



Maryland Department of Planning

Sustainable _____ Attainable

December 13, 2012

Mr. Rick Dwyer, President
Hebron Town Commissioners
P.O. Box 299
Hebron, Maryland 21830

RE: MDP's review of adopted tier map; No comments

Dear President Dwyer,

Thank you for providing the Department of Planning with a copy of Resolution #2012-1 adopted by the Town of Hebron on October 17, 2012. This resolution establishes growth tiers under the Maryland Sustainable Growth and Agricultural Preservation Act of 2012 for the Town of Hebron and references the official map displaying the Growth Tier areas.

The Act allows the Department to comment on mapped growth tiers when the Department determines that the growth tiers do not meet the criteria established by the Act.

The Maryland Department of Planning is pleased to advise you that the map adopted by the Town of Hebron satisfies the criteria for designation of growth tiers under the Maryland Sustainable Growth and Agricultural Preservation Act of 2012. The Department therefore has no comments on the adopted map.

Please be advised that the growth tiers shall be incorporated into the Town's comprehensive plan or an element of the plan when the Town conducts its six year review of the plan. If the growth tiers are not incorporated into the comprehensive plan or an element of the plan during that 6-year review, Senate Bill 236 provides that the growth tiers may not be considered as adopted and the restrictions on major subdivisions outside sewered areas shall apply.

Wicomico County may be submitting growth tier maps to the Department. To date, we have not received a tier map from the County. Should there be any conflicts between the City's mapping and that of the County, the Act provides a process for resolution.

Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor

Richard Eberhart Hall, AICP, Secretary
Matthew J. Power, Deputy Secretary

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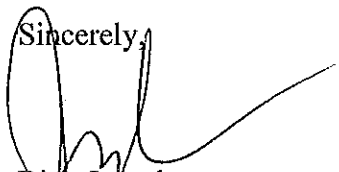
Although MDP has no comments on the Town's adopted tier map, we would like to reiterate our previous stance on the Town's Municipal Growth Element (MDP's July 17, 2009 comment letter on the Town's draft Comprehensive Plan). The Department expressed concern that the amount of land in the Town's designated growth areas is too large compared to MDP's population projections for the Town. Focus on infill and redevelopment, infrastructure maintenance and upgrade, neighborhood and downtown revitalization, and historic preservation, will ensure that the Town can accommodate future population growth within its current municipal boundaries.

Also, MDP's SB236 implementation guidance encourages jurisdictions to designate portions of growth areas as Tier IIA, "Not in County Water/Sewer Plan" if they are not designated as planned for sewer in the County water and sewer plan. Mapping growth areas as Tier IIA will ensure that elected officials, government staff, the public, and developers understand that an amendment to the County water and sewer plan is needed before new residential subdivisions in such areas can receive sewer service.

We would like to recognize the Town for being among the first jurisdictions in the State to have adopted a Growth Tier map as called for under the Maryland Sustainable Growth and Agricultural Act of 2012.

Should you have any questions, please don't hesitate to contact us.

Sincerely,



Rich Josephson
Director of Planning Services

cc: Jack Lenox, Planning Director, Wicomico County
Tracey Gordy, Director, MDP LES Regional Office
Jay Sakai, Director, Water Management Administration, MDE
Jason Dubow, Director, Environmental Planning Division, MDP