



## PRESERVING AND ENHANCING WORKING WATERFRONTS IN TALBOT COUNTY

# Tilghman Working Waterfront Master Plan

In the spring of 2016, Talbot County received a Working Waterfront Enhancement Grant from the Maryland Department of Natural Resources to help in the development of a village master plan to improve business opportunities in the Village of Tilghman, particularly along the Knapps Narrows waterfront, while also protecting traditional residential areas and encouraging new amenities for both residents and visitors. The Plan will be based upon input and recommendations generated from local residents, businesspersons, watermen, and weekend visitors, as part of a community survey, and a series of three community work sessions to be held in the late summer and fall.

Recognizing the often competing interests between working watermen and tourism-dependent businesses, or between long-time residents, newcomers, and weekend visitors, Talbot County strives, through the planning process, to balance these interests for the betterment and long-term viability of the community as a whole.

The Talbot County Council appointed an 11-member Tilghman Citizens Advisory Committee (CAC), representing a broad range of interests, to begin identifying the issues and opportunities facing the village. Building upon earlier community planning efforts in Tilghman, the CAC identified the following issues, among others, to be addressed in the Plan:

- Reduce barriers in local zoning regulations to encourage the expansion of existing water-related businesses and the attraction of new appropriately-scaled water-related industries and uses.



Tilghman continues to support water dependent uses such as Severn Marine Services on Chicken Point Road

- Find ways to use Tilghman unique character to attract heritage-based and nature-based tourism businesses and opportunities.
- Encourage the building of new homes on existing lots that will complement the existing character of the community.
- Promote the re-adaption and renovation of existing structures and houses to serve new purposes.
- Work with the state and county departments and agencies to coordinate improvements to existing roadways, public landings, and parks that support the goals of the community.
- Explore ways to use the Tilghman School for other community needs.
- Devise ways to increase pedestrian and bicycle safety within and through the village.



One of the remaining "W" houses, a design considered unique to Tilghman Island and the neighboring village of Sherwood



The scale of Tilghman's neighborhoods are one of its character defining features



Phillips Wharf Environmental Center provides opportunities to learn about the watermen who harvest and sustain the Bay's resources



Getting around Tilghman as a pedestrian or on a bicycle can be a real challenge

## Planning Process and Schedule

The plan will be developed around a sequence of five topical advisory committee meetings plus three public outreach events in Tilghman. Interspersed throughout the process at key decision points will be a sequence of public meetings and outreach activities to make sure that the plan, as it develops, is consistent with public goals and values. In summary, the meetings will include:

CAC Meeting #1:	Issues and Opportunities	June 22, 2016
CAC Meeting #2	Ideas for addressing issues and capturing opportunities	August 15, 2016
Community Meeting (Ideas)	Community brainstorming meeting - ideas for addressing issues and capturing opportunities	August 24, 2016 (TBD)
CAC Meeting #3	Review results of community brainstorming meeting and inventory report	September, 2016 (TBD)
Community Design Workshop	Opportunity for community members to work with the CAC and consultant team to turn ideas into planning and design proposals	Oct. 21- 22, 2016
CAC Meeting #4	Review results of community design workshop; review outline of draft plan	November, 2016 (TBD)
CAC Meeting #5	Review the draft plan	December, 2016 (TBD)
Planning Commission	Public meeting to review draft plan	January, 2017 (TBD)
County Council	Review and adopt plan	February, 2017 (TBD)

## Why Master Planning is Needed at All

Many residents and visitors of Tilghman would like to keep things the way they are now, and retain the existing charm, character and natural beauty of the village and surrounding countryside. However, Tilghman is part of an ever-changing and globalizing world. Change will continue to occur whether any of us want to or not. The question is not whether change will occur, but rather how we can manage that change so as to protect what is most important us, while providing additional economic and housing opportunities for existing and future residents of Tilghman.



The study area include all lands and shorelines within the Tilghman Village Center Zoning District

Rather than reacting to future development proposals as they come, this Plan seeks to identify the location and scale of preferred new commercial and residential development. Additionally, the Plan seeks to identify what new community infrastructure is required to accommodate both existing residents and businesses, and new compatible and appropriately-scaled development. So, please join us in thinking these issues through by completing the attached survey, and attending one of the three community planning work sessions.

The plan is being developed by the Talbot County Department of Planning and Zoning with the help of a consultant team led by Lardner/Klein Landscape Architects. For more information about the planning process and/or to fill out a brief community survey for use in guiding the development of the plan please contact:

Jeremy Rothwell at the Talbot County Department of Planning and Zoning at 410-770-6879 or [jrothwell@talbotcountymd.gov](mailto:jrothwell@talbotcountymd.gov). Additional information can be found at the Department's webpage at: [http://www.talbotcountymd.gov/index.php?page=Planning\\_and\\_Zoning](http://www.talbotcountymd.gov/index.php?page=Planning_and_Zoning).