

An aerial photograph of Westernport, Tennessee, showing a river, residential areas, and industrial sites. The town is nestled in a valley with hills on either side. A river flows through the center of the town. The text "Town of Westernport Comprehensive Plan" is overlaid in large white letters.

Town of Westernport Comprehensive Plan

January 2011
S&S Planning and Design

Acknowledgements

The Town of Westernport in partnership with the Allegany County Planning & Zoning Commission has developed the Town of Westernport Comprehensive Plan, an addendum to the Georges Creek Regional Comprehensive Plan.

The preparation of this document was financed, in part, with Federal Funds awarded by the Appalachian Regional Commission's Technical Assistance Grant fund, administered by the Maryland Department of Planning.

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Chapter 1: Introduction

Welcome to the Town of Westernport Plan. This Town Plan is an addendum to the *Georges Creek Regional Comprehensive Plan* and includes seven chapters, based upon functional areas of planning emphasis. The development of the Municipal Town Element for Westernport in conjunction with the Georges Creek Regional Comprehensive Plan provided valuable coordination and partnering opportunities.

The Westernport Town Plan is intended to help guide the Town of Westernport decisions on various issues and policies during the coming years.

Westernport developed its first Comprehensive Plan in 1964 and updated that document in 1977. By working cooperatively with Allegany County Planning Services and the Allegany County Planning Commission both the Town and the County benefit through the shared use of resources during the current update process.

Planning Process

Data gathering for the Westernport Town Plan began in 2010. This process included a Land Use Survey completed by Allegany County Planning Services staff and S&S Planning and Design. Also, during the Winter of 2010 a kick-off meeting with Town officials was held at the Westernport Town Hall on 15 November 2010. During the meeting a description of the planning project and an overview of the planning process as well as the Town's land use was

discussed. Meeting facilitators were able to gather information to begin drafting portions of the Plan for the Town of Westernport.

Element Structure

The Town of Westernport Plan contains the following Plan chapters:

- Introduction;
- Past and Future Vision;
- Demographics;
- Land Use;
- Municipal Growth;
- Water Resources;
- Implementation.

Goals, objectives and recommendations contained in the overall Georges Creek Regional Comprehensive Plan apply to the Georges Creek Region, which includes the Town of Westernport. Implementation action items discussed in *Chapter 7: Implementation* are specific to the Town of Westernport.

Public Participation

Citizens were given the opportunity to participate in the Plan development process through various Public Meetings held throughout the process.

Maryland State Planning Legislation

In an effort to comply with the requirements set forth in Article 66B; the Economic Growth, Resource Protection, and Planning Act of 1992; the 1997 Priority Funding Areas Act; HB 1141; and HB220, the Town of Westernport Plan, an addendum to the *Georges Creek*

Regional Comprehensive Plan, was developed.

Economic Growth, Resource Protection, and Planning Act of 1992

In its 1992 session, the General Assembly passed the Economic Growth, Resource Protection, and Planning Act of 1992. One of the key provisions of this Act is the implementation of 7 Visions for future development in the State of Maryland. These Visions relate not only to new urban development, but also to conservation of resources, protection of sensitive areas, and stewardship of the Chesapeake Bay and its drainage basin. In 1997, the General Assembly passed the Smart Growth Initiatives, which added an Eighth Vision and set forth the guidelines for determining Priority Funding Areas in each county.

Priority Funding Areas Act-1997

The 1997 Priority Funding Areas Act capitalizes on the influence of State expenditures on economic growth and development. This legislation directs State spending to Priority Funding Areas. Priority Funding Areas are existing communities and places where local governments have committed or installed infrastructure and seek State investment to support future growth. Growth-related projects covered by the legislation include most State programs that encourage or support growth and development such as highways, sewer and water construction, economic

development assistance, and State leases or construction of new office facilities. The Priority Funding Areas legislation builds on the foundation created by the Visions that were adopted as State policy in the 1992 Economic Growth, Resource Protection and Planning Act and are articulated above as fundamental goals for the Georges Creek Regional Comprehensive Plan. Beginning October 1, 1998, the State of Maryland directed funding for projects that support growth to Priority Funding Areas. Funding for projects in municipalities, other existing communities, industrial areas, and planned growth areas designated by counties receive priority State funding over other projects. Priority Funding Areas are locations where the State and local governments want to target their efforts to encourage and support economic development and new growth.

House Bill 1141 Enacted during 2006 Legislative Session

During the 2006 Maryland Legislative Session, House Bill 1141 was enacted. This is a key planning related law having a direct effect on procedures for annexation and requiring new planning elements within both county and municipal Comprehensive Plan.

New Planning Elements

The new legislation mentioned above adds two new elements, the Water Resources Plan Element and the Municipal Growth Element – both are required of all municipal governments that exercise planning and zoning authority.

The Water Resources Plan Element

This new planning element addresses the relationship of planned growth to water resources for both waste disposal and safe drinking water. It will be required of all county and municipal governments in the State. The element must identify drinking water and other water resources adequate for the needs of existing and future development proposed in the land use element of the comprehensive plan. It must also identify suitable receiving waters for both wastewater and stormwater management to meet the needs of existing and projected development proposed in the land use element of the comprehensive plan. The Maryland Department of the Environment provides available data to identify these resources. Resource issues expected to be addressed in this element include water resource protection areas, groundwater resources, water quality standards and Total Maximum Daily Loads (TMDLs).

county representatives before the municipality can adopt the growth element.

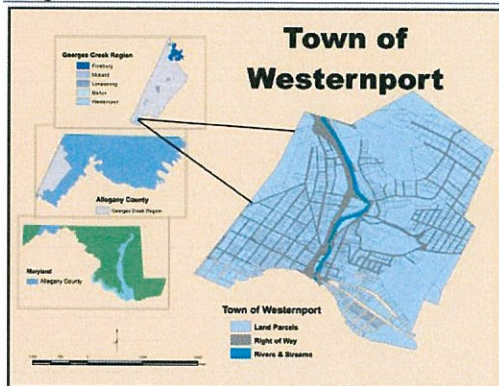
The Municipal Growth Element

This element requires a more detailed and quantitative analysis of anticipated municipal growth than has ever been required in the past. Included in the municipal growth element are the following: population projections, capacity analysis of those areas selected for future annexation and growth, land needs and an examination of projected growth on infrastructure and natural resources/features. In addition to detailed analysis requirements, House Bill 1141 requires face-to-face meetings and coordination between municipal and

Chapter 2: Past and Future Vision

Location

Map: 1



The Town of Westernport lies in Western Maryland within Allegany County. The area of the County known as the Georges Creek Region is located in the westernmost portion of Allegany County with the Town of Westernport located in the southern most portion of that Region.

History

European settlement in the Westernport Area dates to Colonial times when a trading post was constructed at the mouth of the Georges Creek to serve hunters and trappers in the Appalachian Mountains. Westernport's name was derived from the fact that during high waters on the Potomac River, goods were shipped downstream to Cumberland from the settlement, thus making it the westernmost point of navigation on the River.

The B&O Railroad reached Westernport in 1851, a factor which allowed the coal and timber resources in the Upper Potomac and Georges Creek Valley to be exploited on a large scale.

By 1858, the settlement had reached a size where municipal services were in such a demand that the town was incorporated under a Commission form of government. The pace of growth was accelerated by the opening of the West Virginia Pulp and Paper Mill at Luke, Maryland in 1889. Westernport's population peaked at more than 3,500 people in 1940, by which time its present day settlement pattern had been clearly established.

Abstract

The Town of Westernport Plan, an addendum to the *Georges Creek Regional Comprehensive Plan*, was developed by the Town of Westernport in cooperation with Allegany County. Public input was sought and collected through a series of public meetings, and the review/adoption process. This Plan is intended to serve decision-makers as a guide to planning, developing, and implementing comprehensive meaningful activities and projects.

Future Vision

The Town of Westernport's future vision includes maintaining its rural character while enhancing economic development opportunities within the Town Center and improvements to community amenities.

Town Center consists of residential, commercial, professional and public buildings. Expansion of the Town

Center Zoning District along with the removal of blight and aesthetic improvements will attract additional professional and commercial development.

Additionally, by maintaining and enhancing recreation area(s), the Town of Westernport will be retaining an important component of the Town's rural character. Implementing the rails-to-trails project and promoting the boat ramp within Town Center, will continue to encourage tourist to visit and enjoy the Town of Westernport.

Finally, the Town of Westernport would like to be recognized as a retirement and family centered community. Potential annexation opportunities resulting in new development as well as Town Center improvements, will serve to promote the Town of Westernport as an attractive place to live for both retirees and young families.

Chapter 3: Demographics

Introduction

Demographic data refers to a selected population's characteristics and is utilized for government and marketing. Commonly used demographics include population, age, income, education, housing, employment, and labor force. Demographic trends describe a change in demographic population over time. In working with demographic data, generational cohort or age cohort are utilized. A generational cohort has been defined as "the aggregation of individuals (within some population definition) who experience the same event within the same time period. Terms such as "Baby Boomer and Generation X" are now common terms in popular culture. Age cohort can be defined as an aggregation of individuals within the same age group, such as 18-24 years old.

Generational Cohort

Generational Cohorts in the United States were described in a study completed in 1989 by Schuman and Scott. Generational Cohorts are as follows:

- Depression Cohort
(born from 1912-1921)
- Pre World War II
(born from 1922-1927)
- World War II
(born from 1928-1945)
- Baby Boomers
(born from 1946-1964)

- Generation X
(born from 1965-1980)
- Generation Y
(born from 1981-2001)

Age Cohorts

The United States Census Bureau generally utilizes the following in their data sets.

- Under 5 years
- 15-24 years
- 25-34 years
- 35-44 years
- 45-54 years
- 55-64 years
- 65-74 years
- 75-84 years
- 85 years and older

Utilization of Demographic Profiles

Demographic profiles are obtained by combining several variables such as gender, income level and age. Essentially, demographic profiling is the development of generalizations about groups of people. Therefore, demographic information is aggregate and probabilistic information about groups, not specific individuals.

History

Prior to 1940, the Town of Westernport experienced significant population growth attributed to the development of the coal mining industry, its rail transportation system and close proximity of the Westvaco Pulp and Paper Mill. The town's population peaked in 1940 with 3,565 residents. The population remained stable through

1960, but has since declined to 2,104 residents in 2000. As with other municipalities within the Georges Creek Region, Westernport has experienced some suburban growth to the north along Route 36 and on Horse Rock Hill. In terms of overall development pattern, there has been very little change since the mid 1960's.

Town of Westernport Demographic Trends

The Town of Westernport experienced a decline in population starting in the 1970's and that trend has continued due to economic difficulties such as decline in coal mining employment and employment in the paper industry. The decline in population trend has been exacerbated by a nationwide decline in average household size.

Population by Decade

The following table illustrates the population by decade for the Town of Westernport.

Table: 1

Population by Decade						
1940	1950	1960	1970	1980	1990	2000
3565	3431	3559	3106	2706	2454	2104

Source: U.S. Census

Population Projections

Population projections for the Town of Westernport and the Georges Creek Region indicate a continued slight decline in population over the next several decades. In fact, utilizing a modified age-cohort method, the Town's population is projected to be 1,554 in

2030, a decline of 586 people from the 2000 U.S. Census.

Table: 2

Population Projections				
1990	2000	2010	2020	2030
2454	2140	1859	1710	1554

Source: U.S. Census & S&S Planning and Design

The projected decline shown on Table 2 is less than occurred between 1960 and 2000, when the decline in population averaged 364 people per decade. As the younger age cohort groups stabilize in numbers, the Town's population should reflect that stabilization, however at a much smaller number than was the case in 1960.

US Census Data 2000

Households

In 2000, there were 2,140 people, and 909 households and 602 families residing within the Town of Westernport. The average household size was 2.31. The composition of those households is as follows:

- 27.8% of households included children under age 18;
- 50.2% were married couples;
- 11.9% female head of household with no male;
- 2.1% were non-families.

The Town of Westernport has a substantial ageing population. In fact, 21% of households had someone living alone who was 65 years of age or older.

The 2000 number of households figure of 909 is consistent with the decline in population shown in Table 1.

Table: 3

Households: 1990-2000		
1990	2000	Percent of Change
964	909	-5.7%

Source: U.S. Census

Income

According to the 2000 U.S. Census the median household income in the Town was \$23,681 while the median income for families was \$31,714.

Male earned a higher median income than females, \$24,000 males versus \$8,500 females.

The population living below the poverty line was 16.6%. About 4% of the population living below the poverty line were 65 years of age or older.

Housing Stock

The housing stock within the Town of Westernport is primarily composed of single-family housing 81%, while multifamily comprises the remaining 19%.

Chapter 4: Land Use

Land Use Inventory & Mapping

The Land Use Inventory for the Town of Westernport completed in 2010 by Allegany County Planning Services and S&S Planning and Design exists in a Geographic Information System format and is based on tax map parcel boundaries. Classifications of land use were made utilizing both field survey data and 2005 aerial imagery.

Parcels outlined in heavy black on the *Town of Westernport Land Use Map* are vacant without buildings. These parcels have been assigned a land use category based upon the adjacent and/or contiguous parcel's land use.

The dominate land use in terms of acreage in the Town of Westernport is residential. The residential land use categories established in the Land Use Inventory include: medium density (29.68%), low density (13.98%), and high density (2.79%). Residential land use categories comprise 46.45% by acreage of the overall land use. These categories are discussed in greater detail in the following sections. Each land use category with corresponding acreage is shown on Chart 2.

Map: 2

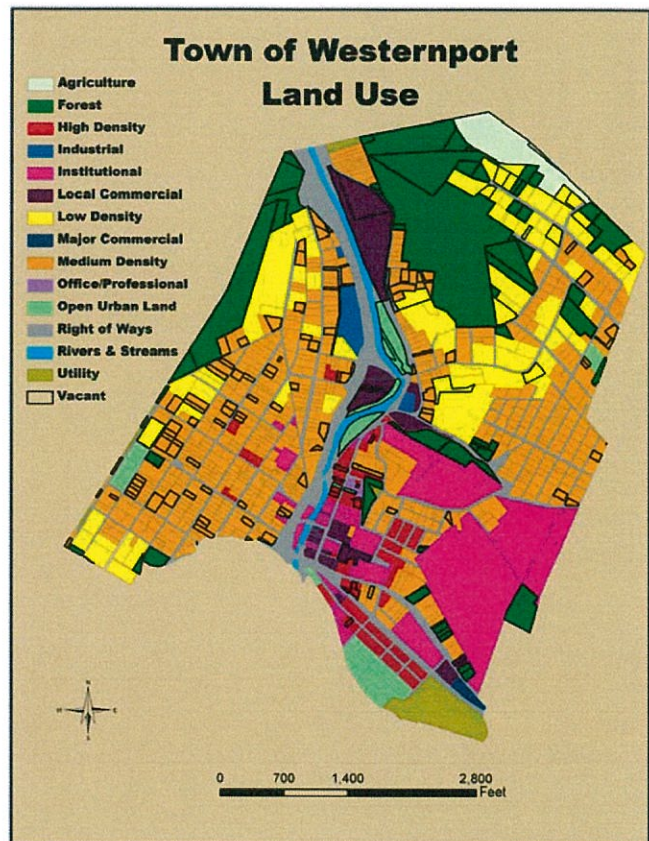
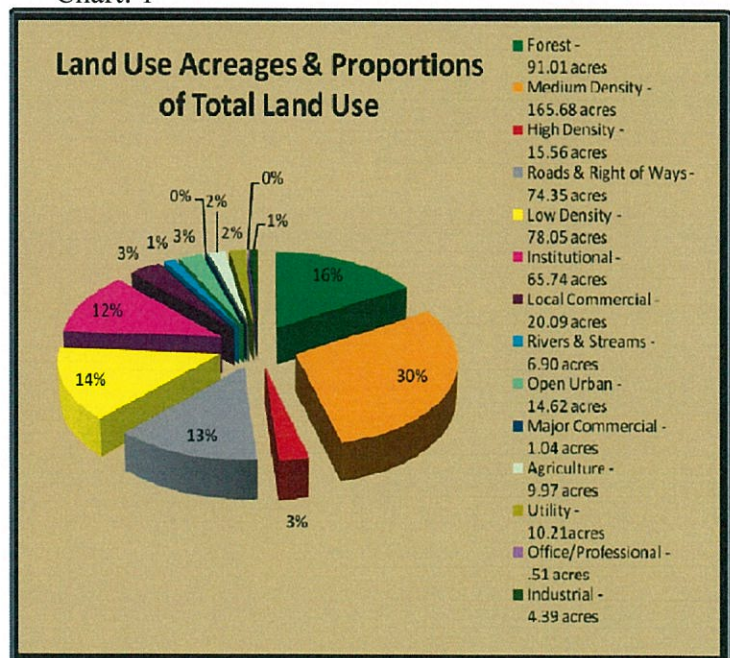
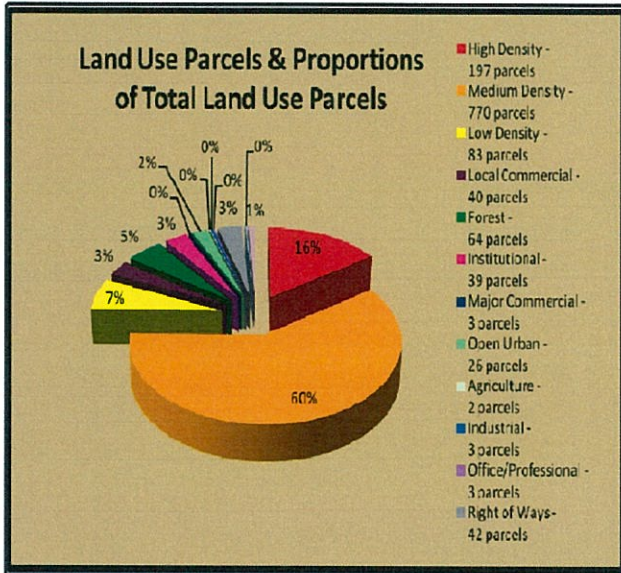


Chart: 1



In terms of number of parcels and land use, the following chart depicts the number of parcels utilized in each land use category and their corresponding land use percentages.

Chart: 2



Land Use Categories

Low Density Residential

Existing Land Use

Areas containing no greater than 2 residential units per acre are considered low-density. This land use category constitutes 13.98% of the total land use by acreage within the Town of Westernport. The Low Density Residential land use category includes several large parcels with a single family residence. These parcels include forested areas; however they remain in the low density land use category due to the primary residential use. The inclusion of these large parcels equates to an increase in the overall low density land use category due to acreage, not to the number of parcels within this

category. In fact, out of the 1,286 parcels that make up the Town of Westernport, only eighty-three parcels or 6.45% are categorized as low density on the *Town of Westernport Land Use Map*.

Potential Land Use

While the population is projected to continue to decline, opportunities for infill residential development within the Town of Westernport still exist. There are currently thirteen vacant parcels without homes labeled as low density residential. There are no low density residential parcels with blighted vacant homes that could be rehabilitated or redeveloped.

Medium Density Residential

Existing Land Use

Areas containing between 2-8 residential units per acre is considered medium density. The predominant use in this land use category is single-family detached residential units, with thirty-nine family units such as duplexes. This land use category constitutes 29.68% of the total land use by acreage and 59.88% by number of parcels in the Town of Westernport and is the largest land use category shown on the Town of Westernport Land Use Map and Pie Charts.

Potential Land Use

Infill/redevelopment is highly desirable in the Medium Density Residential land use areas. Blighted property exists within the Town of Westernport, providing numerous opportunities for redevelopment. In fact, 8 properties

depicted on the *Town of Westernport Land Use Map* labeled medium density are blighted properties in need of rehabilitation. In terms of vacant parcels without homes in the medium density residential land use category, 96 parcels are vacant.

High Density Residential

Existing Land Use

Areas containing 8 residential units or more per acre are considered high density. This land use category includes apartment buildings. This land use category constitutes 2.79% of the total land use by acreage and 15.32% by number of parcels within the Town of Westernport as shown on the *Town of Westernport Land Use Map* and Pie Charts.

Potential Land Use

High Density Residential land use is desirable in the Georges Creek Region, and the Town of Westernport particularly for transitional elder care housing options. The Town of Westernport has 13 vacant properties without homes within the municipal Town limits that could be utilized for high density housing. Additionally, the removal of blight coupled with affordable infill development such as apartments and townhomes, some of which already exist, may be desirable options for the Town of Westernport. Currently there are 2 blighted properties which are in need of rehabilitation or removal within the high density land use category labeled on the Existing Land Use Map.

Major Commercial

Existing Land Use

Major Commercial land use category identifies commercial activity typically known as “big-box development”. The table below further refines the major commercial land use category. Currently there are 3 parcels categorized as major commercial within the town limits. This land use category constitutes 0.19% of the total land use by acreage and 0.23% by number of parcels within the Town of Westernport.

Table: 4

Major Commercial	
✓ Banks	✓ Landscaping Companies
✓ Retail Stores	✓ Large Grocery Stores
✓ Shopping Plazas	✓ Construction Companies
✓ Car Dealerships	✓ Movie Theatre
✓ Wholesale Stores	
✓ Trailer Sales	✓ Bakeries
✓ Motels	✓ Nurseries
✓ Hotels	✓ Gas Stations
✓ Bowling Alleys	✓ Auto Truck Repair

Local Commercial

Existing Land Use

Local commercial land use category identifies service providers serving the needs of local residents. The table below further refines the local commercial land use category. Currently there are 40 local commercial parcels within the town limits. This land use category constitutes 3.60% of the total land use by acreage and 3.11% by number of parcels within the Town of Westernport.

Table: 5

Local Commercial	
✓ Hair Dressers	✓ Corner Grocery Stores
✓ Printing Shops	✓ Small Retail Stores
✓ Restaurants	✓ Barber Shops
✓ Car Washes	✓ Funeral Homes

Potential Land Use

The area labeled as local commercial land use on the *Town of Westernport Land Use Map* includes several parcels currently utilized as parking lots. These parcels could be utilized for local commercial land use purposes.

Office/Professional

Existing Land Use

Office/Professional land use category identifies real estate, accountants, insurance agencies and doctor offices. In the Town of Westernport there are three parcels that are in the office/professional land use category.

Institutional

Existing Land Use

Institutional land use category identifies existing public, semi-public, and recreational uses which are often community focal points. Currently there are 39 institutional parcels in Westernport. This land use category constitutes 11.78% of the total land use by acres and 3.03% by number of parcels within the Town of Westernport.

Potential Land Use

Institutional land use is scattered throughout the Town of Westernport as shown on the *Town of Westernport Land Use Map*.

Industrial

Existing Land Use

Industrial land use category identifies manufacturing facilities, assembly plants, railroad yards, truck warehouses, and construction companies. Currently there are 3 industrial parcels in Westernport. This land use category constitutes 0.79% of the total land use by acres and 0.23% by number of parcels within the Town of Westernport.

Potential Land Use

Industrial land use is in one concentrated area in the Town of Westernport as shown on the *Town of Westernport Land Use Map*.

Open Urban Land

Existing Land Use

Open urban land use category identifies ballparks, playgrounds, parks and other municipally owned areas such as flood buyouts within the Town of Westernport. This land use category constitutes 2.62% of the total land use by acreage and 2.02% by number of parcels for a total of 26 parcels within the Town of Westernport.

Agriculture

Existing Land Use

Agriculture land use category identifies parcels where 50% or more of the land is utilized for agricultural purposes. This land use category constitutes 1.79% of the total land use by acreage within the Town of Westernport. Two parcels are included in the Town boundary; however the majority of the 2 parcels are located outside of the municipal limits. The small portions of the 2 agriculture land use parcels within the municipal limits are labeled agriculture on the *Town of Westernport Land Use Map*.

Roads and Right of Ways

Existing Land Use

This land use category constitutes 13.32% of the total land use by acreage within the Town of Westernport.

Rivers and Streams

Existing Land Use

This land use category constitutes 1.24% of the total land use by acreage within the Town of Westernport.

Forest

Existing Land Use

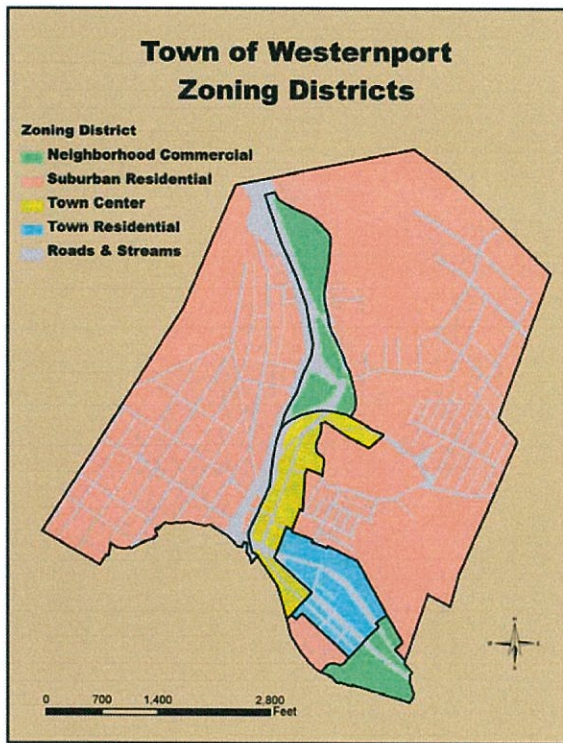
Forest land use category identifies parcels where 50% or more of the land is forested. This land use category includes 64 parcels which constitute 16.31% of the total land use by acreage within the Town of Westernport.

Chapter 5: Municipal Growth

Zoning Districts

The 2000 Town of Westernport Zoning Ordinance includes the Town's established Zoning Districts. These Zoning Districts were utilized in the preparation of this Plan. As shown on Map 4, Westernport contains four distinct Zoning Districts.

Map: 3



The four Zoning Districts for the Town of Westernport are as follows: Suburban Residential (SR) District, Town Residential (TR) District, Town Center (TC) District, and Neighborhood Commercial (NC) District.

Table: 6

Zoning District	Use	Minimum Lot Area (sf)	
SR	Single Family Detached Dwelling	18,000	
	Cluster Residential Development		
	Parks or Open Space		
	Agricultural		
TR	Single Family Detached Dwelling	10,000	
	Two Family Detached Dwelling	9,000/unit	
	Conversion from Single Family to Two Family	9,000/unit	
	Townhouse Cluster Residential	1,600	
	Parks	10,000	
	Elementary or Middle Schools	10,000	
	Business	10,000	
Agricultural	10,000		
TC	Single Family Detached Dwelling	5,000	
	Two Family Detached Dwelling	5,000/unit	
	Dwelling Unit with Principal Non-Residential Use	5,000	
	Conversion of Unit/Structure to 3-Unit Apartment	3,000	
	Conversion of Single Family Dwelling/Other Building into not more than 2 Dwelling units	3,000	
	Cluster Residential Development	5,000	
	Parks or Open Space	5,000	
	Non-Commercial Active Outdoor Recreation	5,000	
	Private/Membership Club or Lodge	5,000	
	Indoor Recreation Facilities	5,000	
	Churches	5,000	
	Medical and Dental Offices	5,000	
	Elementary or Middle Schools	5,000	
	Business Services	5,000	
	Funeral Homes	5,000	
	Greenhouses and Nurseries	5,000	
	Hotels and Motels	5,000	
	Printing/ Photo Services	5,000	
	Personal Services Business	5,000	
	Restaurants	5,000	
	Retail Business	5,000	
	Video Store	5,000	
	Agricultural	5,000	
	NC	Dwelling Unit with Principal Non-Residential Use	5,000
		Parks	
		Churches	
		Medical/Dental Offices	
Convenience Store			
Clubs/Lodges			
Business Services			
Funeral Homes			
Greenhouses/Nurseries			
Hotels/Motels			
Printing/Photo Services			
Personal Service Business			
Restaurants			
Retail Business			
Video Store			
Agricultural			

Suburban Residential District

The Suburban Residential (SR) Zoning District is primarily comprised of single family detached dwellings. Although, twin dwellings (side-by-side dwellings) are permitted in the SR, they are a special exception. In terms of land use categories discussed in *Chapter 4: Land Use*, several land use categories are included in the SR Zoning District. These categories include Agriculture containing 2 parcels, Forest with 55 parcels, High Density Residential containing 50 parcels, Industrial with 2 parcels, Institutional with 13 parcels, Low Density Residential with 83 parcels, Medium Density Residential containing 739 parcels, Open Urban Land with 17 parcels, and Utility comprising 9 parcels. In terms of total acreage, the SR Zoning District includes 407.48 acres and a total of 970 parcels.

Town Residential District

The Town Residential (TR) Zoning District is primarily comprised of single family detached dwelling, twin dwelling, two family detached dwelling, and cluster residential development. Land use categories utilized in *Chapter 4: Land Use* that comprise the TR Zoning District include: Forest comprised of 5 parcels, High Density Residential with 91 parcels, Institutional with 4 parcels, Local Commercial comprises 2 parcels, Medium Density Residential with 20 parcels, and Open Urban Land containing 1 parcels. In terms of total acreage, the TR Zoning District is comprised of 19.41 acres, with 123 parcels.

Town Center District

The Town Center (TC) Zoning District is primarily comprised of single family detached dwellings, commercial use, two family detached dwelling, schools, and cluster residential development. Land use categories utilized in *Chapter 4: Land Use* that comprise the TC Zoning District include: Forest with 2 parcels, High Density Residential with 56 parcels, Institutional containing 22 parcels, Medium Density containing 7 parcels, Local Commercial comprised of 27 parcels, Major Commercial comprised of 1 parcel, Office/Professional containing 3 parcels, and Open Urban Land with 4 parcels. In terms of total acreage, the TC Zoning District is comprised of 19.97 acres, with 122 parcels.

Neighborhood Commercial District

The Neighborhood Commercial (NC) Zoning District is primarily comprised of a dwelling unit in conjunction with a principal non-residential use, commercial use, and institutional use. The land use category discussed in *Chapter 4: Land Use* that comprises the NC Zoning District include: Forest with 2 parcels, Local Commercial containing 11 parcels, Major Commercial with 2 parcels, Medium Density Residential including 4 parcels, Open Urban Land with 4 parcels, and Utility with 2 parcels. In terms of total acreage, the MU Zoning District is comprised of 30.04 acres, with 26 parcels.

Capacity Analysis

The Maryland Department of Planning (MDP) developed a document entitled *Managing Maryland's Growth-Writing the Municipal Growth Element to the Comprehensive Plan*. This document details steps that may be utilized for completing a capacity analysis. The capacity analysis developed by MDP utilizes parcel data to calculate the capacity for new housing on vacant and undeveloped lands within a municipality. The following MDP capacity analysis steps have been applied to the Town of Westernport.

Step 1

The first step of the capacity analysis is the completion of population projections for the documents planning horizon. Population projections were completed and discussed in *Chapter 3: Demographics*. For purposes of this analysis the planning horizon utilized was 20 years. Utilizing a modified age-cohort method, in 2030, the town's population is projected to be 1,554 people, a decline of 586 people from the 2000 Census.

Step 2

The second step of the capacity analysis is the determination of density by zoning. The Town of Westernport has adopted comprehensive zoning; therefore for purposes of completing the capacity analysis the *2000 Town of Westernport Zoning Ordinance*, Zoning Districts described previously will be utilized.

The following table details the Calculation of Density Yield for the Town of Westernport in the Suburban Residential (SR) Zoning District.

Table: 7

Zoning District	Description of Allowable Uses and Minimum Lot Sizes	Average Allowable Lot Size	Density Yield
SR	All Allowable Uses Lot Area/ dwelling unit = 18,000 sf Lot Size: 0.41 ac	0.41 acres (18,000 sf) or 2.44 units/acre	1.83 units/ acre

The Suburban Residential (SR) Zoning District includes four different types of uses, each having the same minimum lot size of 18,000 square feet; therefore the SR acreage was calculated at 2.44 units per acre. The density yield for the SR Zoning District is determined by multiplying 2.44 units per acre times .75, which is MDP's default factor. The density yield for the SR planning district is 1.83 units per acre.

The following table details the Calculation of Density Yield for the Town of Westernport in the Town Residential (TR) Zoning District.

Table: 8

Zoning District	Description of Allowable Uses and Minimum Lot Sizes	Average Allowable Lot Size	Density Yield
TR	Average of All Allowable Uses Lot Area/ dwelling unit = 8,700 sf Lot Size: 0.20 ac;	0.20 acres (8,700 sf) or 5 units/acre	3.75 units/ acre

The Town Residential (TR) Zoning District includes single family detached

dwellings, twin dwellings, two family detached dwellings, townhouses, and multifamily dwellings. Utilizing 0.20, the apparent statistical median as a minimum acreage for TR, an average residential density for the MDR acreage was calculated at 5 units per acre. The density yield for the TR Zoning District is determined by multiplying 5 units per acre times .75, which is MDP's default factor. Therefore, the density yield for the TR Zoning District equals 3.75 units per acre.

The following table details the Calculation of Density Yield for the Town of Westernport in the Town Center (TC) Zoning District.

Table: 9

Zoning District	Description of Allowable Uses and Minimum Lot Sizes	Average Allowable Lot Size	Density Yield
TC	Average of All Allowable Uses Lot Area/ dwelling unit = 4,826 sf Lot Size: 0.11 ac;	0.11 acres (4,826 sf) or 9 units/acre	6.75 units/ acre

The Town Center (TC) Zoning District includes single family detached dwellings, two family detached dwellings, three unit apartments, duplexes, cluster residential developments, and many different types of commercial businesses. Utilizing 0.11, the average allowable acreage for TC, an average residential density for the TC acreage was calculated at 9 units per acre. The density yield for the TC Zoning District is determined by multiplying 9 units per acre times 0.75, which is MDP's default factor. Therefore, the density yield for the TC

Zoning District equals 6.75 units per acre.

The following table details the Calculation of Density Yield for the Town of Westernport in the Town Center (NC) Zoning District.

Table: 10

Zoning District	Description of Allowable Uses and Minimum Lot Sizes	Average Allowable Lot Size	Density Yield
NC	All Allowable Uses Lot Area/ dwelling unit = 5,000 sf Lot Size: 0.11 ac;	0.11 acres (5,000 sf) or 8.8 units/acre	6.6 units/ acre

The Neighborhood Center (NC) Zoning District includes dwelling unit with non-residential use, parks, churches, and various commercial businesses.

Utilizing 0.11, the average allowable acreage for NC, an average residential density for the NC acreage was calculated at 8.8 units per acre. The density yield for the NC Zoning District is determined by multiplying 8.8 units per acre times 0.75, which is MDP's default factor. Therefore, the density yield for the NC Zoning District equals 6.6 units per acre.

Step 3

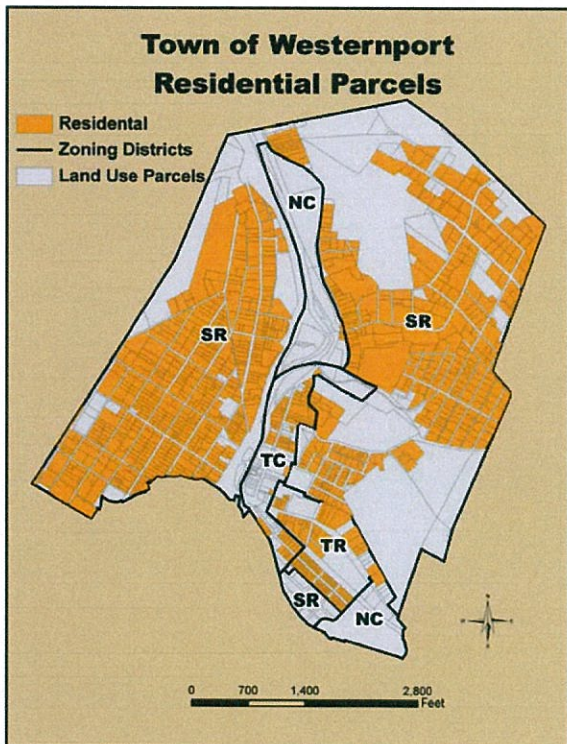
The third step of the capacity analysis is the determination of the amount of developable land within the municipal boundaries of Westernport.

The map on the following page depicts residential parcels in the Suburban Residential (SR), Town Residential (TR), Neighborhood Commercial (NC), and Town Center (TC) Zoning Districts.

Utilizing only the residential parcels in the Suburban Residential (SR), Town Residential (TR), Neighborhood Commercial (NC), and Town Center (TC) Zoning Districts the total amount of developable land within Westernport is 24.83 acres. In terms of number of parcels there are 97 existing residential parcels that are developable. [Note, that those residential parcels that are protected lands or environmentally sensitive parcels such as floodplains and steep slopes were excluded from the total amount of developable land calculation.]

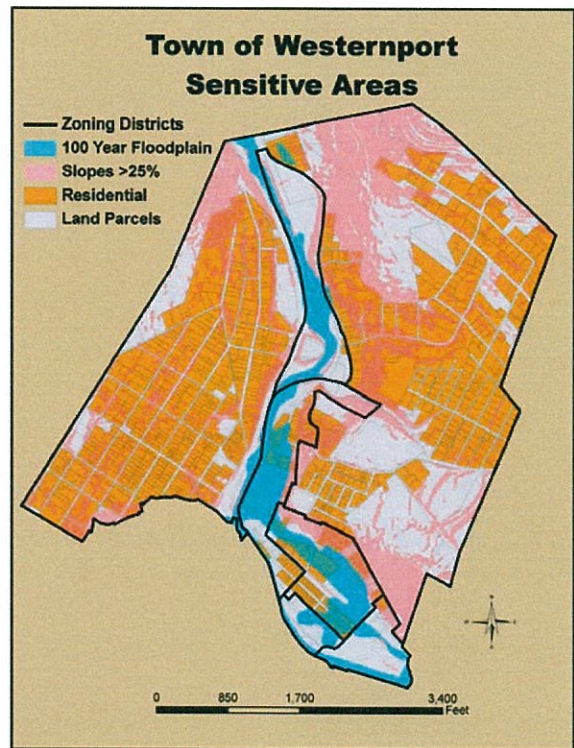
The following map depicts the portions of the Town of Westernport that are within sensitive areas. Sensitive areas include steep slopes (25%>) and the 100-year floodplain.

Map: 4



Sensitive parcels including both steep slope areas and 100-year floodplain account for 74% of the total residential parcels in the Town of Westernport. While the 100-year floodplain shown in blue on Map 6 includes entire parcels, the steep slope areas shown in red more often than not impact only certain portions of individual parcels. Therefore, acreage of sensitive areas is a lower percentage than the parcel percentage, which accounts for 26% of the total residential acreage in the Town of Westernport.

Map: 5



Step 4

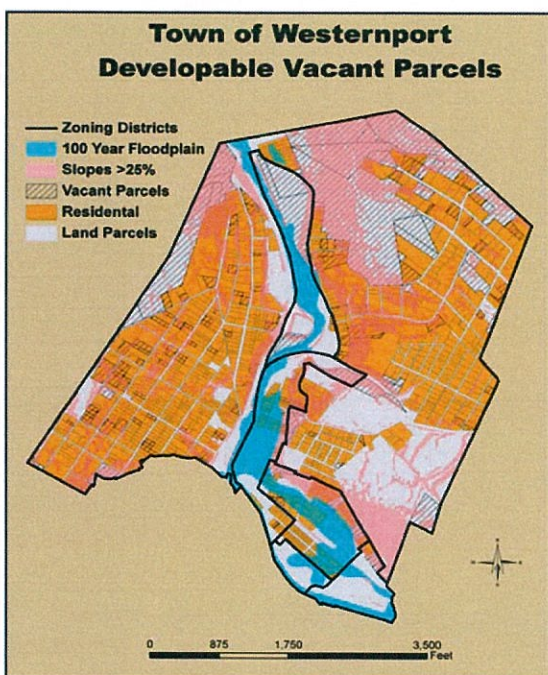
The fourth step of the capacity analysis is the determination of the total housing units (and population) that can be accommodated on developable land in the Town of Westernport. Developable

land includes vacant, infill, and potential redevelopment.

Vacant Parcels

Vacant parcels that include developable land within the Town of Westernport are those parcels shown with a simple black hatch.

Map: 6



There are 122 vacant parcels in the Suburban Residential (SR), Town Residential (TR), Town Center (TC), and the Neighborhood Commercial (NC) Zoning Districts. Utilizing these 122 parcels and subtracting steep slope and 100-year floodplain acreage the total vacant developable land acreage totals 19.95 acres.

The density yield for the SR is 1.83 units per acre, multiplied by the 19.39 developable acres would accommodate 35.48 units and 88.7 persons, based upon factors/multipliers. Additionally, the

density yield for TR is 3.75 units per acre, multiplied by 0.25 developable acres, accommodating 1 unit and 2.5 persons. The density yield for TC is 6.75 units per acre, multiplied by 0.24 acres developable acres, accommodating 1.6 units and 4 persons. The density yield for NC is 6.6 units per acre, multiplied by 0.07 acres developable acres, accommodating 0.46 units and 1.15 persons.

Table: 11

Zoning District	Density Yield	Total Acres	Total Units	Pop. (UX2.5)
SR	1.83 units/acre	19.39 acres	35.48 units	88.7 persons
TR	3.75 units/acre	0.25 acres	1 unit	2.5 persons
TC	6.75 units/acre	0.24 acres	1.62 units	4 persons
NC	6.6 units/acre	0.07 acres	0.46 units	1.15 persons

Blighted Parcels

There are 8 improved parcels that currently contain a blighted housing unit in need of rehabilitation and/or redevelopment that include developable land in the Town of Westernport. All blighted housing units are in the Suburban Residential (SR) Zoning District. In addition to needing rehabilitation or redevelopment these parcels are currently underutilized according to the density yield calculations shown on Table 6 & 7.

There are currently 8 units on the 5 parcels in need of rehabilitation or redevelopment, however as shown on Table 9 below, this area could potentially accommodate 1.74 units and 4.35 persons.

Table: 12

Plan District	Density Yield	Total Acres	Total Units	Pop. (UX2.5)
SR	1.83 units/acre	0.95 acres	1.74 units	4.35 persons

Step 5

Based upon the population projections completed in *Chapter 3: Demographics*, land supply for the Town of Westernport is adequate. The population of the Town is projected to continue to decline over the next thirty years, therefore there is no anticipated need for additional land. However, the decline in average household size may require the construction of additional housing units. Due to the relative scarcity of available suitable lands may necessitate annexation.

Public Facilities

In terms of public facilities utilized by residents of the Town of Westernport that are outside of the municipal town boundaries, those facilities are discussed in detail in the Public Facilities chapter of the *Georges Creek Regional Comprehensive Plan*. Due to the expected decline in population, the need for significant additional public facilities and services are not anticipated for the Town of Westernport.

Existing Public Facilities within the Town of Westernport

Within the municipal boundaries of the Town of Westernport there are several public facilities including the Potomac Fire Company # 2, Westernport Town Hall, Westernport Police Department,

Tri-Town Emergency Medical Services, Senior Center, Westernport Heritage Society, Westernport Elementary, U.S. Post Office and the Public Library. These facilities are listed under the Institutional Land Use Category discussed in *Chapter 4: Land Use* and are depicted on Map 1.

Recreation Facilities

The current population of the Town of Westernport is 2,140 people according to the 2000 US Census. The State of Maryland uses a standard ratio of 30 acres of parkland per 1000 population. Additionally, a minimum of 15 of the 30 acres must be recreation land that is owned by the local jurisdiction itself. Applying the State standard to the Town of Westernport indicates that the Town of Westernport should contain 64.2 acres of recreation land within the municipal boundaries. In *Chapter 4: Land Use*, the Open Urban land use category identifies ballparks and playgrounds within the Town of Westernport. The total acreage of Open Urban Land is 14.62 acres. Therefore, the Town of Westernport does not meet the State standard, with a deficit of 49.58 acres of recreation land. However, in the year 2030 population projections indicate that there will be 1,554 people within the Town of Westernport. Utilizing the 1,554 population figure, the State standard would be 46.62 acres of recreation land, however there will still be deficit of 32 acres of recreation land within the Town of Westernport.

Protection of Sensitive Areas

As shown on Map 6, the Town of Westernport contains large portions of land that includes Sensitive Areas such as the 100-year floodplain and steep slopes (25%>). While developable land in Westernport is limited due to these areas, the need for additional land is minimal due to the projected decline in population. Additionally, the age of existing housing stock will contribute to redevelopment and/or annexation if there is a measurable in-migration. However, portions of past development are located within the Sensitive Areas, particularly the 100-year floodplain. These properties are prone to riverine flooding, which has historically been a problem in the Georges Creek Region. The County participates in several flood acquisition programs as discussed in the *Georges Creek Regional Comprehensive Plan; Sensitive Areas Chapter*. As residences are removed from floodplain areas, additional lands will be needed to accommodate existing residents. As a consequence some level of annexation may be necessary.

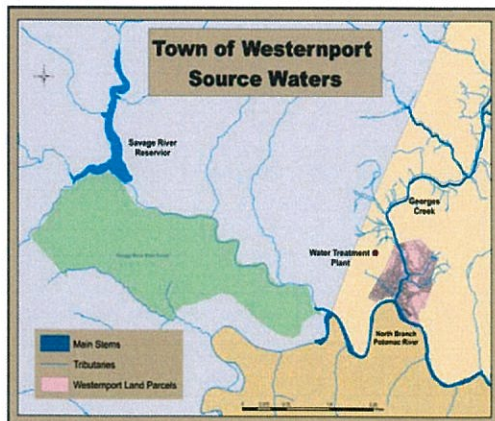
Chapter 6: Water Resources

The *Georges Creek Regional Comprehensive Plan* contains a Water Resources Chapter for the entire Region, the Town of Westernport Plan examines those water resources that relate specifically to Westernport as required by House Bill 1141 enacted during the 2006 Legislative Session. While population projections completed in *Chapter 3: Demographics* indicate a continued decline in the Town's population, this Chapter of the Town of Westernport Element examines those water resources that impact and/or are utilized by the Town.

Surface Water

The Town of Westernport's primary source of surface water is Savage River; this watercourse is the primary supply source for the Savage River Reservoir.

Map: 7



The mainstem of Georges Creek flows through the Town of Westernport.

Water Quality

The Maryland Department of Environment (MDE) sets water quality standards in order to protect, maintain and improve the quality of surface waters. Three components comprise the water quality standards: Designated Uses, Water Quality Criteria and Antidegradation Policy.

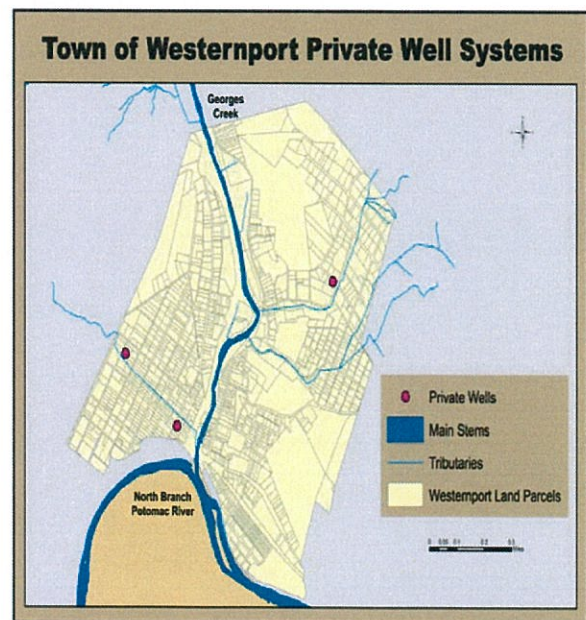
The Town of Westernport specifically does not contain nor utilized source water that is listed in the Antidegradation Policy as a Tier I, II, or III.

Ground Water

Wells

Wells are utilized throughout the Georges Creek Region, for both private water supply and additional water supply for reservoirs.

Map: 8



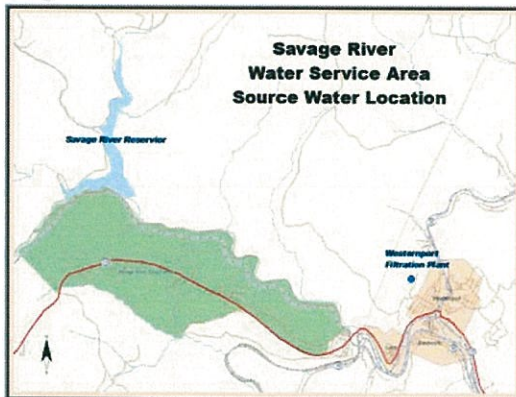
There are currently three private wells within the Town of Westernport according to the MDE private well database.

Water Supply

Savage River Water Service Area

The Savage River Water Service Area is comprised of the Savage River Reservoir, which is located in Garrett County. However, the filtration plant is operated and located in the Town of Westernport.

Map: 9



Appropriation Permit and Approximate Daily Production

According to the MDE's 2004 *Source Water Assessment for the Savage River Water System*, Westernport has an appropriation permit through MDE, which allows the town to draw an average of 750,000 GPD, and a maximum of one million gallons per day. The approximate daily production for the water system is 0.463 gallons per day.

Table: 13

<i>Savage River Water Service Area Appropriation Permit Total</i>	
Savage River Reservoir	
Average	0.750 MGD
Maximum	1.0 MGD

Source: MDE 2004 Source Water Assessment for the Savage River Water System

Table: 14

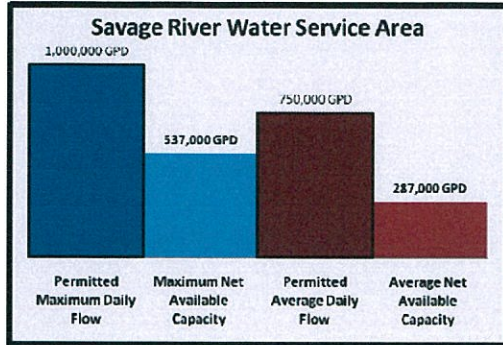
<i>Savage River Water Service Area Approximate Daily Production Total</i>	
Savage River Reservoir	
Approximate	0.463 GPD
<i>Includes water diverted to Upper Potomac River Commission Wastewater Treatment Plant, the Town's biggest user.</i>	

Source: MDE 2004 Source Water Assessment for the Savage River Water System

Capacity and Demand

Utilizing the 2000 U.S. Census, the total population for the Savage River Water Service Area is 3,105. The majority of the total population is within the water service area. This population includes the Town of Westernport and the communities of Franklin, Brophytown and Horse Rock Hill. In calculating the demand for the Savage River Water Service Area utilizing the total population within the area divided by 2.5 persons per household equals 1,242 households. Utilizing the 1,242 number of households figure and multiplying by 250 gallons per day (GPD), the total estimated demand is 310,500 GPD, excluding the demand from the Upper Potomac River Commission (UPRC) Wastewater Treatment Plant. The MDE appropriation permit for this area is 1.0 MGD maximum with an average daily of 750,000 GPD. The net available capacity for the appropriation permit maximum is **537,000 GPD**, while the net capacity for the appropriation permit average is **287,000 GPD**.

Chart: 3



In an attempt to verify the number of households of 1,242, the 2004 Savage River Source Water Assessment provided the total amount of water taps within the area. The assessment indicated that 1,200 water taps were currently utilized within the service area. The 1,200 water taps figure closely matches the 1,242 number of household figure indicating that the majority of the population within the Savage River Water Service Area is connected to the system.

Population projections for this service area completed in the Demographics Background portion of the *Georges Creek Regional Comprehensive Plan* display a decline in population through 2030. Additionally, the population projections for the Town of Westernport detailed in *Chapter 3, Demographics* display a decline in population through the year 2030 as well. Therefore, the future demand on the Savage River Water Service Area system should not increase. The decline in population directly correlates to the documented water usage decline.



The Savage River Reservoir was drained in order to replace the flood gates on the dam. This project was completed in April 2010.



Water System Supply Issues

As discussed in the *Georges Creek Regional Comprehensive Plan*, MDE/DNR has reported that the water supply often exceeds the systems demand due to raw water flow into the plant, which cannot be adjusted. This inability to make adjustments leads to the frequent discharge of treated water into the Potomac River.

Additional system issues exist and are as follows:

- Aging existing water lines throughout the town;
- Loss of water through the existing water lines.

Problems with the previous transmission line were resolved with the installation of a new transmission line. According to the Town of Westernport a new raw

water transmission line, 32,000 feet of a 16-inch ductile iron pipe, was installed from the Savage River Dam to the Town's water treatment plant. This increases the capacity of the Westernport plant to 3 million gallons per day; however water is still being lost. The increase triples the current capacity of the Westernport Filtration Plant. The new transmission line will enable Allegany County to service additional areas surrounding the Savage River Water Service Area.

Water Capacity, Future Demand and Potential Land Use

Residential land use changes that could potentially occur and approximate potential water supply capacity can be determined for the Savage River Water Service Area. Change to water demand based upon different residential land use scenarios are detailed in the following section.

The *Land Use Map Plan* completed in the *Georges Creek Regional Comprehensive Plan* detailed land use changes within the Savage River Water Service Area excluding municipalities. These changes are shown on Table 12, under Column 2. Vacant parcels, which may impact land use and the demand for water resources within the Town of Westernport as detailed in *Chapter 4: Land Use* of this Plan are included on Table 12, under Column 3.

Table: 15

Land Use Categories	Non-Municipal Westernport Water Service Area	Town of Westernport
Low Density	6	0
Medium Density	5	96
High Density	0	13
Roads & Right of Ways	0	0
Utilities	0	0
Industrial	0	0
Institutional	0	0
Local Commercial	2	0
Other	0	0
Transportation	0	0
Urban Development	0	0

In the Non-municipal Savage River Water Service Area there are 6 low density parcels totaling 2.99 acres. The low density category constitutes 1-2 housing units per acre. Taking the maximum number of housing units, two multiplied by the total acreage within the low density land use category, 6 housing units. These potential 6 units multiplied by 250 gallons per day water usage equals an additional 1,500 gallons per day on the Savage River Water Service Area.

In terms of the municipal residential vacant parcels within the Town of Westernport, there are no low density vacant parcels.

In the Non-municipal Savage River Water Service Area there are 5 potential medium density parcels totaling 9.97

acres. In terms of medium density, the medium density land use category constitutes 2-8 housing units per acre. Utilizing the maximum number of housing units, 8 multiplied by the total acreage within the potential medium density land use category, equals 20 housing units. These potential 20 housing units multiplied by 250 gallons per day water usage equals an additional 5,000 gallons per day on the Savage River Water Service Area.

In the Town of Westernport there are 96 potential medium density parcels totaling 19.20 acres. In terms of medium density, the medium density land use category constitutes 2-8 housing units per acre. Utilizing the maximum number of housing units, 8 multiplied by the total acreage within the potential medium density land use category, equals 154 housing units. These potential 154 housing units multiplied by 250 gallons per day water usage equals an additional 38,500 gallons per day on the Savage River Water Service Area.

There are no high density vacant parcels within the Non-municipal Savage River Water Service Area, however there are 13 potential high density parcels totaling 1.27 acres within the Town of Westernport. In terms of high density, the high density land use category constitutes 15 housing units per acre. Utilizing the maximum number of housing units, 15 multiplied by the total acreage within the potential high density land use category, equals 19 housing units. These potential 19 housing units multiplied by 250 gallons per day water usage equals an additional 4,750 gallons per day on the Savage River Water Service Area.

With an available capacity of 287,000 GPD in the Savage River Water Service Area, the potential residential housing demand including the Town of Westernport equals 43,250 GPD and is within the available capacity range.

Water Quality Issues

As mentioned, water quality standards have not always been satisfactory within the Georges Creek Region according to the MDE's Source Water Assessment Plans and the *2007 Allegany County Master Water and Sewer Plan*, however improvements are being made. The following are the primary water quality issues associated with the reservoir.

Savage River Reservoir:

- Potential source contaminates
- High Turbidity Levels

2007 Allegany County Master Water and Sewer Plan Improvement Projects

The following project is listed in the priority schedule within the *2007 Allegany County Master Water and Sewer Plan*.

5-YEAR PLAN

Savage River Service Area
Rehab and Extension

Savage River/Westernport
Filtration Plant and Upgrade

BEYOND 10-YEAR PLAN

Westernport / McCoolle Connection

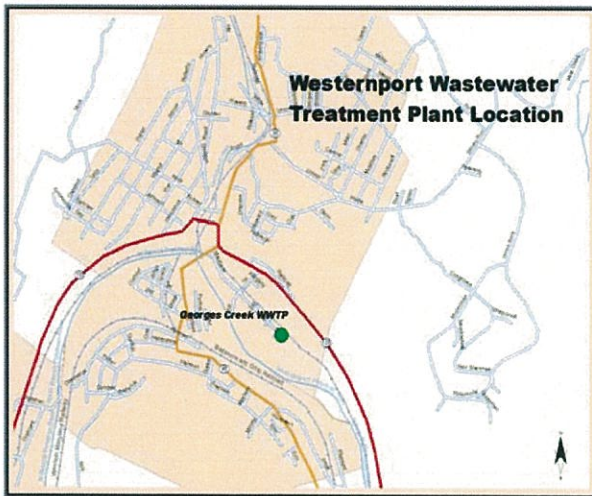
Savage River Mill Run Extension

Westernport / Barton Connection

Georges Creek Sewer Service Area

The Upper Potomac River Commission (UPRC) treatment plant serves the Town of Westernport and the New Page paper mill at Luke.

Map: 10



Permit and Approximate Daily Production

According to Scott Shoemaker, UPRC Superintendent, the Upper Potomac treatment plant has a maximum capacity flow of 22.5 MGD while the average daily flow is 20.0 MGD.

Table: 16

Upper Potomac Sewer Service Area Maximum Capacity Flow Total
22.5 MGD

Source: Scott Shoemaker, UPRC Superintendent

Table: 17

Upper Potomac Sewer Service Area Average Daily Flow Total
20.0 MGD

Source: Scott Shoemaker, UPRC Superintendent

Capacity and Demand

Utilizing the 2000 U.S. Census, the total population for the Upper Potomac Sewer Service Area is 3,105. The majority of the total population is within the sewer service area. This population includes the Town of Westernport and the communities of Franklin, Brophytown, Horse Rock Hill and New Page paper mill in Luke. In calculating the demand for the Upper Potomac Sewer Service Area utilizing the total population within the area, not including the New Page paper mill, divided by 2.5 persons per household equals 1,242 households. Utilizing the 1,242 number of households figure and multiplying by 250 gallons per day (GPD), the total demand is 310,500 GPD. The net available capacity for the maximum capacity flow is **22,189,500 GPD** or **22.19 MGD**, reflecting only population without the New Page paper mill.

Population projections for this service area completed in the *Demographics Background* of the *Georges Creek Regional Comprehensive Plan* display a decline in population through 2030. Additionally, the population projections for the Town of Westernport displayed in *Chapter 3: Demographics* display a decline in population through the year

2030 as well. Therefore, the future demand on the Upper Potomac Sewer Service Area system should not increase.

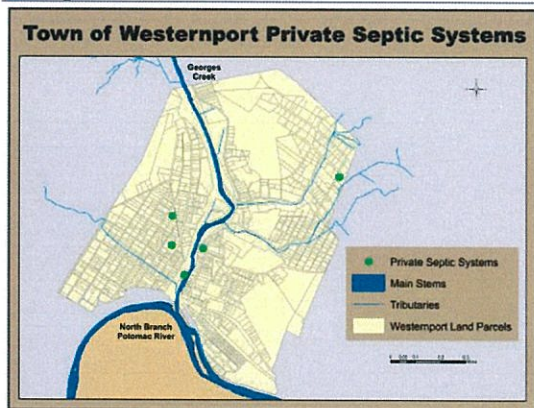
Wastewater Capacity, Future Demand and Potential Land Use

Based upon current and projected population figures for the Upper Potomac Sewer Service Area, both capacity and future demand should be adequately handled by this plant.

Septic Systems

There are 5 private septic systems within the Town of Westernport's municipal boundaries according to MDE's private septic system database.

Map: 11



Wastewater Issues

Upper Potomac Service Area:

- Combined sewer system overflows resulting from stormwater
- Condition of transmission pipes are poor

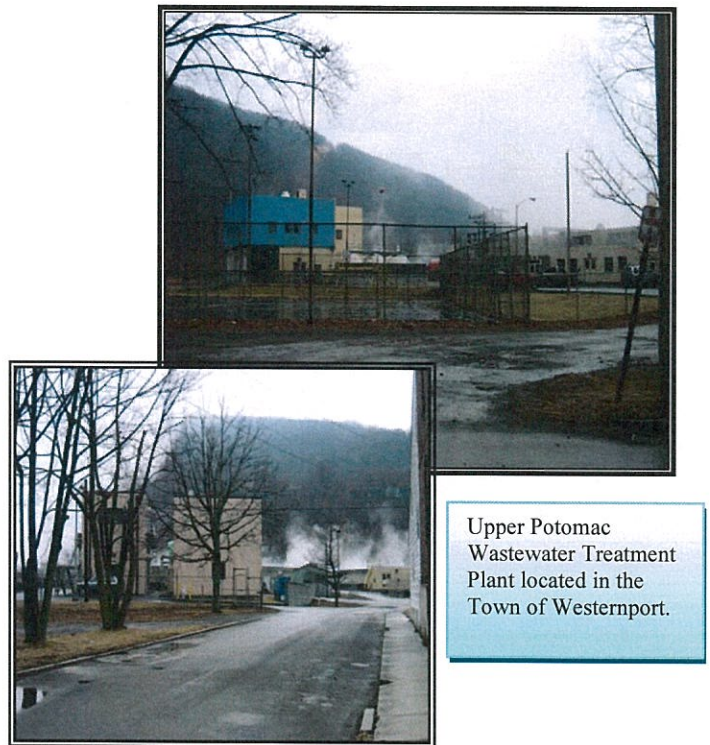
Septic Systems

- Older systems failing and still draining in the streams

Current Wastewater Improvement Projects

Georges Creek Service Area

The municipal portion of the facility is to be upgraded to ensure compliance with the National Pollutant Discharge Elimination System (NPDES) requirements for effluent limits.



2007 Allegany County Master Water and Sewer Plan Improvement Projects

The following project is listed in the priority schedule within the *2007 Allegany County Master Water and Sewer Plan*.

5-YEAR PLAN:

Westernport Stoney Run Sewer Connection

Westernport Combined Sewer Rehabilitation

10-YEAR PLAN:

UPRC System Rehabilitation and Extension

Stormwater Facility Database

According to the Stormwater Management Facility Database, provided by Allegany County Planning Services, there are no stormwater management ponds or stormwater management trenches within the municipal boundaries of the Town of Westernport.

Point Source Loading

Combined Sewer Overflows (CSO) constitutes the most significant point source pollution problem in the Georges Creek Region. The connection of stormwater outlets and sewer systems results in CSO, meaning untreated water flows directly into stream systems.

Additional point source pollution are perpetrated by residents who illegally connect their stormwater drainage devices to the sanitary sewer system. Through Allegany County's Utility Use Regulation, property owners who have not corrected the problem are being identified and corrected.

Finally, point source pollutants including sewer line leaks, municipal surface discharge, industrial surface discharge, general mining, and general industrial stormwater, contribute to point source loading.

Non-Point Source Loading

Mining activities and Acid Mine Drainage (AMD) are the most significant contributors of nonpoint source pollution within the Georges Creek Watershed. Considering Georges Creek's history of mining, it is inevitable that AMD would be a significant factor in stream system pollution within the watershed.

Additional nonpoint source pollutants are sedimentation, urban stormwater, and failing septic systems. Sedimentation occurs by eroding stream banks that exist throughout the watershed. Extensive flooding in the past and lack of vegetation along the stream channels have created instability along the stream banks thereby encouraging erosion and increasing sediment load into the streams.

Total Maximum Daily Loads

The combination of pollution from point and nonpoint sources within the Georges Creek Region has been detrimental to the Georges Creek watershed. Due to the poor water quality of most streams within the Region, the U.S.

Environmental Protection Agency (EPA) has placed several Total Maximum Daily Loads (TMDL) for the Georges Creek Region, which imposes limits on the amount of pollutants entering the stream systems in an effort to improve water quality.

According to the Code of Maryland Regulations (COMAR 26.08.02), Georges Creek's main stem running through the eastern portions of the Town of Westernport is designated by MDE as Use I-P (Water Contact Recreation, Protection of Aquatic Life and Public Water Supply). All other tributaries within the Georges Creek Watershed are designated as Use III-P. The Georges Creek Watershed (basin number 02141004) was placed on the State's 303(d) List by Maryland Department of Environment (MDE) for the impairments of: sediments (1996), bacteria (fecal coliform) (2002), low pH (1998 & 2002) and impacts to biological communities (2002).

Water Resources Issues

Acid Mine Drainage (AMD) continues to be a major problem within the Georges Creek Watershed. While some treatment systems have been installed within the area more are needed. Also, stream buffers are inadequate due to urban development within close

proximity of the mainstem of Georges Creek. Additionally, urban development within the floodplain of Georges Creek has negatively impacted the quality of life for the Town of Westernport residents and the vitality of the streams within the Georges Creek Watershed.

Implementation

Map: 12

Introduction

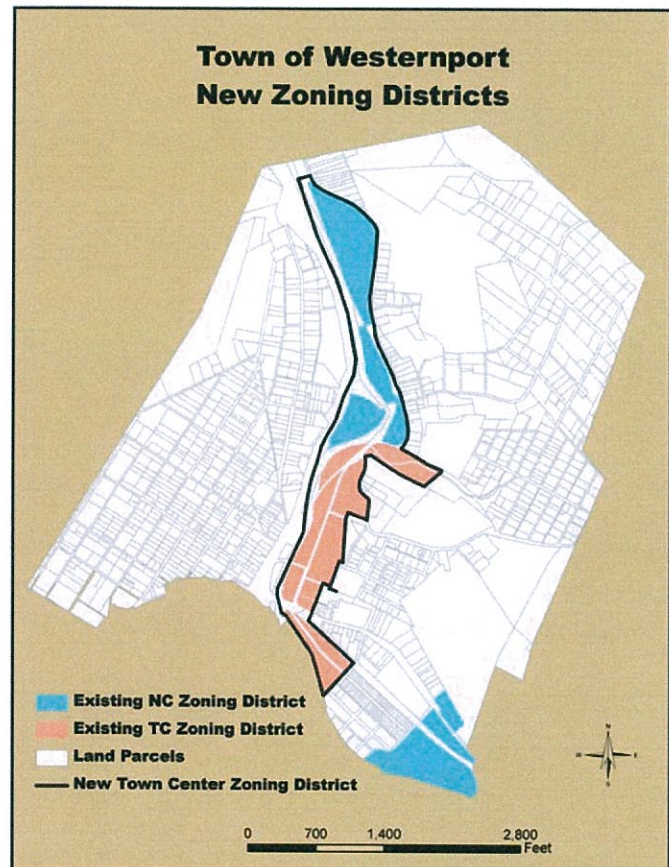
Following the development and review of the previous six chapters, implementation actions were assembled. These action items culminate the extensive research completed on the Town of Westernport Element. Projects are not listed in order of priority; rather the numbers are listed for reference proposes only.

Action Items

#1 Extending Town Center Zoning District

Extending/expanding the Town of Westernport's Town Center (TC) Zoning District would create positive opportunities for the Town. The current Town Center Zoning District has a very limited amount of infill development available due to the high percentage of sensitive areas that occupies the majority of this area. However, the Neighborhood Commercial (NC) Zoning District, located directly north of the TC Zoning District, contains several opportunities for infill development. Additionally, Main Street is the backbone for both these zoning districts.

Therefore, by expanding the existing NC Zoning District located directly north of the TC Zoning District the town would benefit in several ways. Funding, such as Main Street Improvement Program grants would be available to the community. Also shown in Project #5, Town Hall is located in the 100 year floodplain and is in need of relocation.



With the extension of the TC Zoning District, additional vacant parcels would be available for the relocation of Town Hall. Through the TC Zoning District Project, other ventures such as establishing a community gateway, professional office buildings, and additional businesses would be feasible.

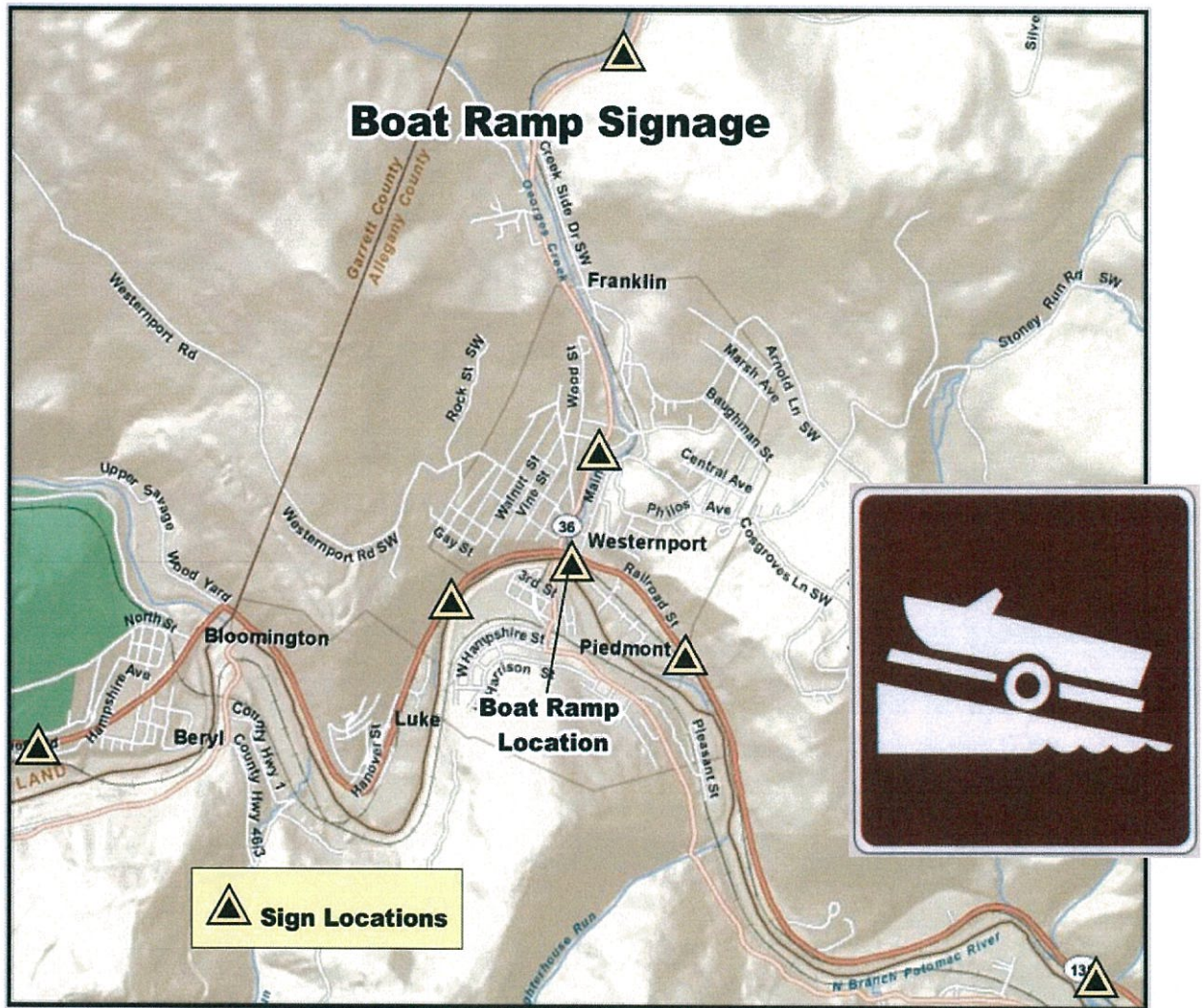
#2 Boat Ramp Signage

Promoting one of Westernport's existing recreational services would attract many whitewater and fishing enthusiasts. This boat ramp is a slightly declining gravel road that is well suited for kayaks and canoes. Many people, including citizens

of Allegany County, have no idea that a boat ramp exists in downtown Westernport. Signage should be placed on each side of Rt. 135 leading to Westernport, as well as Rt. 36. Additional signage should be placed in close proximity to the entrance of the boat ramp. By having proper signage, more people would be able to easily find and enjoy this attraction.

Information on Maryland Department of Natural Resources (DNR) website about this boat ramp is extremely limited. However, the DNR boat access information page does have a placeholder for the Westernport Boat Ramp to have a website. Westernport could create this a link and maintain it on their website, which could help promote this attraction.

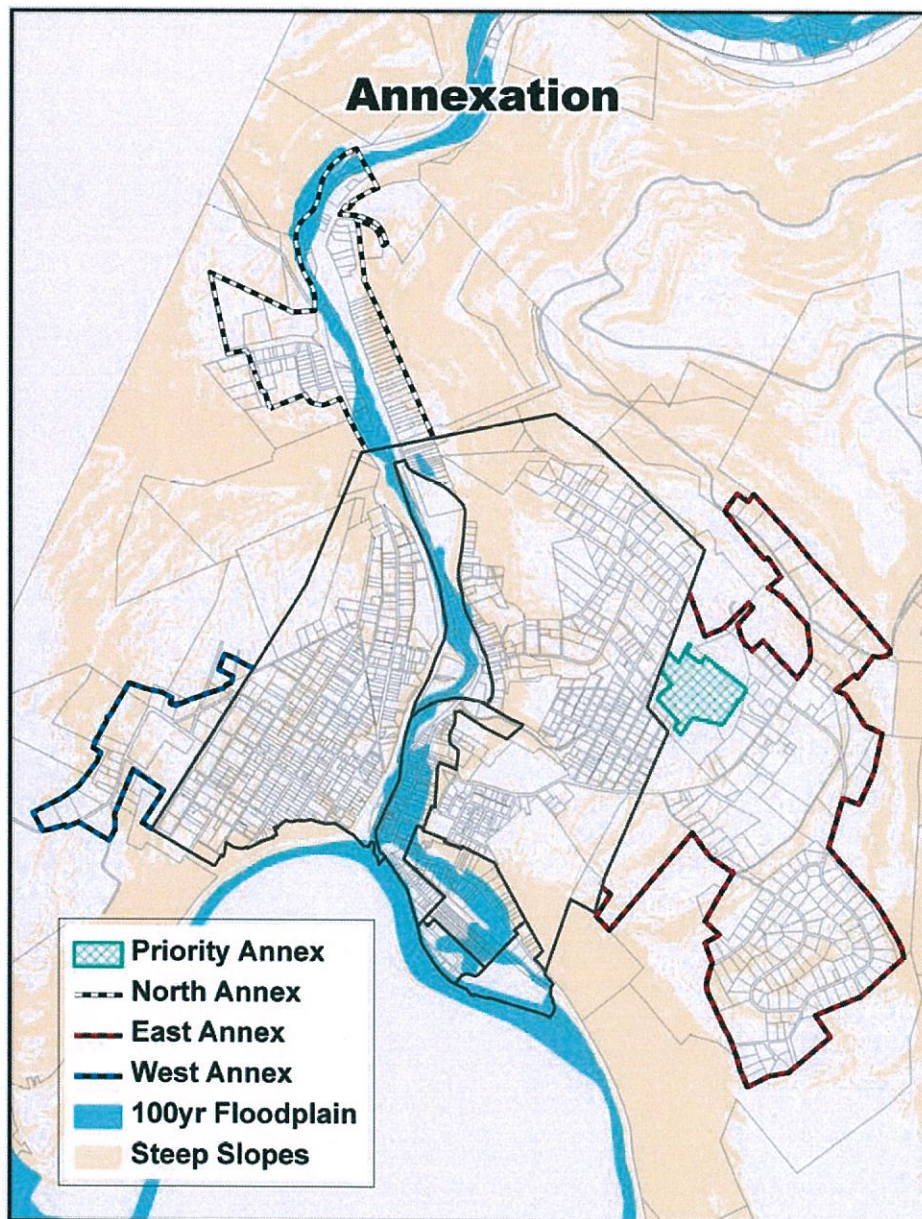
Map: 13



#3 Annexation

In order to assess potential parcels for annexation, Westernport officials were involved during the Plan development process. Factors considered by the officials for annexations were; availability of water and sewer and existing road access. As a result three different areas were identified for annexation and are defined by direction (north, west, and east). Additionally a fourth area, located inside the East annex area was identified and is considered a high priority for annexation. This area is located adjacent to the municipal boundary and is undeveloped. These annexations are located within the Priority Funding Areas, which are defined as existing communities and places where local governments want State investment to support future growth.

Map: 14



#4 Rails to Trails Project

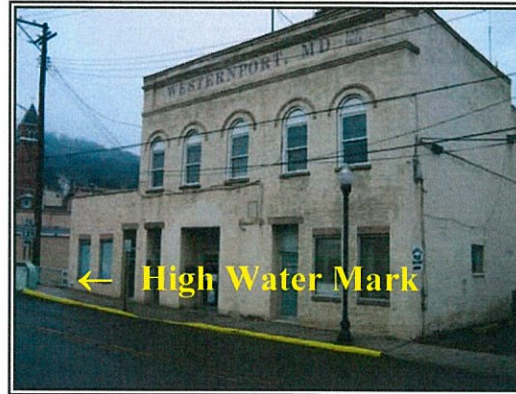
As discussed in the Georges Creek Regional Comprehensive Plan, the potential Georges Creek Greenway Trail, a rails-to-trails project would benefit the Town of Westernport. The project would involve the minimally used CSX line that stretches eighteen miles between the Potomac River and Frostburg. If developed the trails northern end would connect to the Allegheny Highlands Trail in Frostburg or potentially, the Vale Summit spur discussed in the *Braddock Headwaters Regional Comprehensive Plan*.

Map: 15



Source: *Georges Creek Regional Comprehensive Plan*

#5 Relocation of Town Hall



Westernport's Town Hall is located on Washington Street. Town Hall is located in the floodplain causing the building to flood repeatedly. Flooding events in 1996 are documented by the high water mark located near the building which indicates that first floor flooding has occurred. Although the building is old, (pre-1950s) it is not listed on the National Register of Historic Places or the Maryland Register of Historic Properties. The building is in need of major repairs/renovations due to its susceptibility to flooding, which would constitute a substantial improvement; therefore, the best solution would be to relocate Westernport's Town Hall. One of the potential relocations discussed during the planning process was the St. Peter's School Building which is out of the 100 year floodplain and no longer being utilized. The map on the following page depicts Town Hall's alternate location.

Map: 16



Another potential option is noted in implementation Action Item #1; additional vacant parcels would be available for the relocation of Town Hall in the new Town Center Zoning District.

#6 Demolition and Replacement of Blighted Housing Cluster

There are a total of six residential homes clustered together on Clay Street. These houses were condemned by the Town of

Westernport and have been demolished. There now exists an opportunity for infill development. Due to the clustering of where these houses were located, the potential may exist for apartments or townhouses. The Westernport Housing Commission will be responsible for this project.

Map: 17



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