



Maryland Department of Planning

Sustainable \_\_\_\_\_ Attainable

April 8, 2013

William Gee Williams, III, Mayor  
Town of Berlin  
10 William Street  
Berlin, MD 21811

Dear Mayor Williams, III:

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

Thank you for providing the Department of Planning with a copy of the Town of Berlin Growth Tier Map (dated January 14, 2013) adopted by the Mayor and Council of the Town of Berlin by Resolution 2012-08 on January 14, 2013. This action establishes growth tiers under Title 1, Subtitle 5 of the Land Use Article ("LU") of the Annotated Code of Maryland for the Town of Berlin.

LU §1-505 allows the Department to comment on growth tiers adopted by local jurisdictions. The Maryland Department of Planning is pleased to advise you that the map adopted by the Town of Berlin satisfies the statutory requirements of LU §1-508 for designation of growth tiers. The Department therefore has no comments on the adopted map.

Please be advised that the law requires that the growth tiers are to 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 the 6-year review, the law indicates that the growth tiers may not be considered as adopted and the restrictions on major subdivisions outside sewer areas shall apply.

To date, we have not received a tier map from Worcester County. Should there be any conflicts between the Town's mapping and that of the County, the Act provides a process for resolution.

Finally, we would like to note that in the department's comments on the 2010 Comprehensive Plan, according to MDP estimates, there is sufficient capacity for all projected household growth by 2030 within the Town limits. However, the Town has identified four future growth areas for potential annexation. MDP encourages the Town to concentrate on infill and redevelopment to accommodate this projected growth prior to pursuing plans to annex additional land.

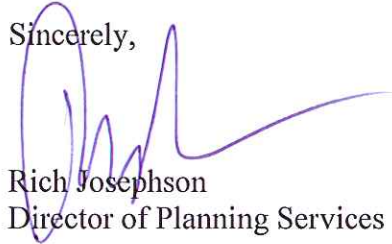
Martin O'Malley, Governor  
Anthony G. Brown, Lt. Governor

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

Mayor William Gee Williams, III  
April 5, 2013  
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Should you have any questions, please don't hesitate to contact us.

Sincerely,



Rich Josephson  
Director of Planning Services

cc: Chuck Ward, Planning and Zoning Director, Town of Berlin  
Ed Tudor, Department of Development Review & Permitting, Worcester County  
Tracey Gordy, Director, Lower Eastern Shore Regional Office, MDP  
Jay Sakai, Director, Water Management Administration, MDE  
Jason Dubow, Director, Environmental Planning Division, MDP