

Transportation and Circulation

The Chesapeake College/ Wye Area is a place where/that.....

1. [transportation facilities] will be appropriate to support proposed development.
2. a variety of transportation options- public, private and personal- by road, rail and trail are available, convenient and actively maintained.
3. in keeping with the charge of the CAC, investment in transportation system infrastructure has been made and an effective transportation system is established PRIOR to further development.
4. offers ample sidewalk/bike path/walking surfaces, also designed to encourage automotive traffic good entrance and exit from Route 50 and not increase traffic through the village of Wye Mills.*
5. safe, sane, and sensible traffic solutions are of utmost importance.
6. infrastructure (overpass) will be improved to at least meet current safety and transportation needs. Present traffic flow is improved to avoid backups and restrictions of residents.
7. development of new businesses occurs only when an overpass is constructed over Route 50 and the State Highway Administration develops new traffic patterns to avoid speeding and “short-cut” traffic through the Wye Mills Village Center, which endangers residents, cyclists, animals and other drivers.**
8. has transportation and circulation patterns to enhance traffic flow; ...

Regional Impact

The Chesapeake College/ Wye Area is a place where/that.....

1. will improve the income and services for the current and future generations of this area.
2. the footprint of the regional impacts will be minimized through interactive communication, cooperation and planning by developers, planners and residents of the affected regions.
3. professional and educational employment opportunities exist.*
4. compatible and complimentary development that enhances the rural flavor of the area.
5. any change in the Village of Wye Mills area will represent efficient use of limited natural resources, will not contribute to “sprawl”, and will preserve and enhance the quality of life for the people of the Mid-Shore.**

Historical Character

The Chesapeake College/ Wye Area is a place where/that.....

1. will be maintained through architectural design, preservation of green spaces and density limitations on development.
2. the historical character of the bi-county region, including identified and unidentified physical and cultural features, deserves protection as a defining priority in any planning process.
3. the historic village area and educational and employment area architecture compliment one another.*
4. promotes the historical aspects, for if you don't know the past, you cannot plan the future.
5. any new buildings in the village are compatible with existing buildings. The historical nature of the area is preserved.
6. any change in the Village of Wye Mills area will represent efficient use of limited natural resources, will not contribute to “sprawl”, and will preserve and enhance the quality of life for the people of the Mid-Shore.**
7. the two counties of Talbot and Queen Anne's must first come together and incorporate both sides of Wye Mills; then decide how to preserve the natural and historic environment of the community.***
8. there is a concerted effort to use the visual, aesthetic, and historical character of the neighborhood in all new development plans, while protecting the natural environment. ****

Quality of Life

The Chesapeake College/ Wye Area is a place where/that.....

1. will improve the income and services for the current and future generations of this area.
2. regional changes are balanced so as not to place undue financial and physical burdens on existing communities and services.
3. in keeping with the Charge of the CAC, the quality of life presently enjoyed by the citizens of the area has not been compromised in order to benefit other interests.
4. the existing residents of Scottown and Wye Mills are not placed in financially crippling positions by being required to pay large water/sewer hook-up fees or increased property tax if they are living on fixed incomes or can present documentation of financial hardship.
*
5. guards and enhances the bucolic aspect of the area, because bigger is not always better.
6. value lies within its beauty, historical heritage and rural nature. These will be lessened with increased development.
7. the Village of Wye Mills remains a small, peaceful rural community surrounded by farms, water and woodlands and such changes that occur enhance the quality of life for the residents of the community, not diminish it.**
8. improves the quality of life in the area. ****

Citizens Advisory Committee
Wye Mills Area Community Plan
June 2, 2008
6:30 pm – 8:30 pm

CAC Charge: We, the Citizens Advisory Committee, will seek to create a community plan for an area surrounding Chesapeake College and the village of Wye Mills that serves to protect the rural agriculture and landscapes, as well as the natural and historic resources, and to enhance educational, research, and employment opportunities for residents of Queen Anne's County.

Meeting Goals: To continue to develop an effective CAC work group

To finish creating a vision for the Wye Mills Area Community Plan

AGENDA

6:30 pm	WelcomeMary Kerr and Robert McCormick, Chairs of CAC
	Overview of SessionJo Anne Ellison, Facilitator
	Follow-Up from April Meeting Helen Spinelli, Chief Community and Environmental Planning
	Creating Our VisionJo Anne Ellison, Facilitator CAC members
	Comments, Summary & Next Steps Mary Kerr and Robert McCormick
8:30 pm	Closure

Citizens Advisory Committee
Wye Mills Area Community Plan

Overview and Results of the June 2, 2008 Visioning Process

During the June 2, 2008 CAC meeting the Committee members worked on completing a vision statement by building on their work from April 17, 2008. The first five (out of eight) topic areas had been discussed at the April meeting, and the group had come to consensus on the best vision statement for those topics or further narrowed down the options for each of the five topics.

In April, the topics of land use, and employment and economic activity were finalized, while natural environment, visual and aesthetic, and transportation and circulation were discussed, but not finalized. The remaining three topics (historical character, quality of life, and regional impact) were not discussed due to time constraints.

Attached are the results of the June 2 meeting. Through discussion and consensus, CAC members worked to finalize visions for the topic areas. Only seven of the eight original topic areas are listed; CAC members agreed to not include a vision statement about regional impact.

Vision for the Wye Mills Community Area

During the June 2, 2008 meeting of the Citizens Advisory Committee for the Wye Mills Area Community Plan a vision was finalized as follows:

The Wye Mills Community Area is a place where/that.....

Natural Environment

- the natural environment is actively respected, preserved, and protected from destruction, pollution, diminishment or degradation.

Employment and Economic Activity

- will improve the income and services for the current and future generations of this area.

Land Use Type

- the agricultural and historic landmarks of Wye Mills Area are preserved, and land use is a combination between agriculture, education, business and residential where each use actively respects, supports and protects the natural environment.

Visual and Aesthetic Character

- the rural character of the area is maintained through compatible architecture scale and viewsapes design, preservation of green spaces and density limitations.

Transportation and Circulation

- safe, efficient, and comprehensive transportation and circulation infrastructure and regulations are in place to meet the needs of residents, businesses and other activities.

Historical Character

- the historical landmarks and buildings of Wye Mills Area are preserved, protected, and enhanced.

Quality of Life

- remains a small, peaceful rural community surrounded by farms, water and woodlands and any such changes that occur enhance the quality of life for the residents.

Citizens Advisory Committee
Wye Mills Area Community Plan
June 26, 2008
6:30 pm – 8:30 pm

CAC Charge: We, the Citizens Advisory Committee, will seek to create a community plan for an area surrounding Chesapeake College and the village of Wye Mills that serves to protect the rural agriculture and landscapes, as well as the natural and historic resources, and to enhance educational, research, and employment opportunities for residents of Queen Anne's County.

Meeting Goals: To continue to develop an effective CAC work group
To learn more about the economic picture for the Wye Mills Area
To determine the planning area for the Wye Mills Area Community Plan

AGENDA

6:30 pm	WelcomeMary Kerr and Robert McCormick, Chairs of CAC
	Overview of SessionJo Anne Ellison, Facilitator
	Review of June 2 Visioning ResultsJo Anne Ellison
	Economic PictureBen Sussman, ERM
	Determining the Planning AreaBen Sussman
	Comments, Summary & Next Steps Mary Kerr and Robert McCormick
8:30 pm	Closure

Citizens Advisory Committee
Wye Mills Area Community Plan
June 26, 2008

Planning Area Exercise

Goal:

To delineate the Planning Area within which the Community Plan's policies and recommendations will apply.

Definitions

Study Area: As its name implies, the Study Area is, the broad geographic area that is taken into consideration when gathering data and background information for a plan. The Study Area should extend beyond the Planning Area (see below), but should be somewhat constrained so that background information is directly applicable to the focus of the plan itself. Data and information from outside of the Study Area—such as regional economic trends or the County's overall land use framework—can certainly be included in the Community Plan, but the Study Area is the area to which we should devote most of our attention.

An example of a Study Area might be a buffer (say, one or two miles) around a certain point or property.

Planning Area: The Planning Area is the narrowly defined geographic area within which the Community Plan's policies and recommendations will apply. The Planning Area will be the boundary that appears on the Community Plan's maps, and will help to define areas within which new development could be subject to specific land use, aesthetic, and environmental requirements. Planning Areas frequently follow property boundaries or other easily defined and regulated boundaries. The shape of the Planning Area boundary need not be regular (i.e., a square or circle), but there needs to be a rational basis for including properties in the Planning Area.

The most familiar example of a Planning Area is the corporate boundary of a municipality. Another example might be all properties within a defined distance (again, say one mile) of a central property such as Chesapeake College.

Future Land Use: The general definition of the type of land use (residential, commercial, etc.) that is permitted in a given part of the Planning Area. Much like the Vision Statements crafted by the CAC, Future Land Use categories describe the desired future condition of land. This includes a general description of the types of land uses, the aesthetic character of land uses, and the ways in which the land use supports the Plan's overall environmental and other goals. It is not necessary or desirable for the Future Land Use categories to list each specific permitted or prohibited use, or is it desirable to include details such as setbacks, building heights, or similar features.

Future Land Use definitions are the *necessary prerequisite* for zoning, and are a critical aspect of the Community Plan.

Zoning: The County regulations that express the general intent of the Community Plan (specifically, its Future Land Use categories) through specific definitions of land uses, development densities, the relationship of development to the parcel, and other details that are permitted and prohibited. Zoning is derived from the Future Land Use definitions, and links the Community Plan to actual development.

Possible Economic Development Ideas

During the June 26, 2008 CAC meeting, group members suggested possible types of economic development for the Wye Mills area. Each person was asked to make two suggestions. An asterisk following an idea indicates that more than one person agreed with the idea.

If economic development came to the Wye Mills Area.....

1. Software company *
2. High Tech *
3. College provides Ag education *
4. On- campus- expand to a 4 year college *
5. Development that is environmentally friendly *
6. Expansion of college (including ideas above) *
7. Corporate offices *
8. Be flexible *
9. Healthcare- tie to college *
10. Ag issues/research *
11. Business incubator *
12. Possible to combine some of the above such as Ag and high tech

Citizens Advisory Committee
Wye Mills Area Community Plan
August 28, 2008

Zoning for Business and Technology Parks

Jurisdictions Reviewed

Maryland: Baltimore, Montgomery, Prince George's Counties
Delaware: Kent County
Virginia: Loudoun, Fairfax Counties

Summary

The zoning districts researched for this exercise did not have uniform requirements with regard to density, bulk, height, and other factors. However, most such factors fell within a comparable range. The regulations below represent the average or typical limits for this sample of zoning districts.

Minimum land area: 20-25 Acres per zoning district (individual parcels can be smaller).

Maximum Floor Area Ratio (FAR):

Maximum Height: 50-100 feet (varies depending on surrounding uses)

Maximum Lot Coverage: 25-50%

Minimum Open Space Provision: 25-30%

Performance Standards are typically included

These standards describe maximum thresholds for a variety of public nuisances, such as noise, vibration, air pollution, odors, stormwater management and sediment control.

Montgomery County, MD

Industrial Zones.

The following are the industrial zones and their identifying symbols:

- I-3-Technology and business park
- R&D-Research and development
- LSC-Life Sciences Center

Special regulations, I-3 Zone.

Purpose

The purpose of the I-3 zone is to provide a medium-density, industrial zone for **park-like development of high-technology industries, research and development facilities, corporate and business offices,** and uses that have similar locational, site development, and use requirements. The I-3 zone is intended to be at locations within the county that can be served by transit. In order to ensure high quality industrial/employment development, the following objectives of the zone must be met:

- (a) provide a suitable operating environment for the range of uses allowed in the zone.
- (b) To maximize the attractiveness of and to enhance the visual appearance of the zone through:
 - (1) Preservation of significant natural features.
 - (2) Provision of green space throughout a project as well as in required yard and setback areas.
 - (3) Orderly clustering of buildings arranged and designed to promote internal compatibility.
- (c) To reduce traffic congestion by encouraging the clustering of buildings near internal streets, the provision of service commercial uses, and the development of pedestrian networks to reduce dependence on single-occupant automobiles and to better accommodate bus service, carpooling, and vanpooling within a project in the zone.
- (d) To protect I-3 zoned areas from the encroachment of incompatible employment uses, and to prevent industries within the I-3 zone from adversely affecting surrounding non-industrial uses by increased setback and landscaping requirements.

The fact that an application complies with all specific requirements and purposes set forth herein shall not be deemed to create a presumption that the application is, in fact, compatible with surrounding land uses and, in itself, shall not be sufficient to require the granting of any application.

Area and Locational Requirements.

- (a) No land may be classified in the I-3 zone unless it contains an area of at least **20 acres**
- (b) Within the I-3 zone, each lot [e.g., part of a larger subdivision] must contain an area of at least 2 acres.
- (c) Land in the I-3 zone must be located adjacent to and readily accessible from an existing or planned major highway or arterial road with a pavement width of at least 4 lanes.

Special Trip Reduction Guidelines.

It is the intent of the special trip reduction guidelines to achieve as a goal a reduction in auto trips for I-3 projects of 10 percent below the peak hour trip generation rates adopted by the Planning Board for the administration of the Adequate Public Facilities Ordinance. To help achieve the trip reduction goal, design measures should be incorporated in the project to meet trip reduction objectives established in this section, as well as non-design measures for the purpose of reducing dependence on single-occupant automobiles.

Design Guidelines:

- (1) Buildings clustered near internal streets to minimize walking distances and to promote an attractive, active and safe pedestrian-oriented streetscape within a project, to accommodate bus service, carpooling, and vanpooling within a project.
- (2) An uninterrupted pedestrian circulation system linking the various uses within a project. The pedestrian system should provide convenient connections to transit service and employee convenience services, to reduce dependence on single-occupant automobiles and to promote an active streetscape.
- (3) Space on the first or ground floor of a building to on-site convenience services for employees of this and other nearby buildings to reduce the need for private vehicle trips for convenience shopping and meals during the day.

Non-design guidelines.

- (1) Trip reduction programs such as limiting off-street parking after consideration of market demand, flex time, the provision of or participation in Share-A-Ride programs, transit/vanpool fare discounts, bus shelters, emergency ride home programs, reserved carpool/vanpool spaces, or other acceptable measures that may be proposed
- (2) Development phased in accordance with public or private transit availability.

Environmental control provisions applicable in all of the industrial zones

Any use in an industrial zone must comply with all applicable Federal, State and County requirements and standards concerning noise, vibration, air pollution, odors, electromagnetic radiation, fire and explosion, stormwater management and sediment control, radioactive materials, glare and heat, non-radioactive liquid and solid waste, hazardous substances and wastes and bioresearch materials.

Any use in an industrial zone that is found by the Director of the Department of Environmental Protection to exceed the legal limits established for emission of dust, fumes, gas, smoke, odor, noise, vibration or other environmental disturbances must be brought into conformance or cease operations. The filing of an appeal with the Board of Appeals or a court of competent jurisdiction does not stay a "cease operations" order unless the Board of Appeals or a court of competent jurisdiction grants a stay of the order.

Bulk, Coverage, and Height Regulations

	I-3	R&D	LSC
Height (ft)	100	75	100
Green area (% of gross tract area)	35%	30%	25%
Maximum Standard Floor Area Ratio (FAR) (Maximum FAR with bonus)	0.5 (0.6)	0.3	0.3 (0.5)

Prince George's County, MD

I-3 Zone (Planned Industrial/Employment Park).

Purposes.

- (A) To provide increased and enhanced employment opportunities for the residents of the County and areas for industries, research facilities, and offices which have common characteristics with respect to site requirements, desired amenities, compatibility of operations, general functional classifications, and access;
- (B) To provide for a mixture of industrial, research, office, and in certain instances specific retail commercial uses (along with compatible institutional, recreational, and service uses) in a manner which will retain the dominant industrial/employment character of the area, while also providing for the enhanced viability of the zone by providing for the location of certain retail commercial uses on the periphery of the area, specifically when the periphery fronts on, and is adjacent to, arterial roadways;
- (C) To permit uses which, when compared to the uses permitted in other Industrial Zones, will minimize detrimental effects on uses of adjacent land, especially where adjacent land is being used commercially; and
- (D) To provide development standards which assure the compatibility of proposed land uses with surrounding land uses, maximize open space so as to create a park-like setting, and improve the overall quality of industrial/employment areas in Prince George's County.

Landscaping, screening, and buffering.

I-3 Zone, this shall be provided as set forth in the Landscape Manual. Additional buffering and screening may be required to protect the park-like setting of the Planned Industrial/Employment Park from adjoining or interior incompatible land uses.

Minimum area for the development.

- (1) The minimum area for the development of any Planned Industrial/Employment Park shall be twenty-five (25) gross acres.

Baltimore County, MD

O.T. (Office and Technology) Zone

Pursuant to the findings declared above, the O.T. (Office and Technology) Zone is established to permit the development of employment and residential centers consisting of employment intensive office development in combination with certain high technology and residential development. It is the intent of these regulations that the quality of the environment of the O.T. Zone shall be equal to that of the OR-2 Zone; therefore, no establishment shall be permitted which creates objectionable conditions adversely affecting nearby areas. The O.T. Zone shall be located in areas of high accessibility or in proximity to a town center. And in such other areas which because of a unique combination of characteristics, such as visibility, relationship to surrounding areas, accessibility or infrastructure capacity, provide opportunity for employment intensive development. The O.T. Zone is not intended as a replacement for all other industrial zoning permitted in the county.

Permitted uses.

1. Business, trade schools and colleges.
2. Cables, conduits, mains for water, gas or sewer, and storm-drain systems, all of which shall be underground.
3. Computer and data processing services.
- 4 Hospital
5. Hotels and motels.
6. Laboratories.
7. Establishments for the manufacture, assembly, service and/or repair of the products listed below.
 - a. Drugs (SIC 283).
 - b. Office, computing and accounting machines (SIC 357).
 - c. Radio and television receiving equipment (SIC 365).
 - d. Communication equipment (SIC 366).
 - e. Electronic components and accessories (SIC 367).
 - f. Engineering, laboratory, scientific, research instruments and associated equipment (SIC 381).
 - g. Measuring and controlling instruments (SIC 382).
 - h. Optical instruments and lenses (SIC 383).
 - i. Surgical, medical and dental instruments and supplies (SIC 384).
 - j. Photographic equipment and supplies (SIC 386).
 - k. Electrotherapeutic, electromedical and X-ray apparatus (SIC 393).
8. Offices.
9. Parking structures.
10. Public utility facilities, except public utility storage yards.
11. Rail passenger station, subject to Section 434.
12. Research institutes.
13. Warehouses in combination with and physically attached to any of the above principal uses, providing the warehouse accounts for no more than 30% of the total gross floor area. In no case shall freestanding warehouses be permitted.
14. Residential uses.
15. Transit facilities.
16. Wireless telecommunications antennas or wireless telecommunications towers
17. Combinations of the uses listed above.
18. Commercial film production, subject to Section 435.
19. Research park.
20. Television studio

Bulk regulations.

Minimum net lot area: 30,000 square feet.

Maximum building height: 150 feet when located in a town center or when within 3,000 feet of a town center boundary; 60 feet when located more than 3,000 feet outside of a town center.

Minimum area devoted to amenity open space: 25% of the net lot area.

Kent County, DE

OC - Office/Office Complex District

Purpose

The purpose of the OC - Office/Office Complex District is as follows: To encourage, promote and protect professional office development and, in particular, to encourage the establishment and **grouping of office complexes** for safer access, greater convenience and to prevent the development of professional offices in healthy, mature residential neighborhoods, office development shall be permitted in the OC District. Such district shall be located in order to serve as a transition area between low- , medium- and high-intensity development.

Maximum density

The maximum density in the OC - Office/Office Complex District is two principal structures or uses per acre. However, in a structure that is specifically designated a multiple-use structure, independent uses do not constitute principal uses.

Area requirements.

In an OC - Office/Office Complex District, each proposed use shall be located on a lot having a minimum area of 10,000 square feet for a single office building served by public sewer and central water or individual on-site well.

Coverage.

No more than 70% of each lot in a OC - Office/Office Complex District shall be covered by man-made impervious surfaces.

Other Regulations

Each establishment of 10,000 square feet or more shall contribute to the enhancement of the community and public spaces by providing at least one community amenity such as a patio/seating area, water feature, clock tower or pedestrian plaza with benches. Establishments exceeding 50,000 square feet must provide two community amenities

Loudoun County, VA

PD-RDP Planned Development - Research and Development Park.

Purpose and Intent

The Research and Development Park is a planned mixed employment park with a comprehensive development plan, which is designed to ensure compatibility between the land-use activities therein and the existing activities and character of the community in which the facility is located. The district objective [is] to provide an opportunity for mixed employment development character which allows the mixing of research and development firms, office complexes, certain types of manufacturing, and interrelated land uses.

Size and Location. The PD-RDP District shall be located only within a Primary Highway Transportation Improvement District, within a keynote employment area and in accordance with locational criteria designated in the County's Comprehensive Plan. Each PD-RDP District shall be served **by public water and sewer**. Each district shall be a **minimum of twenty (20) acres**, except that a two (2) acre minimum shall be permissible for incremental and contiguous additions to a previously mapped district. Incremental additions must demonstrate their relationship and compatibility with the previously approved district to which it is being added.

Permitted Uses. The following uses shall be permitted in any PD-RDP district, subject to the requirements and limitations of these regulations [selected uses listed below]:

- Office, administrative, business and professional.
- Educational institution.
- **Research, experimental, testing, and/or development** activities where manufacturing, fabrication, production, testing, repair, storage, sale, or resale of materials, goods, and products which are purchased and reassembled are incidental to the principal use.
- Uses **supportive and complementary to a specific research and development park**; including business service establishments, personal service establishments, outpatient medical care facilities, health and fitness centers, child care centers, adult day care centers and restaurants
- Conference or training center.
- Museum, cultural center, arboretum.
- Commuter parking lot.
- Agriculture, horticulture, forestry, or fishery.
- Business service establishment.
- College or university or other educational institution over (50,000) sq. ft. in floor area.
- Office, medical and dental.
- Performance arts center.

Lot Requirements.

(A) Size. Two (2) acres minimum, exclusive of major floodplain.

Building Requirements.

(A) Lot Coverage. **55%** maximum.

(B) Building Height. Forty-five (**45**) feet

Maximum FAR Permitted

.60 maximum; up to 2.0 maximum by Special Exception.

Use Limitations.

(A) Landscaped Open Space. Landscaped open space on any individual lot shall not be less than .20 times the buildable area of the lot.

(B) Buffering/Screening. Landscaping, buffering, and screening shall be used to screen outdoor storage, areas for collection of refuse, loading area and parking from streets and agricultural and residential uses.

(E) Minimum Floor Space Mix. At build-out, a minimum of twenty (20%) percent of total floor space in the park shall be committed to research and development uses or to Educational Institutions or schools, public or private.

Fairfax County, VA

Light Industrial Research District

Purpose and Intent

The I-1 District is established to provide areas for scientific research, development and training, offices, and manufacturing incidental and accessory to such uses. The district is designed to provide for such uses in a low intensity manner on well-landscaped sites such that they can be located in proximity to residential uses. High performance standards are set forth for the district that will make development within the district compatible with all types of adjoining land uses.

Use Limitations

The scientific research, development and training activities to be performed shall be described by the applicant and approval of an application to zone land to this classification will be based on the nature, purpose and scope of research, development and training and its effect upon the general welfare of the community, and

Plans showing landscaping of the site and showing the exterior appearance of all buildings shall be submitted to the Board for approval. Such plans shall have the intent of affording maximum protection to adjoining properties.

Intensity/Bulk Requirements

- Minimum lot area: **20 acres**
- Maximum building height: **40 feet**,
- Maximum floor area ratio: **0.25**
- Maximum lot coverage: The total area occupied by off-street parking and loading areas and by the total horizontal projected surface of all buildings, including covered porches, shall not exceed **30%** of the gross area of a lot
- **50%** of the gross area shall be **landscaped open space**

Wye Mills Area Community Plan
Citizens Advisory Committee
Meeting Notes
August 28, 2008

Developing a land use plan

Following an overview about the existing land uses in Queen Anne's County, the Committee members discussed land use designations on parcels in the Wye Mills area might be used. The notes below capture the key decisions from that discussion:

Chesapeake College

Current Designation: Agriculture

Future Designation: "Educational Center"

Parcel #7

Current designation: Agriculture

Future Designation (southern portion): Village

Future Designation (northern portion): Educational Center

Parcels #4 and #17

Current Designation: Agriculture

Future Designation: "Wye Mills Agriculture"

Parcel #6

Current Designation: Agriculture

Future Designation: Unchanged

Parcel #18

Current Designation: Agriculture

Future Designation: Controlled Business Park

Provisions for the Entire Planning Area

- Vegetated buffer around Wye Mill Pond and the Wye River
- Recreational path system connected to Wye Oak State park
- New development should achieve LEED or similar standards for energy efficiency and minimized environmental impact.
- New development should achieve Low Impact Development (LID)/Environmental Site Design (ESD): Water quality would be equal to or better than current conditions.



Citizens Advisory Committee
Wye Mills Area Community Plan
December 2, 2008
6:30 pm – 8:30 pm

CAC Charge: We, the Citizens Advisory Committee, will seek to create a community plan for an area surrounding Chesapeake College and the village of Wye Mills that serves to protect the rural agriculture and landscapes, as well as the natural and historic resources, and to enhance educational, research, and employment opportunities for residents of Queen Anne's County.

Meeting Goals: To review the Wye Mills Area Advisory Report

AGENDA

6:30 pm	WelcomeMary Kerr and Robert McCormick, <i>Chairs of CAC</i>
	Review of Advisory ReportBen Sussman, <i>ERM</i>
	Comments, Summary & Next StepsHelen Spinelli, <i>QAC</i>
8:30 pm	Closure