

**ADVISORY COMMITTEE MEETING
EASTERN SHORE LAND CONSERVANCY
NOVEMBER 26, 2007**

The meeting began at 5:33 p.m. In attendance was Morgan Ellis of Eastern Shore Land Conservancy, Mayor Margo G. Bailey, Advisory Committee members Bill Susen, Jim Gatto, Beverly Birkmire, Melanie Culp, Elizabeth Watson, Brent Walls and W.S. Ingersoll, Jennifer Stead, Stenographer, and guests.

Ms. Ellis distributed handouts from the Charrette, such as fact questions and an updated FAQ's statement. She said there were also copies of the article from the Baltimore Sun.

Ms. Ellis stated that her perspective of the Charrette was that the progression from Monday through Friday worked well. She said that she thought the consultant captured the ideas and the final presentation was good. Ms. Ellis stated that the smaller meetings throughout the week also went well and generated a lot of discussion on how to accommodate a larger population.

Ms. Ellis stated that throughout the week there were 50-70 people at a time at the different meetings. She said that the closing presentation had approximately 100 people in attendance.

Ms. Ellis stated that at this point the ESLC was trying to coordinate a process for an approved plan. She said that the plan should arrive from TPUDC mid-December and they were waiting for the market analysis.

Ms. Ellis stated that Mark Gradacek and Rick Hall from Maryland Department of Planning were present for a portion of the Charrette.

Ms. Ellis asked for feedback from the Advisory Committee as to their opinion of the Charrette and the process as a whole.

Mr. Walls stated that he thought the public liked the Charrette more towards the end of the process. He said that he thought there were many skeptics in the beginning that seemed to be satisfied at the end.

Mr. Gatto stated that he liked that the development took place from the perspective of the town and people versus a developer. He said that the community defined what was important to them.

Mr. Gatto stated that if this plan was sold the developer should have to meet what was planned or come up with an alternative that was equally good. He said that the County and Town had to come to an agreement to ensure that would happen.

Mr. Gatto stated that if this area was developed he would like to see funds from the sale of each house to buy a greenbelt to see that a greenbelt was completed as that was an

integral part of the plan.

Ms. Owings stated that there was three-quarters of a greenbelt in place already in conservation easements around Town. She said that this plan showed a good part of Morgan Creek in a greenbelt.

Mr. Gatto stated that he would like to see a tree-belt as well to help with habitats.

Ms. Ellis stated that the number one issue discussed was the traffic problems in Town.

Ms. Watson stated that since the Comprehensive Plan for Chestertown was just recently updated and this seemed to be the beginning of an Area Plan where policies could be put in place. She said that this would be a good opportunity to get specific about what the Town wanted for the area.

Mr. Ingersoll stated that it should be that all annexations must have a sub-area plan before they were filed with the Town.

Mr. Gatto stated that where the shopping centers are located should remain the commercial district and any added commercial should be in that area only.

Mr. Ingersoll stated that in this case a northeast annexation/sub-area plan should be approved by the Town and County. Mr. Ingersoll stated that it was up to them to put all the pieces in the right places and that was where a sub-area plan would tie all the roads and zones together.

Mayor Bailey stated that those positions which are now volunteer would at some point have to become paid positions.

Ms. Ellis stated that the ESLC would issue an action alert when the plan and the economic study were received and said that she would issue copies to the Advisory Committee members.

Ms. Birkmire stated that she wanted to comment on the uniqueness of this project. She said that she had a sense that not everyone was on the same page and had the same understanding of how the Charrette came about and who played what role in the process. She suggested addressing the public periodically as to what was happening now that the actual Charrette portion was complete.

Ms. Watson asked if there were any plans for another public meeting. Ms. Ellis stated that she was trying to formulate how to move forward, but once there was a more concrete formula in place a public hearing might be a good idea.

Ms. Ellis stated that this was a complicated process for the planners, especially the market analysis portion, because they did not have a set number of dwelling units that they had to meet.

Ms. Watson stated that the planners might have some ideas on techniques for zoning.

Ms. Watson stated that the project should be nominated for an APA Award or ASOA Award.

Ms. Ellis stated that she would schedule a meeting to discuss TPUDC's findings. Mr. Gatto suggested that the Kent County Planning Commission and Kent County Planning Commission meet to discuss the plan when it becomes available.

The meeting closed at 6:30 p.m.

Submitted by:

Jennifer Stead
Stenographer