

**QUEEN ANNE'S COUNTY PLANNING COMMISSION MINUTES  
SPECIAL MEETING – COMPREHENSIVE PLAN WORKSHOP  
Thursday June 24, 2021**

The Queen Anne's County Planning Commission met on Thursday, June 24, 2021, at 8:45 A.M. The following members were present: Sharon Dobson, Tom Leigh, Jeff Reiss, Tom Jackson, Teddy Baker, and Arthur Ebersberger.

Also present were Amy Moredock, Director Department of Planning and Zoning; Rob Gunter, Development Review Principal Planner; Stephanie Jones, Long Range Principal Planner; Rob Tracey, Long Range Planner; Steve Johnson, Development Review Planner; Steve Cohoon Public Facilities Planner; John Shelton, Clerk; Christopher F. Drummond, Esquire; and Sharon H. Brinster, Esquire.

**1. COMPREHENSIVE PLAN WORKSHOP**

Lauren Good and Ray Moravec of Wallace Montgomery led the commission in a Comprehensive Plan work session including a status update and review of the Environment chapter (including the Water Resources Element) and an update of the Community Facilities chapter.

**2. PUBLIC COMMENT**

(A) Mr. Frank DiGialleonrdo, Centreville, said the overall vision is difficult to improve upon, but there is work to be done with implementation and maintaining. He said impervious surface is a hot topic because the opportunities to reduce are limited and once something is paved, its paved.

(B) Ms. Katherrine Schinasi, Centreville, suggested the following (1) recognition of the economic value of resource conservation over an intergenerational time horizon, (2) recognition and reconciliation of inconsistencies among chapters in the Plan, (3) use of impervious surface as a measure of a healthy resource base, and (4) recognition of subsequent zoning and permitting decisions as the measure for successful Plan implementation.

(C) Mr. Howard Dean, Church Hill, on behalf of a coalition of farmers, reiterated their support of the 2010 plan, keeping 301 from Queenstown to Millington a scenic byway, reaffirm preserving rural and agricultural character of the County.


(D) Mr. Jay Falstad, Queen Anne's Conservation Association, said that growth and development pressure is upon us from all sides with Baltimore City only 31 miles away as the crow flies. He said the commission needs to look at what has occurred on Kent Island regarding pollution, traffic and impervious surface and protect what we have left because once it is lost, we can't get it back.

(E) Mr. Scott MacGlashen, Church Hill, echoed Howard Dean's comments and said the 301 corridor is important and needs preservation rather than development and permitting a conference center in the Ag district is flat wrong.

(F) Ms. Anne Richards, Chester River Keeper, said the vision needs to be protected through strengthening and implementation strategies, and she urged increased public access and connectivity.

There being no further business to come before the Planning Commission, the meeting was adjourned at 10:30 A.M.

RESPECTFULLY SUBMITTED,

  
Kathy Deoudes, Secretary