

PC Guidance to the 2022 Comprehensive Plan

Our 2022 Comprehensive Plan (CP) is based on the 2009 Master Plan (MP). We are posting the current final and formatted version. To get an idea of what has changed the most go to Section 16) Implementation. In this section all the recommendations in the CP have been compiled in a single list. This is a good overview of what is in the CP and you can look back into the body of the document for details when something catches your interest.

The 2009 Master Plan has 10 Sections and a total of 66 pages. The Current Draft CP has 16 sections and 172 pages. This would not have been possible without a great deal of work on the part of the Planning Commission in collaboration with the Historic Preservation Commission and the many Town Committees and workgroups who worked to assemble the current draft.

The Planning Commission started with the 2009 MP in August of 2018 slowly working through rewriting outdated sections relating to the Maryland Land Use Code which we were particularly interested in. Two significant sections are Section 8) Commercial Corner and the new Section 12) Housing. Both of these reflect the “Vision” of the State of Maryland to increase affordable housing opportunities and diversity of housing occupants. These are reflected in recommendations for a possible residential component at the Commercial Corner and the change to allow accessory dwelling units (ADUs) in the residential zones. Over time many sections were substantially rewritten by other town volunteers. Forestry and Beautification Committee and the Woods Committee, for example, rewrote much of Sections 5 and 6 which cover the history and protection/management of the Residential and East/West Woods canopies. The Historic Preservation Commission (HPC) formatted and added historic material from the National Register Nomination to most of the existing 10 sections of the 2009 plan. HPC also rewrote most of Section 9 (Preservation and Development Strategies). Two completely new sections were added #11) Emergency Preparedness and Hazard Mitigation by the Emergency Preparedness and Safety Committee and #13) Sustainability by the Sustainability Group. Contributors have been acknowledged in the introductory pages of this plan.

On June 23, 2021 we submitted the Plan to the Maryland Department of Planning (MDP) for the required 60-day review period expecting to have a public hearing in

late August. However, the editorial comments returned to us by MDP required a serious rewrite of the plan to add elements required by Maryland law which had changed since the 2009 plan. The resulting Draft 2022 Comprehensive Plan will be presented at the Public Hearing on February 16. Hope to see you there!

The 2022 Planning Commission: Peter Nagrod, Chair. Georgette Cole, Jon Cohen, Christine Dibble, Robert Johnson (Alternate), and Deborah Mehlferber.