



# Sustainable Community Application 2016 Cecilton, Maryland

## **I. SUSTAINABLE COMMUNITY APPLICANT INFORMATION**

**Name of Sustainable Community:** Cecilton

**Name of Applicant:** Town of Cecilton

**Applicant's Federal Identification Number:** 52-0899780

**Applicant's Street Address:** 117 West Main Street, P.O. Box 317

**City:** Cecilton **County:** Cecil **State:** Maryland **Zip Code:** 21913

**Phone #:** 410-275-2692 **Fax #:** 410-275-2898 **Web Address:** [www.ceciltonmd.gov](http://www.ceciltonmd.gov)

### **Sustainable Community Application Local Contact:**

#### **Until October 14, 2016**

**Name:** Brenda Cochran **Title:** Town Administrator

#### **After October 14, 2016**

**Name:** Mary Cooper **Title:** Town Administrator

**Address:** 117 West Main Street, P.O. Box 317, Cecilton, Maryland 21913

**Phone #:** 410-275-2692 **Fax #:** 410-275-2898

**E-mail Address:** Brenda Cochran – [bcochran@ceciltonmd.gov](mailto:bcochran@ceciltonmd.gov)

Mary Cooper – [marycooper@ceciltonmd.gov](mailto:marycooper@ceciltonmd.gov)

### **Sustainable Community Contact for Application Status:**

**Name:** Mary Cooper **Title:** Town Administrator

**Address:** 117 West Main Street, P.O. Box 317, Cecilton, Maryland 21913

**Phone #:** 410-275-2692 **Fax #:** 410-275-2898

**E-mail Address:** [marycooper@ceciltonmd.gov](mailto:marycooper@ceciltonmd.gov)

## **II. SUSTAINABLE COMMUNITY – General Information**

### **A. Proposed Sustainable Community Area(s):**

#### **(1) Provide a description of SC Area boundaries.**

The Sustainable Community Area boundary encompasses most of Cecilton's town limits, which has been designated a Priority Funding area, and focuses on the Town Park, located on Rt. 282 on the eastern side of Town, commercially zoned property, belonging to the Town, and situated along Rt. 213 on the southern side of Town.

#### **How did the applicant determine that these are the most appropriate boundaries for its target area?**

These areas are among the Town's optimum assets that can be enhanced to improve the Town's economy and enrich the quality of life for the residents.

#### **Describe the methodology for choosing this target area.**

Developing the action plan helped to uncover not only the needs and resources, but the underlying culture and social structure that helped the Sustainable Communities Workgroup to understand how to address the community's needs and utilize its resources. The SC Action Plan demonstrated what exactly the Town's strengths and weaknesses were and the asset mapping focused on the strengths of the Town and revealed the weaknesses of these assets that need improvement. The results of the developed action plan allowed the workgroup to determine where the target areas were located.

#### **(2) Please see the attachment for the following:**

- 1) PDF or JPEG of proposed Sustainable Communities map**
- 2) GIS shape files of proposed Sustainable Community boundary (mapped to the parcel boundary)**
- 3) pictures of proposed Sustainable Community area**

**(3) Approximate number of acres within the SC Area:** 134.4 acres

#### **(4) Existing federal, state or local designations:**

- ✓ Other(s): Maryland Smart Energy Community

**(5) Prior Revitalization Investments & Smart Growth:**

**(a) List and describe any significant State and local smart growth or revitalization related program investments that have been invested in the Area since the launching of Maryland's Smart Growth initiative and programs in 1997. (Including Housing investment).**

HIP, in partnership with The Ingerman Group, constructed Parklands a 62-unit, affordable family-housing development in Cecilton using 9% Low Income Housing Tax Credits, contributions from Cecil County, the Town of Cecilton, and a Federal Home Loan Bank Affordable Housing Program grant. Parklands included an Activities Center space specifically for the Town that is used for special Town meetings, meeting space for non-profit groups and event rental space for the public.

**(b) What impact have these investments made in the community?**

Parklands, the only affordable housing development in lower Cecil County, was constructed on a foreclosed, overgrown vacant lot that was adjacent to our Town's Library. The quality of the properties' design, management, and maintenance has created a more stable neighborhood, a greater sense of safety and security, improved the neighborhood appearance and community image, and has solidified the community. This development is consistent with the goals and objectives of the Town's Comprehensive Plan and has contributed to the revitalization of the area, increased property tax revenues and has been extremely respectful of our rural character. High housing costs leave low-income families with little left over for other important expenses, leading to difficult budget trade-offs. This affordable housing increases the amount that families can put toward other important household needs, which helps them and contributes to increased spending in the Town.

## **B. Organizational Structure, Experience and Public Input:**

### **(1) Describe the Applicant's organizational structure.**

Cecilton is a municipal government with a Mayor and Council Members.

### **Specifically, which organizations are members in the Sustainable Communities Workgroup and who are the respective staff?**

The Sustainable Communities Workgroup consists of the Mayor and Council Members, the Town Administrator, the Town Maintenance Supervisor and two Town residents.

### **Who are the leaders, and how will the Workgroup advisor or staff manage implementation of the SC Area Plan?**

The Town Administrator will manage the implementation of the SC Area Plan on advisement from the Mayor and Council with input from the rest of the Sustainable Communities Workgroup.

### **(2) Describe the Applicant organization's past experience in administering revitalization plans and projects.**

The Mayor, Council Members and the Town Administrator have had past experience in conducting operations of the revitalization plans and projects

### **Describe the roles of the members of the Sustainable Communities Workgroup including their experience in implementing initiatives.**

The Mayor and Town Administrator have executed several large projects within the last few years. The Mayor will use his capacity for successful leadership to contribute to the enhancement of the other member's skills. The Council Members have been involved in the large projects, also but not to the extent of the Mayor and Town Administrator. The rest of the workgroup has implemented a small number of initiatives, their knowledge and experience will be beneficial assets during the implementation of these projects.

### **What are the strengths and challenges of the capacity of these groups with respect to implementation of the SC Plan?**

Character, integrity, commitment to excellence and unceasing search for perfection and pragmatism are among the defining strengths of the group that will conquer obstacles while implementing the SC Plan. The biggest challenge of the capability of the members of the work group would be those who are not part of the Town's working government and have no prior experience in the process of implementation.

### **(3) How did residents and other stakeholders in the community provide input to the Action Plan described below in the next section?**

Town residents were invited to participate in the SC Workgroup with the Mayor and Council, Town Administrator, Maintenance Supervisor who were already members.

**On which existing local plans (comprehensive plans, economic development plans, sector plans, ect.) is the Sustainable Communities Action Plan based?**

The SC Workgroup utilized the Comprehensive Plan, the Town Park Master Plan and the Cecil County Bicycling Plan.



# Sustainable Community Action Plan

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## **Town of Cecilton**

Town of Cecilton's Sustainable Community's Workgroup

Joseph A. Zang, III, Mayor  
Michael Cooper, Council Member  
Craig DeVary, Council Member  
Danielle Zack, Council Member  
Brenda Cochran, Town Administrator  
James Paxton, Maintenance Supervisor  
Carrie Zang, Resident  
Patricia Taylor, Resident  
Susan Katzmire, Resident

Submission Date

**10/7/2016**

## Environment

(Environmental strengths and weaknesses can include but are not limited to quality of land, water, air, watersheds, tree canopy, risk of sea level rise, carbon footprint, energy conservation, access to local foods, green infrastructure, stormwater infrastructure/management, parks, trails and recreation, recycling, water and sewer capacity, etc)

<u>Strengths</u>	<u>Weaknesses</u>
<ul style="list-style-type: none"> <li><b>Town Park: Green infrastructure:</b> conserves our natural ecosystems, sustains clear air &amp; water, and provides benefits to our residents &amp; wildlife.</li> <li><b>Public health:</b> Our Park gives residents the opportunity for physical activity &amp; social interaction.</li> <li><b>Town Stormwater Ditches &amp; Drains:</b> The Town’s stormwater ditches aid in not only the Town’s water quality, but the Chesapeake Bay, the residents health &amp; wildlife habitats. The Town received grant funding from the EPA Chesapeake Bay Program to do a Sub-Watershed Study of all the Town’s ditches and made a priority list.</li> </ul> <p>**The Town has taken advantage of an energy grant from MEA along with Delmarva Power’s rebates to do an Energy Audit and have updated to all LED light fixtures in all of our buildings &amp; our street lights in the Frisby Meadow’s area, along with insulating all of the buildings to help with the energy consumption.</p>	<ul style="list-style-type: none"> <li>The Town Park has adequate green spaces but it isn’t fully developed in multi-functional use and doesn’t reach its socio-environmental potential or serve all age levels in the community.</li> <li>The majority of the Town is drained through a series of open channel drainage ditches. Agricultural parcels lie in all four quadrants of the Town and planted crop areas abut, or drain directly to the open channel drainage ditch system. The Town maintains a large percentage of this system. Maintenance of the ditches is limited due to cost of machinery to sustain ditches. Easement issues.</li> <li>The front portion of South Center Street does not have an updated drain system to control the runoff of excess rain and ground water from impervious surfaces, which is flowing onto private property.</li> </ul>

<u>Desired Outcomes &amp; Progress Measures</u>	<u>Strategies and Action Items</u>	<u>Implementation Partners</u>
<p><b>Desired Outcome 1:</b> Renovate or replace tennis courts in the Town Park to attract more people to the park.</p> <p><b>Progress Measures:</b> Monitor the number of keys signed out to the tennis courts.</p> <hr/> <p><b>#2:</b> Update the Cecilton Town Park Master Plan using guidance from the Comprehensive Plan.</p> <p><b>Progress Measures:</b> Surveys returned from the Town residents. Prioritization of projects from the surveys and the Town Park Master Plan.</p>	<p><b>Strategy A:</b> Have Town engineers draft a plan based on the requirements for the project.</p> <p><b>Strategy B:</b> Advertise for RFP’s for the tennis court project.</p> <p><b>Strategy C:</b> After Strategy A and B are completed the Town will proceed to complete the project.</p> <hr/> <p><b>Strategy A:</b> Conducting surveys to get the residents involved in the updates and find out their preferences for enhancements to the Town Park.</p> <p><b>Strategy B:</b> Consult with Town Engineers for updated costs and take into consideration the Comprehensive Plan.</p> <p><b>Strategy C:</b> Prioritize projects according to the survey from the residents and the expense of the enhancements encouraging more interest and usage for the park.</p>	<p>-AECOM – Town engineers. -POS or DHCD for funding -Cecil County – permits, erosion &amp; sediment control -MDE - Environmental review -DNR -Project Contractors</p> <hr/> <p>Town residents AECOM- own engineers</p>
<p><b>Desired Outcome 2:</b> Improve stormwater ditches to manage the quality of water runoff. Taking care of drainage issues on Center Street.</p> <p><b>Progress Measures:</b> Inspection of water runoff on Center Street. Regular inspections and maintenance of stormwater ditches.</p>	<p><b>Strategy A:</b> Use Sub-Watershed Study</p> <p><b>Strategy B:</b> Determine priorities and phases.</p> <p><b>Strategy C:</b> Determine where easements will be required and acquire easements</p>	<p>SHA – District 2. Soil Conservation DNR Attorney – Thomas Yeager Property owners</p>

## Economy

**(Economic strengths and weaknesses can include but are not limited to regional accessibility, business attraction/retention, health of the business district and commercial vacancies, workforce/employment and economic drivers, local policies/regulations, marketing, tourism, cultural and historic assets)**

<u>Strengths</u>		<u>Weaknesses</u>
<ul style="list-style-type: none"> <li>Cecilton is a “walkable /bikeable community” which contributes to consumer cost savings, due to less automobile dependence.</li> <li>Cecilton is the only community south of the canal that contains affordable workforce housing, which not only changed the lives of its residents, but it promotes economic and social integration while building community.</li> <li>The new Town Activities Center at Parklands brings more revenue to the Town.</li> <li>The Park’s ball fields support economic development by bringing in tourism dollars for the community by patronizing the businesses.</li> <li>Cecilton is a pass through community for summer tourists who have property on the water, which is a good source of income, that wouldn’t be earned if the tourists were not there.</li> </ul>		<ul style="list-style-type: none"> <li>Limited industry and businesses in Town has created limited employment opportunities.</li> <li>Lack of events and tourist attractions to draw visitors to the community.</li> <li>The Town Park doesn’t have an adequate amount of facilities to attract more visitors to the community.</li> </ul>
Desired Outcomes & Progress Measures	Strategies and Action Items	Implementation Partners
<p><b>Desired Outcome 1:</b> A healthy business community with increased services and retail businesses keeping the needs of the Town’s citizens at the forefront.</p> <p><b>Progress Measures:</b> Monitoring the local businesses and services based on the community’s feedback.</p>	<p><b>Strategy A:</b> Bringing the community together to form a vision and set goals for local economic improvement making sure to include as many community members as possible to ensure that the goals are shared and supported by the majority.</p> <p><b>Strategy B:</b> Creating an economic development plan that maximizes the community’s strengths and minimizes its weaknesses and includes the populace in the planning.</p> <p><b>Strategy C:</b> Refine the plan based on community feedback and prepare to execute it.</p> <p><b>Strategy D:</b> Keeping local business in the public eye by praising their contributions and update the economic development plan annually to move with the times and continue to serve the community’s needs.</p>	<ul style="list-style-type: none"> <li>-MD Dept. of Business &amp; Economic Development Program assistance.</li> <li>-Cecil County Economic Development</li> <li>-Cecil County Chamber of Commerce</li> <li>-Cecil County Executive &amp; County Commissioners</li> <li>-Town residents</li> <li>-Maryland Department of Planning</li> <li>-Community Legacy Grant program.</li> </ul>
<p><b>Desired Outcome 2:</b> Improving the economic climate and prospects of the community by attracting more visitors to the Town.</p> <p><b>Progress Measures:</b> Surveying business owners and residents annually. Continually evaluating vehicular and pedestrian traffic circulation as part of the continuing improvement of the Park Master Plan.</p>	<p><b>Strategy A:</b> Creating a multi-purpose (or multi-sport) athletic field, a facility with dimensions and markings to accommodate a variety of sports, which there is a lack of in southern Cecil County. (per Comp Plan)</p> <p><b>Strategy B:</b> Creating more parking availability.</p> <p><b>Strategy C:</b> Adding events; movies in the park, festivals, family fun days.</p> <p><b>Strategy D:</b> Adding a community swimming pool facility to the Town Park.</p> <p><b>Strategy E:</b> Creating ordinances pertaining to swimming pool use, park opening and closing times, lights, etc.</p>	<ul style="list-style-type: none"> <li>-Athletic coaches</li> <li>-AECOM – Town engineers.</li> <li>-POS or DHCD for funding</li> <li>-Cecil County – permits, erosion &amp; sediment control</li> <li>- MDE environmental review.</li> <li>-DNR</li> <li>-Town residents</li> <li>-Project Contractors</li> </ul>

# Transportation

(Transportation strengths and weaknesses can include access to transit corridors, pedestrian safety and accessibility/sidewalks, alternative modes of transportation, such as bikeways and trails, public transit, such as bus and rail, carpooling, proximity to transportation centers, parking, road conditions)

Strengths	Weaknesses
<ul style="list-style-type: none"> <li>• Bike lanes through Town promote less dependency on automobiles.</li> <li>• Bike lane connecting North Bohemia Avenue (Rt. 213) to the Town Park or connecting North Bohemia Avenue to East Main Street (Rt. 282).</li> <li>• New sidewalks which adds to the Town’s walkable community.</li> <li>• Medical transportation to Elkton for doctor appointments/medical testing.</li> <li>• The Town’s well kept streets and roads.</li> </ul>	<ul style="list-style-type: none"> <li>• No public transportation.</li> <li>• No crossing guards for the safety of the children who have to cross at the intersection of Rt. 282 and Rt. 213, which is a major intersection with heavy truck traffic and where the children in Town has to cross during their mandated walk to the Cecilton Elementary School. (per Comp Plan)</li> <li>• Lack of cross walk signals at the intersection of Rt. 282 and Rt. 213, which is a major intersection with heavy truck traffic and where the children in Town has to cross during their mandated walk to the Cecilton Elementary School. (per Comp Plan)</li> <li>• Truck traffic detouring on Rt. 213 to avoid construction work on the new Delaware Route 1 interchange with Rt. 301 toll road. This truck traffic will continue after the completion of this project as the truckers will want to avoid the toll.</li> <li>• Bike and walking trail from East Jacob’s Way to the Town Park is crush n run gravel.</li> </ul>

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p><b>Desired Outcome 1:</b> Adult school crossing guards who will help the children who walk or bicycle to school by helping them safely cross the street at key locations such as, Rt. 213 &amp; Rt. 282 junction.</p> <p><b>#2:</b> Safety cross walk signals at the intersection of Rt. 213 and Rt. 282.</p> <p><b>Progress Measures:</b> Monitoring the crosswalks and crossing guards.</p>	<p><b>Strategy A:</b> Submitting a request for help acquiring crossing guards to Sheriff of Cecil County.</p> <p><b>Strategy B:</b> Persuade the Cecil County Sheriff’s Office, the Cecil County Public Schools and SHA to work together as part of the Maryland Safe Routes to School initiative to enhance safety at the intersection of Rt. 213 and Rt. 282 by installing a modified traffic signal switch allowing an additional 15-20 seconds for students to safely cross the intersection.</p>	<p>-Cecil County Sheriff, Scott Adams -Cecil County Public Schools -SHA</p>
<p><b>Desired Outcome 2:</b> Overcoming the challenge of heavy, speeding truck traffic on Rt. 213 through the heart of the Town so our Town will still have livability, the characteristics that make the community a desirable and safe place to live.</p> <p><b>Progress Measures:</b> Monitoring the intersection of Rt. 213 and Rt. 282</p>	<p><b>Strategy A:</b> Consulting the Transportation Secretary and Maryland Transportation Authority Chairman</p> <p><b>Strategy B:</b> Seeking permission for the education and training of some of the deputies in the Cecil County Sheriff’s Office</p>	<p>- Chairman Pete K. Rahn -SHA</p>
<p><b>Desired Outcome 3:</b> Paving the bike/walking trail from East Jacob’s Way to the Town Park.</p> <p><b>Progress Measures:</b> Monitor the use of the trail</p>	<p><b>Strategy A:</b> Create a bicycle link from MD 282 to MD213 by way of the Town Park to comply with the Comp Plan and the Cecil County Bicycle Master Plan</p>	<p>-Cecil County – permits, erosion &amp; sediment control -Environmental review. -DNR</p>

# Housing

(Housing strengths and weaknesses can include affordability, homeownership vs rental, housing stock diversity, housing condition and value, housing programs, foreclosures, residential vacancies, property values, home sale values)

Strengths	Weaknesses
<ul style="list-style-type: none"> <li>Single family homes – owned and rentals</li> <li>Apartments - rentals</li> <li>Age restricted housing</li> <li>Cecilton Design Standards</li> <li>Green belt around Town boundaries to prevent sprawl</li> <li>Sub Division Regulations</li> <li>Planning and Zoning Ordinances</li> </ul>	<ul style="list-style-type: none"> <li>Need for single family housing to build out community</li> <li>Need more age restricted housing for seniors who can't take care of the maintenance on their house and property</li> <li>Unimproved homes especially ones owned disadvantaged and aged population</li> </ul>

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p><b>Desired Outcome 1:</b> Construction of 23 seniors 62 and over housing units to continue with the Town's goal of providing a suitable mix of housing types</p> <p><b>Progress Measures:</b> Town being involved during the entire process and construction</p>	<p><b>Strategy A:</b> Provide a balanced housing stock with housing opportunities for all Town residents</p> <p><b>Strategy B:</b> Be supportive and work with the developer to ensure the Town has given them help in everything necessary to complete the project such as; funding, easements, marketing</p> <p><b>Strategy C:</b> Planning and Zoning Commission meetings to ensure that the housing will be compatible with the overall goals and objectives as well as the character of the Town</p> <p><b>Strategy D:</b> Change the zoning codes to allow the housing development</p>	<p>-AECOM – Town engineers. -DHCD for funding -Cecil County – permits, E&amp;S -MDE environmental review. -DNR -Project Developers -SHA</p>
<p><b>Desired Outcome 2:</b> Build out of the Frisby's Meadows vacant property giving an opportunity for families to live in adequate homes within a price range that is affordable</p> <p><b>Progress Measures:</b> Town being involved during the entire process and construction</p>	<p><b>Strategy A:</b> Provide a balanced housing stock with housing opportunities for all Town residents, by assisting in infrastructure cost</p> <p><b>Strategy B:</b> Be supportive and work with the developer to ensure the Town has given them help in everything necessary to complete the project such as; funding, easements, marketing on Town website &amp; Facebook</p> <p><b>Strategy C:</b> Planning and Zoning Commission meetings to ensure that the housing will be compatible with the overall goals and objectives as well as the character of the Town</p>	<p>-AECOM – Town engineers. - Cecil County – permits, erosion &amp; sediment control -MDE environmental review. -DNR -CDBG -Project Developers</p>
<p><b>Desired Outcome 2:</b> Neighborhood revitalization of homes owned by the disadvantaged and aged population</p> <p><b>Progress Measures:</b> Town being involved and monitoring the projects</p>	<p><b>Strategy A:</b> Improve housing conditions for the Town's residents that are the disadvantaged population</p> <p><b>Strategy B:</b> Encourage continued maintenance and upkeep of existing housing and stimulate the replacement of housing that has become unfit for human habilitation</p> <p><b>Strategy C:</b> Assist in procuring funds for heat, roofs, windows, plumbing, &amp; structural.</p> <p><b>Strategy D:</b> Advertise for aid in the Town limits</p>	<p>- Cecil County – permits, erosion &amp; sediment control -MDE environmental review. -DNR -CDBG -Project Developers</p>

# Quality of Life

(Strengths and weaknesses can include crime, socio-economic demographics, educational opportunities, museums, libraries, historic and cultural assets, civic amenities, faith-based organizations, economic health of households, sense of place, etc)

Strengths	Weaknesses
<ul style="list-style-type: none"> <li>• Town Park</li> <li>• Police presence creates a safe environment</li> <li>• Community doctors, dentists and mental health clinic</li> <li>• Library</li> <li>• Active civic groups such as; Lions, Ruritans, Senior Citizens</li> <li>• Churches</li> <li>• Walkable and bikeable community</li> <li>• Good Elementary School</li> <li>• Low crime rates create a safe environment for raising a family</li> <li>• Faith based community</li> <li>• Town Activities Center</li> <li>• Work force housing</li> <li>• Small-town hospitality – neighbors helping neighbors</li> <li>• Traditional values – values are more ingrained</li> </ul>	<ul style="list-style-type: none"> <li>• Lack of job opportunities</li> <li>• No arts, theater or other culture</li> <li>• No public transportation</li> <li>• Lack of retail businesses</li> <li>• The Town Park doesn't have an adequate amount of facilities to attract residents or visitors to the park.</li> </ul>

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p><b>Desired Outcome 1:</b> Improving the economic climate and prospects of the community by attracting more visitors to the Town.</p> <p><b>Progress Measures:</b> Surveying business owners and residents annually. Continually evaluating vehicular and pedestrian traffic circulation as part of the continuing improvement of the Park Master Plan.</p>	<p><b>Strategy A:</b> Creating a multi-purpose (or multi-sport) athletic field, a facility with dimensions and markings to accommodate a variety of sports, which there is a lack of in southern Cecil County. (per Comp Plan)</p> <p><b>Strategy B:</b> Surveying, design, necessary change of ordinances</p> <p><b>Strategy B:</b> Creating more parking availability</p> <p><b>Strategy C:</b> Adding events; movies in the park, festivals, family fun days</p>	<ul style="list-style-type: none"> <li>-Athletic coaches</li> <li>-AECOM – Town engineers.</li> <li>-POS or DHCD for funding</li> <li>-Cecil County – permits, erosion &amp; sediment control</li> <li>MDE nvironmental review.</li> <li>-DNR</li> <li>-Town residents</li> <li>-Project Contractors</li> </ul>
<p><b>Desired Outcome 2:</b> A healthy business community with increased services and retail businesses keeping the needs of the Town's citizens at the forefront.</p> <p><b>Progress Measures:</b> Monitoring the local businesses and services based on the community's feedback.</p>	<p><b>Strategy A:</b> Seek out retail companies and developers</p> <p><b>Strategy B:</b> Change zoning when necessary to accommodate a broader range of retail business such as; bakery, laundromat, breweries, etc.</p>	<ul style="list-style-type: none"> <li>-MD Dept. of Economic Development Program assistance.</li> <li>-Cecil County Economic DVPMT</li> <li>-Cecil County Cham. of Commerce</li> <li>-Cecil County Executive &amp; County Commissioners</li> <li>-Town residents</li> <li>-MD Dept. of Planning</li> <li>-Community Legacy Grant prgm.</li> </ul>

# Local Planning and Land Use

(Strengths and weaknesses in the local planning and land use subject area include but are not limited to zoning, land use, policies, taxes and fees, historical patterns of development, lot sizes and shapes, etc)

Strengths	Weaknesses
<ul style="list-style-type: none"> <li>Local government flexibility</li> <li>Various sized lots to develop within Town boundaries</li> <li>Comprehensive Plan</li> <li>Cecilton Design Standards</li> <li>Green belt around the Town boundaries</li> <li>Zoning Ordinances</li> <li>Capital Improvement Plan and Budget</li> <li>County Water and Sewerage Plan</li> </ul>	<ul style="list-style-type: none"> <li>Sewer capacity will only be available for a limited amount of vacant lots</li> <li>No recreational waterways</li> <li>Need more information on vacant lots such as; list of and owners of</li> <li>The Town Park doesn't have an adequate amount of facilities to attract</li> <li>Limited industry and businesses in Town</li> </ul>

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p><b>Desired Outcome 1:</b> Expanding the park and increasing outdoor recreational opportunities per the Land Use Element in the Town's Comp Plan</p> <p><b>Progress Measures:</b> Monitoring the usage of the Town Park</p>	<p><b>Strategy A:</b> Seek County and State support to implement the Town Park Master Plan.</p> <p><b>Strategy B:</b> Creating a multi-purpose (or multi-sport) athletic field, a facility with dimensions and markings to accommodate a variety of sports, which there is a lack of facilities in southern Cecil County.</p> <p><b>Strategy C:</b> Surveying, design, necessary change of ordinances</p>	<ul style="list-style-type: none"> <li>-Athletic coaches</li> <li>-AECOM – Town engineers.</li> <li>-POS or DHCD for funding</li> <li>-Cecil County – permits, erosion &amp; sediment control</li> <li>-MDE Environmental review.</li> <li>-DNR</li> </ul>
<p><b>Desired Outcome 2:</b> Accommodate growth primarily through development of vacant lands within the Town's current boundaries per Comp Plan</p> <p><b>Progress Measures:</b> Ongoing monitoring of vacant lots</p>	<p><b>Strategy A:</b> Provide sufficient opportunities for varying residential, commercial and light industrial uses which are in keeping with the small town values and the rural character of Cecilton</p> <p><b>Strategy B:</b> Reduce cost of water/sewer hookups</p> <p><b>Strategy C:</b> Reach out to property owners</p> <p><b>Strategy D:</b></p>	<ul style="list-style-type: none"> <li>-Town Public Works</li> <li>-MDE</li> <li>-SHA</li> </ul>
<p><b>Desired Outcome3:</b> Encourage new commercial development in the Town that will support the Town's economic viability while securing its small-town character</p> <p><b>Progress Measures:</b> Ongoing monitoring of possible retail property</p>	<p><b>Strategy A:</b> The sale of Town property</p> <p><b>Strategy B:</b> Use the Town's development concept, to identify and utilize areas that can be used for retail in order to allow growth of this important sector of the economy</p> <p><b>Strategy C:</b> Seek out retail companies and developers</p>	<ul style="list-style-type: none"> <li>-Developers</li> <li>-Real Estate persons</li> <li>-Businesses</li> </ul>