

# Talbot County Planning Commission

February 5, 2016

Mr. Corey Pack, President  
Talbot County Council  
South Wing, Talbot County Courthouse  
11 North Washington St.  
Easton, MD 21601

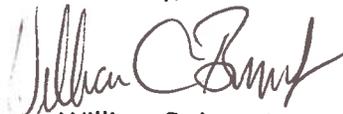
Dear Corey, members of the County Council:

Following the meetings in December where public comments were invited, we have reviewed County Council edits to the 2015 Comprehensive Plan. Many of those edits improve the Plan. However, the Commission is not in accord with other edits that appear to create the opportunity for excessive growth in our rural villages, growth that is counter to the overall guiding vision of this Plan

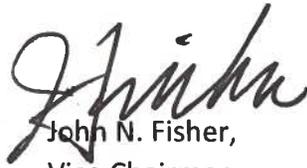
Citizens consider historic rural villages, along with our farms and uncongested roads, to be part of a three-legged stool forming the very base of our rural character. We believe that heritage should be protected and preserved. That is not to say that there should be no growth in rural villages. The latest Public Works Department data show that there are 617 infill lots within Tiers IIIB and IIIC, the majority within Tier IIIB. With sewer service planned for those areas and with thoughtful zoning, there is ample opportunity for village growth and renewal.

It is clear from the citizen comments offered to the Council on December 14, from written communications to the Council, and from testimony in front of the Commission since that date, that citizens are concerned Council edits would encourage village growth beyond present rates and thereby threaten their rural character. In the following set of recommendations, the Commission has proposed improvements in the Plan to add clarity or to make terms and statements consistent so as to avoid any internal confusion or conflict. But the most important proposed changes address growth in the rural villages, changes that are in concert with citizen comments. We urge their adoption.

Sincerely,



William Boicourt,  
Chairman



John N. Fisher,  
Vice Chairman



Michael Sullivan



Paul Spies



Phillip Council, Jr.