to purchase open area. Solar is wonderful but must only go on rooftops or be located in areas that would not be affected environmentally.

Do everything to decrease run off into our streams and rivers and drinking water which I believe already are showing arsenic levels.

Put an immediate cap on construction projects. The last thing we want is to become one big suburb. Constant building creates a huge loss of trees and creates the way for increase run off from more roads, etc.

Please take the above in consideration.

Linda Wiley  
PO Box 276  
North Beach, MD 20714

Sent from [Mail](#) for Windows 10