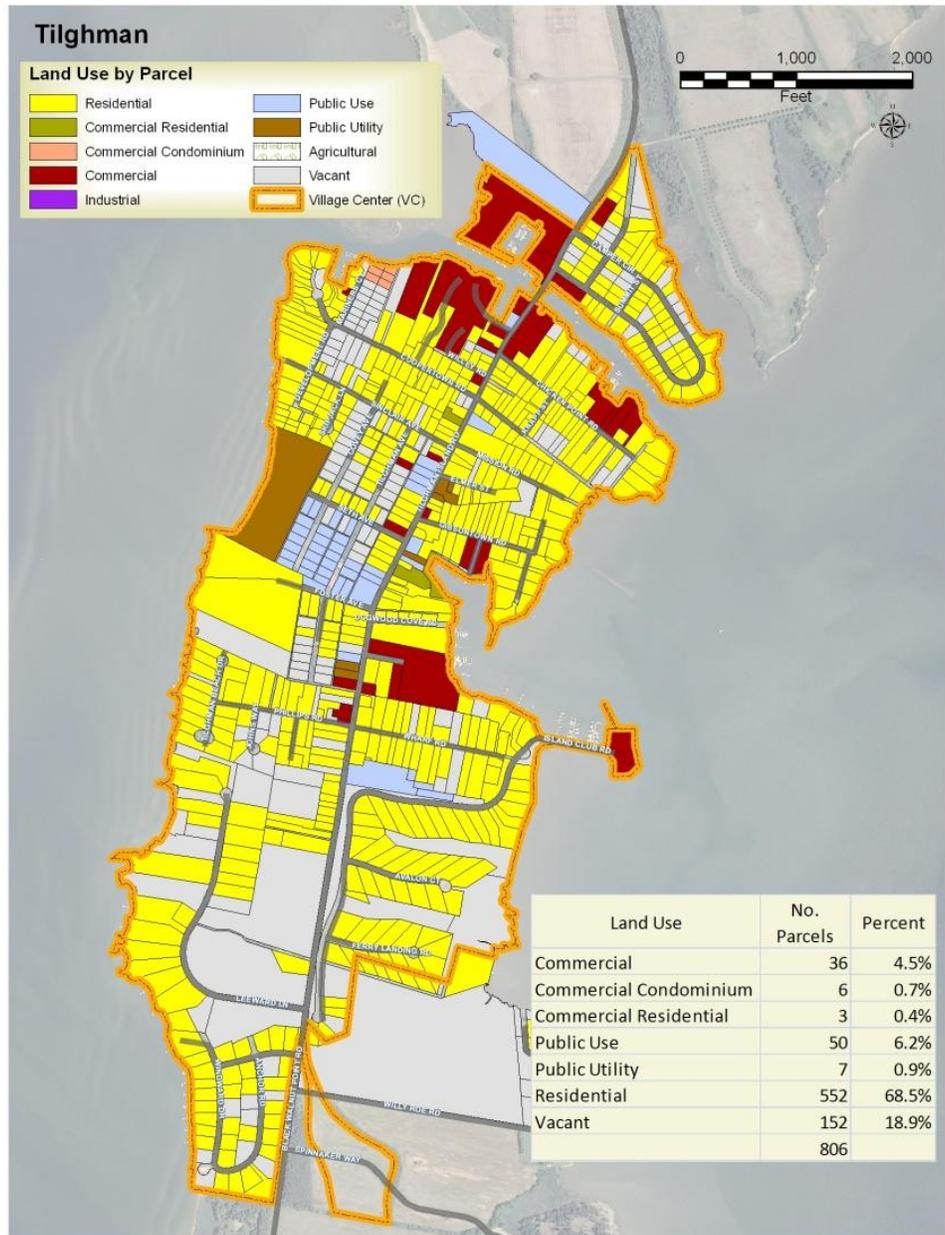


Tilghman Village

Introduction

The homes and businesses of Tilghman reflect the changing culture and history of this Eastern Shore waterside community. The village has gradually transitioned from its agricultural origins through commercial food packing and seafood harvesting and now to a growing hospitality industry. Though little remains of the commercial seafood harvesting fleet, there is increasing activity in sport fishing and pleasure boating, along with cottage industries, small retail and hospitality enterprises.

The population is diverse with roughly one third of the households involved in marine/waterman activities, one third working in a variety of occupations within and outside the village, and one third retired, working seasonally or unemployed. Close to half of all the housing units in the village are owned by weekenders and part time residents.



The dwellings are eclectic in size and architecture with few of historical significance. In the past few years, many homes have been renovated and more than 50 new homes have been built, mostly to support the increasing number of retirees and weekenders.

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Village business and commercial interests focus on marine activities and services for the many visitors who come to relax and enjoy the Bay. There are three major inns, five B&Bs throughout the village and five restaurants.. To support the commercial and recreational boater, there is one full-service marina and two smaller facilities, a general store.



Tilghman has a modern Fire and Rescue Department, a grade school, a post office, and a County-operated wastewater treatment system. The community features a substantial county park, a small community park in the center of the village, significant docking facilities for the marine activities. Cultural institutions include a very active Methodist Church, a nascent Waterman’s Museum, the land base for the Poplar Island Project and the Phillips Wharf Environmental Center.

Beyond the people, structures and institutions that make up the village of Tilghman, there is a special quality about the mix of these elements and how they come together during times of great joy and time of crisis. Everyone cares and joins in when a village teenager is tragically killed helping out in his father’s business or a waterman damages his boat and needs a quick repair.

Vision Statement

The quality of life experience for Tilghman Village residents and visitors is measurably improved each passing year with special attention placed on preserving the authenticity

of the Village’s unique waterman heritage.

Challenges

Favorable regulations are needed to accommodate home based businesses, craft studios and retail activity. Hospitality businesses should be kept in scale with the community. Accommodations for the growing elderly population on the island are becoming a critical need for residents. The lack of infrastructure, activities and services which are important to young families will likely result in a declining number of households with children.

This Tilghman Village Comprehensive Plan has been developed to lay out a commonly understood desired future for the village. As a community we wish to:

- Support and strengthen the waterman’s ability to work on the water.
- Build upon the existing diverse population which includes working residents, full time retirees, and part-time residents who chose to live in the

Village because of its unique culture and diverse lifestyle.

- Encourage property owners to construct new and upgrade existing structures and in a way that conforms to the essence of the Tilghman Village.
- Support a mix of small retail shops, craft and artist studios, service amenities and tourist facilities that reflects the charm of the Village, our environment and the maritime nature of the island.
- Ensure that Village residents and visitors are actively protecting the Chesapeake Bay and the island’s natural resources.
- Promote the development and maintenance of infrastructure and public facilities that improves the Village resident and visitor experience.
- Encourage the preservation of the historic character of commercial entities such as B&Bs, Inns, Hotels, and marine and seafood facilities within a scale that is traditional of the Tilghman Village.



and use their property in ways that conform to the essence of a charming waterman’s village on the Chesapeake Bay.

Planning Objectives

Employ Village land and structures in ways that promote the common good.

- Recognize the need for the evolution of land use as the demographics of the Village continue to change.
- Encourage land and structure use in ways that promote and preserve the well being of the Village including the transfer of land from private to public use.

Maintain and renew established residential structures.

- Encourage redevelopment in ways that promote a heritage architectural character of the Village.
- Investigate existing programs that assist in rehabilitating properties of communities that can show historical significance – the Tilghman-style home.
- Actively support the repurposing of residential property and encourage rehabilitation in lieu of new construction.
- Encourage the use of residential buildings for appropriate home-based businesses.

Property Ownership

Property owners are encouraged and supported in their efforts to upgrade existing and to construct new structures,

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- Smaller infill mixed use development in the Village present opportunities for entrepreneurship and enhance the aesthetics of the Village.

Develop, renew and maintain commercial structures.

- Continue to encourage development of commercial activity along Main Street.
- Support the use of historical residential buildings for commercial opportunity, such as the Tilghman Waterman's Museum.
- Encourage the improvement of commercial establishments in a way that maintains the scale of existing commercial property
- Support the use of Village commercial areas for small businesses and as locations for small-scale institutional and civic uses.
- Discourage franchise businesses



Manage stormwater runoff and protect shoreline from erosion

- Actively promote the protection and maintenance of existing forested lands and wetlands.
- Encourage the preservation of Village shorelines in ways that support the restoration of the Bay and its wildlife.

- Seek approval of the Tilghman Village as “test village” for a Coastal Communities Grant.

Business Ownership

The Village supports a growing mix of small retail shops, craft and artist studios, support services, landscaping and tourist facilities that not only recaptures and reflects the charm of the village, our environment and our maritime heritage but also provides work and important services for the Village residents.

Planning Objectives

Achieve the dual objective of preserving the historic character of the village while supporting and encouraging economic growth.

- Support the needs of local residents with particular attention on the seafood industry. Provide opportunities for the expansion of existing business uses to accommodate the needs of the community.
- Uphold the principle that any economic development in the Village be of a use, scale and design compatible with the existing or historical character.
- Sustain efforts to assure the continuation of fishing, crabbing, oystering and the seafood industry remain viable occupations.

Support economic growth and cottage industries.

- Support future economic growth and continued diversification that benefit from the Tilghman Village location on the Chesapeake Bay and its maritime heritage.
- Support the diversity of the Village’s economic base to encourage reasonable growth in a mix of small retail shops, craft and artist studios in order to provide a broad range of employment opportunities and tourist attractions which will lead to prosperity in Tilghman Village.

Energy use and preservation

- Support village residents in their employment of alternative energy sources such as solar and biofuels.
- Promote the application of technology that supports energy efficiency such as cell phones, internet access, “smart” homes, and “green” building.

Meet transportation needs.

- Promote the ability for Village residents to use a wide variety of transportation modes beyond cars and trucks, such as scooters, “golf carts”, bicycles, walking, even skate boards



appropriate to their transportation needs.

- Actively seek ways to promote safe walking and self propelled transportation particularly through the availability of walkways and paths throughout the Village.
- Establish alternative ways for Village residents to be able to travel to other parts of the county and beyond conveniently and economically through such ways as ride sharing and public transportation.

Support and preserve a walkable and bikeable Tilghman Village.

- Support and encourage the development of safe pedestrian and bicycle paths throughout the Village with special attention to the Main Street.

Public Facilities and Growth

County government and island residents continue to support the maintenance of necessary infrastructure and use of existing and new public facilities to support reasonable growth and continued visitation to the island.

Planning Objectives

Encourage alternative use of public facilities, such as the Fire Hall and Elementary School, during off hours in an effort to bring additional services to the Village.

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- Encourage the opening of a Clinic to operate in the Elementary School one or two days per week for island residents who might have difficulties getting to the Easton clinic.
- Continue to allow the Elementary School to be the home base for community activities such as the Bay Hundred Theatre Company, a local theatre group, adult basketball, etc.
- Support the creation of a Community Center by working with the TVFD improve the TVFD property adjacent to the post office.

Preserve the historic character of the B&Bs, Hotels, Guest Houses and Inns within a scale that is traditional of Tilghman Village.

- Guest Houses and Bed and Breakfasts will add to the local economy and tax base with support from the county to assist those who manage guest accommodations to comply with important regulations.
- Existing historical Inns and Hotels should be encouraged to address critical maintenance and renovations. However the scale of renovations should be managed so that they continue to fit

the character of the community.

- Development of future hotels and Inns should be supported so long as they fit within the scale of the traditional Tilghman Village lodging, do not impede flows of traffic and don't stress existing water and sewer facilities without proper mitigation.

Promote and maintain the Village in a way that creates an environment where its citizens and visitors feel safe and secure.

- Encourage growth consistent with the charm and character of the historic Tilghman Village.
- Encourage all residents to develop emergency preparedness plans for their families and when disaster happens, they heed and respond quickly to the threat.
- Enhance infrastructure, including roads, the sewer system and communications.

