



# SUSTAINABLE COMMUNITY DESIGNATION

## 2018 APPLICATION

### Eligible Applicants:

- *Local Government*
- *Local Government Consortium*

### Sustainable Communities Application Rounds

April 6, 2018  
July 27, 2018  
October 5, 2018

Maryland Department of Housing and Community Development  
Division of Neighborhood Revitalization  
2 N Charles Street, Suite 450  
Baltimore, MD 21201

410-209-5800  
<http://dhcd.maryland.gov/>

Approved 3/27/2019

LARRY HOGAN, *Governor*  
BOYD K. RUTHERFORD, *Lt. Governor*

KENNETH C. HOLT, *Secretary*  
TONY REED, *Deputy Secretary*

## Sustainable Community Application 2018

### I. SUSTAINABLE COMMUNITY APPLICANT INFORMATION

**Name of Sustainable Community:**

East New Market

**Name of Applicant:**

Town of East New Market

**Applicant's Federal Identification Number:** 52-11-80931

**Applicant's Street Address:** PO Box 24, 101 Main St.

**City:** East New Market

**County:** Dorchester

**State:** MD

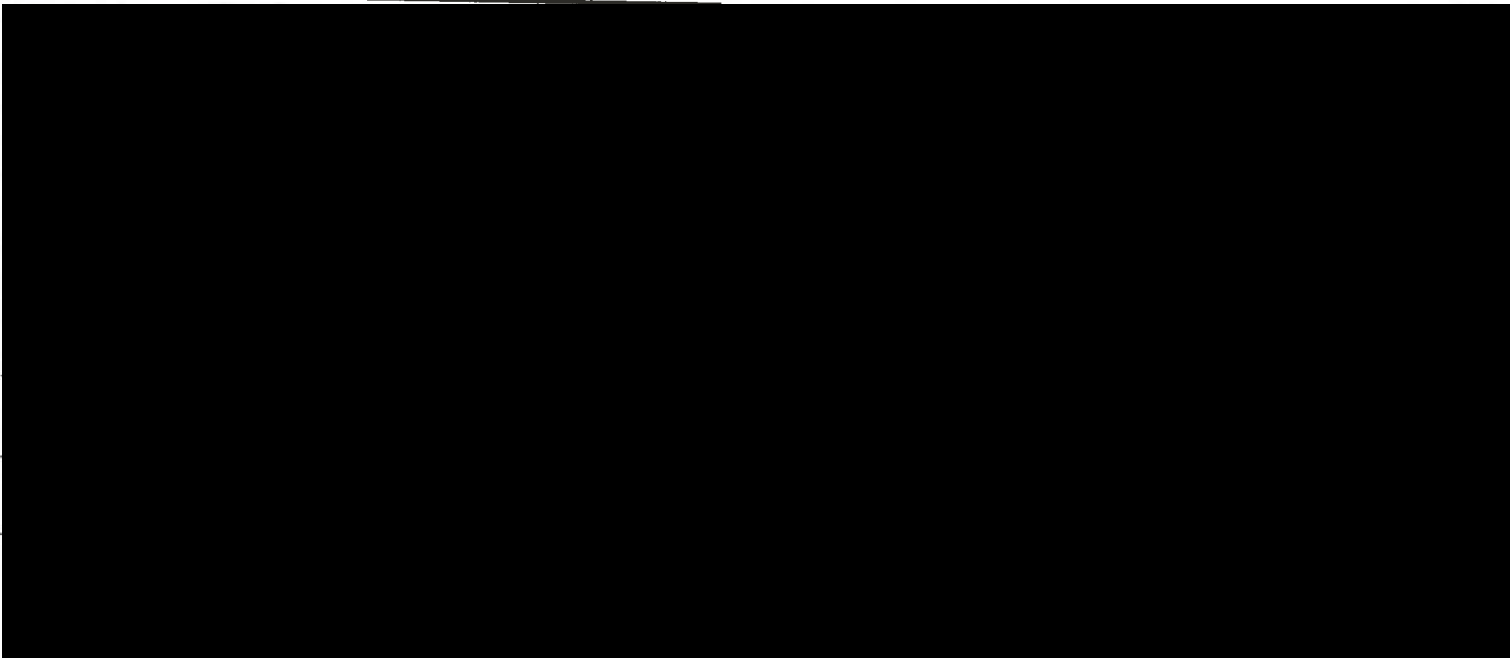
**Zip Code:** 21631

**Phone Number:** 410-943-8112

**Fax Number:** 410-943-0254 **Web Address:**

<http://www.eastnewmarket.us/>

**Sustainable Community Application Local Contact:**



## Sustainable Community Application 2018

### II. SUSTAINABLE COMMUNITY – General Information

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

- (1) Provide a description of SC Area boundaries. How did the applicant determine that these are the most appropriate boundaries for its target area? Describe the methodology for choosing this target area.

The area consists of the entire town. With a population of only 414, this is the logical determination.

- (2) Include the following in as an attachment: 1) PDF or JPEG of proposed Sustainable Communities map, 2) GIS shapefiles 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: 256

- (4) Existing federal, state or local designations:

☐ Community Legacy Area ☐ Designated Neighborhood ☐ Main Street ☐ Maple Street  
☐ XNational Register Historic District ☐ Local Historic District ☐ Arts & Entertainment District  
☐ State Enterprise Zone Special Taxing District ☐ BRAC ☐ State Designated TOD  
☐ Other(s):

- (5) Prior Revitalization Investments & Smart Growth:

- a. *List and describe any significant State and local smart growth or revitalization related program investments* (for instance, Community Legacy or SC Rehab Tax Credit) that have been invested in the Area since the launching of Maryland's Smart Growth initiative and programs in 1997 (including Housing investment). What impact have these investments made in the community?

The Town has been involved in a number of grant-funded projects. It successfully administered the Program Open Space grant to build the pavilion at the recreational park on Creamery Rd. The Town also fulfilled the administrative requirements of its 2005 Community Parks and Playgrounds grant to purchase picnic tables and benches.

There have been two major development projects completed or in progress which show the ability of town staff and elected officials to manage grant funding. A three million dollar water and sewer project was completed several years ago utilizing CDBG, MDE, and USDA monies. These funds paid for the development of completely new wastewater and water systems. These systems were needed due to the fact that the Town had annexed an area which is comprised primarily of minority, elderly, and low and moderate income persons. These systems proved a tremendous benefit to the residents of the annexed area. The households were connected to an updated wastewater and water system in order to eliminate the health risks imposed by failing septic systems and contaminated wells. This situation presented a serious health and safety problem for those residents.

## **Sustainable Community Application 2018**

A committee composed of six citizen volunteers worked for seven years in order to obtain funds for a Streetscape Project. The Maryland State Highway Administration invested \$7,500,000 in this project. The program was completed in April of 2008, with the following activities: excavation and relocation of the road bed to 2 inches below grade; curb and gutter to eliminate storm drainage problems; new sidewalks throughout the entire town, and landscaping. Sidewalks were installed where no sidewalks had previously existed, and existing sidewalks were replaced.

The only component for which the Town was financially responsible was the street lighting. It received a grant of \$50,000 from the Community Facilities Program administered by the US Department of Agriculture in order to pay for a portion of the street lighting.

The water and sewer project provided clean and safe drinking water and sanitary service for a low-and-moderate income community with no service prior to this project. This was a real health concern.

The streetscape project provided for a safer environment by improving walkability and lighting. In addition, this work improved the town's appearance, which enhanced its value as a heritage tourism destination. This, along with its many historical attractions, will continue to draw visitors.

- (6) Describe the SC Area's demographic trends (with respect to age, race, household size, household income, educational attainment, or other relevant factors).

The following are the current demographic factors, taken from the 2016 American Community Survey:

Median age- 32.7 (down from 43.8 in 2000)

Race-69.3% white, 27.3% African-American, 3.4% of other races

Household size-2.9 (up from 2.2 in 2000)

Household Income- \$43,125 (down from \$50,417 in 2000)

Educational attainment- 90.8% high school graduate or higher (up from 83.7% in 2000)

Vacancy rate- 28.6% (up from 22.7% in 2000)

Poverty rate- 8.2% (up from 7.1% in 2000)

It should be noted that the 2000 figures were prior to the town's annexation of an adjoining minority and impoverished area. This annexation was made to allow the citizens of that area to have town water and sewer service.

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

- (1) Describe the Applicant's organizational structure. Specifically, which organizations are members in the **Sustainable Communities Workgroup** and who are the respective staff? Who are the leaders, and how will the Workgroup advisor or staff manage implementation of the SC Area Plan?

The town is governed by a Mayor and 4-member Town Council. A part-time Town Clerk is one of only two employees, the other also a part-time employee who looks after town infrastructure. All grant work is done by a consultant, Valerie Mann. The town hires consultants for other functions. For example, for the renovation of the historic train station owned by the town, Encore Sustainable Design of Edgewater and Easton, MD is providing architectural services.

## **Sustainable Community Application 2018**

A Planning and Zoning Commission and a Historic District Commission assists the town government.

The membership of the Sustainable Communities Workgroup is as follows:

Caroline Cline, Mayor- Chairman of the Workgroup

The Town Clerk and the Grant Administrator serve as staff to the workgroup. The plan will be implemented by the elected leaders, the Town Clerk, and the Grant Administrator.

- (2) Describe the Applicant organization's past experience in administering revitalization plans and projects. Describe the roles of the members of the **Sustainable Communities Workgroup**, including their experience in implementing revitalization initiatives. What are the strengths and challenges of the capacity of these groups with respect to implementation of the SC Plan?

Mayor Caroline Cline has worked to implement a number of visionary projects. She has dedicated a great deal of time to identifying the Town's needs and aggressively seeking funding for these projects. Mayor Cline and the Town Commissioners received funding from the Rural Development Center at the University of Maryland Eastern Shore for the development of a website. In addition, funding was sought and received from the Mid-Shore Community Foundation to construct restroom facilities at the old Town Hall. Funding was also received from the Dorchester County Historic Resources Enrichment Fund to develop, print, and distribute a brochure showing the many historic buildings in town. This shows a range of projects not often seen in a town our size.

The Town has completed the construction of a walking trail at Friendship Park. This trail is one mile in length and six feet wide. The construction was funded by a grant from the Maryland State Highway Administration.

The Town of East New Market is working on the refurbishment of the exterior of its historic train station, located at Murphy's Alley. In 2005, as part of the Maryland State Highways Community Safety and Enhancement project on Maryland Routes 16 and 14, the agency evaluated the station and determined it was eligible for listing on the National Register of Historic Places. In 2008, SHA moved the station onto a new ventilated brick foundation at its current site. The town obtained ownership of the building

Local funds from the Town's budget, in the amount of \$30,000, have already been applied to this project. Of that amount, \$14,000 was used to replace the roof and the remaining \$16,000 was used to move the building and stabilize the foundation.

The Maryland State Highway Administration has committed to certain items of exterior work as outlined in the 2006 memorandum of agreement. This work will meet the Secretary of the Interior's Standards for the Treatment of Historic Properties (36 CFR Part 68) and is intended to restore the building to its original appearance as indicated in an historic 1919 photograph.

Those members of the work group who are affiliated with town government, including the volunteer members who are representing the Planning Commission and the Historic District Commission, are familiar with the town's previous revitalization efforts and have some experience in that field. Citizen members have had less involvement in revitalization. However, being in such a small community ensures that citizens are more familiar with local issues and needs.

## Sustainable Community Application 2018

- (3) How did residents and other stakeholders in the community provide input to the Action Plan described below in the next section? On which existing local plans (comprehensive plans, economic development plans, sector plans, etc.) is the Sustainable Communities Action Plan based?

The Sustainable Communities Action Plan is based on the town's Comprehensive Plan. Residents and stakeholders provided input on needs which have arisen since the 2010 publication of that plan.

### III. SUSTAINABLE COMMUNITY ACTION PLAN

The Sustainable Community Action Plan (SC Plan or Plan) is meant to be a multi-year investment strategy – a strategic set of revitalization initiatives and projects that local partners believe will increase the economic vitality and livability of their community, increase prosperity for local households and improve the health of the surrounding environment. The Plan should be flexible enough to be updated regularly and renewed every five years as the community envisions new goals. The priority initiatives and projects identified in the action plan are your priorities for improving the livability of community places -- residential, commercial, or other public or private properties – and the sustainability of new work, retail, recreational and housing opportunities for residents. At the same time, the plan should only discuss the strategies that will impact the geographic area targeted for revitalization, so that resources have the best opportunity to have the intended effect. These projects can also be designed to reduce the environmental impact of the community through water and energy resource conservation and management strategies. In this way, the Plan can be a road map for local stakeholders as well as State agencies to work together to create a more a livable and sustainable community.

**Please complete the attached matrix.** The document has been broken down into six different sections, namely Environment, Local Economy, Housing, Quality of Life, Transportation and Land Use/Local Planning. These parts address key components of your Sustainable Community Action Plan. Follow the guidelines below to fill out the matrix.

- 1) **For each of the different sections, pinpoint essential strengths and weaknesses of your community.** Example Transportation: Strength - Good sidewalk connectivity. Weakness - Insufficient amount of downtown parking.
- 2) **Based on those strengths and weaknesses, formulate specific outcomes that address the most pressing issues or greatest potentials. Include a means of measuring the success of said outcome.** Example Economy: Outcome – Expand broadband fiber optics in Town. Progress Measure - Linear measurement of fiber laid and number of residential and business connections.
- 3) **After defining the outcomes, list detailed strategies (break down to several action steps if needed) that will serve as the means to achieve those goals.** Example Economy: Strategy - Increase number of Town sponsored events → Develop with community input, a series of weekend events that the Town could host.
- 4) **List potential partners that can support the successful implementation of these strategies through different types of resources.** Example Economy: Dept. of Housing and Community Development (Community Legacy program), Small Business Administration (Services and financial assistance) etc.

# SUSTAINABLE COMMUNITY APPLICATION

## CHECKLIST AND TABLE OF CONTENTS

APPLICANT: Town of East New Market

NAME OF SUSTAINABLE COMMUNITY: East New Market

Please review the checklist of attachments and furnish all of the attachments that are applicable. Contents of the notebook should be tabbed and organized as follows:

- ☐ **Tab #1 Sustainable Community Applicant Information**
- ☐ **TAB #2 - Sustainable Community General Information:** In addition to the narrative about the baseline information included in the Sustainable Communities application, include a hard copy of the of the proposed Sustainable Communities map in Tab 2.
- ☐ **TAB #3 – Sustainable Community Action Plan/Matrix**
- ☐ **TAB #4 – Local Support Resolution: (sample resolution on page 11) In addition to the local support resolution, please include any letters of support that demonstrate partner commitments to the implementation and/or oversight of the Sustainable Community Plan.**
- ☐ **TAB #5 – Signed Sustainable Community Application Disclosure Authorization and Certification (sample form on page 13)**
- ☐ **TAB #6 – CD-ROM:** The CD-ROM should include the following contents:
  - Map in pdf format of the proposed Sustainable Community area
  - **GIS shapefile of the proposed Sustainable Community boundaries** and other GIS related data, e.g., spreadsheet of detailed listing of parcels that form the project boundary. (If you have additional comments or questions about the GIS mapping requirements, please contact Brad Wolters, Senior GIS Specialist, Department of Housing and Community Development, [Brad.Wolters@maryland.gov](mailto:Brad.Wolters@maryland.gov))
  - Pictures (jpeg format) of your Sustainable Community as it relates to your application



# SUSTAINABLE COMMUNITY APPLICATION

## DISCLOSURE AUTHORIZATION AND CERTIFICATION

The undersigned authorizes the Department of Housing and Community Development (the "Department") to make such inquiries as necessary, including, but not limited to, credit inquiries, in order to verify the accuracy of the statements made by the applicant and to determine the creditworthiness of the applicant and the accuracy of the application.

In accordance with Executive Order 01.01.1983.18, the Department advises you that certain personal information is necessary to determine eligibility for financial assistance. Availability of this information for public inspection is governed by Maryland's Access to Public Records Act, State Government Article, Section 10-611 et seq. of the Annotated Code of Maryland (the "Act"). This information will be disclosed to appropriate staff of the Department or to public officials for purposes directly connected with administration of this financial assistance program for which its use is intended. Such information may be shared with State, federal or local government agencies, which have a financial role in the project. The applicant has the right to inspect, amend, or correct personal records in accordance with the Act.

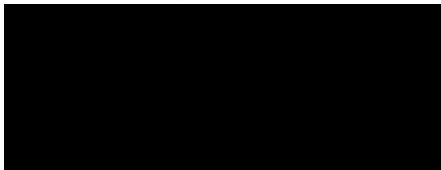
The Department intends to make available to the public the contents of the local governments' Sustainable Community Plans and the contents of Sustainable Community Applications, including posting of entire applications on the Department's website, use of such materials at presentations, training sessions, press releases, articles and other means of publication. This information may be confidential under the Act. If the applicant considers this information confidential and does not want it made available to the public, please indicate this objection in writing and attach the same to this application.

The applicant agrees that not attaching an objection constitutes consent to the information being made available to the public as herein described, and a waiver of any rights the applicant may have regarding this information under the Act.

**I have read and understand the above paragraph. Applicant's Initials:** CC

Anyone who knowingly makes, or causes to be made, any false statement or report relative to this Application, for the purposes of influencing the action of the Department on such Application, may become ineligible to receive State financial assistance, and is subject to other penalties authorized by law.

The undersigned hereby certifies that s/he is authorized to enter into the agreements and certifications contained herein and in the Application, and further certifies that the information set herein and in any attachment in support hereof is true, correct, and complete to the best of his/her knowledge and belief.

  
Caroline Cline, Mayor  
Type Name and Title

6-1-2018  
Date



**Resolution No. 2018612  
Town of East New Market**

Resolution of the Town of East New Market Mayor and Council to designate the East New Market as a Sustainable Community, pursuant to the attached Sustainable Community map (and Sustainable Community Plan (the "Plan," as further described in the Sustainable Community Application (the "Application"), for approval either directly by the Department of Housing and Community Development (the "Department") of the State of Maryland or through the Smart Growth Subcabinet of the State of Maryland.

WHEREAS the Town of East New Market Mayor and Council recognizes that there is a significant need for reinvestment and revitalization of the communities in Dorchester County; and

WHEREAS, the Town of East New Market Mayor and Council proposes to (i) designate the area of the entirety of the Town of East New Market in Dorchester County, as outlined on the attached map (the "Area"), as a Sustainable Community, and to (ii) adopt the Plan, as further described in the Application, for the purposes of contributing to the reinvestment and revitalization in the Area; and

WHEREAS, the Area is located within a priority funding area under Section 5-7B-02 of the Smart Growth Act; and

WHEREAS, the applicable law and the Community Legacy Program regulations require a local government to submit an application to the Department in order to become a designated Sustainable Community, and to adopt a satisfactory Sustainable Community Plan in order to be eligible to receive financial assistance under the Community Legacy Program;

NOW, THEREFORE BE IT RESOLVED THAT, the Town of East New Market Mayor and Council hereby (i) endorses the designation of the Area as a Sustainable Community; and (ii) adopts the Sustainable Community Plan described in the Application.

BE IT FURTHER RESOLVED THAT, the chief elected executive official is hereby requested to endorse this Resolution, indicating her approval by signature hereof; and,

BE IT FURTHER RESOLVED THAT, the following persons are hereby authorized to execute documents and take any action necessary to carry out the intent of these resolutions;

Name	Office/Title
Caroline Cline	Mayor
David Tolley	Vice Mayor
Mary Dennard- Turner	Commissioner
Cynthia Merrick	Commissioner
Donna Flagg	Commissioner

And,

Signature



BE IT FURTHER RESOLVED THAT, copies of this Resolution are sent to the Secretary of the Department of Housing and Community Development of the State of Maryland for consideration by the Smart Growth Sub-Cabinet.

READ AND PASSED THIS 12th Day of June 2018.

BY ORDER: I hereby certify that Resolution Number 2018612 is true and correct and duly adopted by the Town of East New Market Mayor and Council.

ATTEST/WITNESS:

\_\_\_\_\_

By: the Town of East New Market Mayor and Council



# Sustainable Community Action Plan

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Town of East New Market, MD

Submitted by East New Market Sustainable Communities Committee

Date:

## 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, storm water 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>• The town's location places it amid a rich farming area that yields large crops of grains and vegetables.</li> <li>• The areas surrounding the Town are not planned for significant growth by the County, and represent de facto greenbelts, or rural buffers.</li> <li>• The town has a state of the art well that was installed in 2015.</li> <li>• Within the town there is a park with a certified walking trail, free library, and ample amount of space for activities.</li> <li>• Walking Story Trail is currently in development.</li> <li>• Partnered with Dorchester Art Center for a Summer Outreach Program.</li> </ul>	<ul style="list-style-type: none"> <li>• It is important to note that both agricultural and forest lands are subject to requests for residential development.</li> <li>• Currently, the Twin Cities Wastewater Treatment Plant is dangerously close to exceeding its rated flow of 281,000 gpd.</li> <li>• Although capacity may not be an immediate issue, arsenic levels have been detected in the 1979 well, thereby prohibiting its use.</li> <li>• Recreational facilities are limited in the Town.</li> <li>• The baseball field and park near the senior apartments needs maintenance.</li> </ul>

<u>Desired Outcomes and Progress Measures</u>  Based on the strengths and weaknesses identify the strengths on which you would like to build and the challenges you would like to address.  What outcomes are you trying to achieve? Where/ in what area do you want those changes to happen?  Progress Measure: Identify how you will know that you have achieved your outcome.	<u>Strategies</u>  Identify strategies that will help your community to achieve each identified outcome to the left. If applicable, break down each strategy into specific action items that outline different steps of the strategy. Specify how you are planning to achieve the desired outcomes.	<u>Implementation Partners</u>  Which community stakeholders need to be involved to realize each action step and strategy? Name specific public and/or private sector partners.
<p>Outcome 1: To provide for an increased variety of open space and recreational areas.</p> <p>Progress Measures:</p>	<p>Strategy A: Continue to seek out Program Open Space funding for stage four of the garden.</p> <p>Strategy B: Seek funding for the maintenance of the baseball field and park.</p>	<ul style="list-style-type: none"> <li>• Program Open Space</li> <li>• Tri-City Little League</li> </ul>



## 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)

### Strengths

- Participation in the Heritage Area as a Target Investment Zone (TIZ) allows local businesses, non-profits, and Town government to take advantage of matching grants, loans, and tax credits for improving or expanding area services.
- Because East New Market is designated as a TIZ, the Town qualifies for additional economic benefits, including capital grants and loans and extended historic rehabilitation tax credits.
- East New Market is intersected by Route 16 and 14, which brings many people through the town.

### Weaknesses

- Inability of Town businesses to compete with the large commercial offerings of Cambridge.

Desired Outcomes and Progress Measures		Strategies	Implementation Partners
<p><b>Outcome 1:</b> Encourage commercial development, especially in downtown, that is compatible with an historic community and that promotes the tourism economy.</p> <p><b>Progress Measures:</b></p>		<p>Strategy A: Monitor properties to become available for businesses.</p> <p>Strategy B: Target private properties within the town that are not currently in use, for potential redevelopment.</p> <p>Strategy C: Encourage businesses to remain in town or to move to East New Market.</p>	<ul style="list-style-type: none"> <li>• Local Realtors</li> <li>• Vacant Building Owners</li> </ul>
<p><b>Outcome 2:</b> Promote neighborhood businesses that provide specialized services.</p> <p><b>Progress Measures:</b></p>		<p>Strategy A: Promote tourism by advertising the businesses within the town, possibly through the use of a town Facebook page.</p> <p>Strategy B: Overhaul the town website with updated information for current residents and potential residents.</p>	<ul style="list-style-type: none"> <li>• Town Clerk</li> <li>• Social Media Experts</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>The Town is split by three major roads, Maryland Route 14, Maryland Route 16, and Maryland Route 392.</li> <li>From East New Market, trips are easily made to Cambridge, Easton, Salisbury, or Seaford, Delaware.</li> <li>Overall, the existing transportation system and related amenities serve the Town of East New Market very well. All of the roads in and around East New Market are considered adequate for their current use according to the State Highway Administration.</li> <li>Delmarva Community Services / Delmarva Community Transit (DCS/DCT) operates a non-profit transit system that provides transportation for the elderly, handicapped, and general ridership at least twice daily to the North Dorchester area, including East New Market.</li> </ul>	<ul style="list-style-type: none"> <li>The lack of available parking in the Town is a major problem. All vehicle parking in East New Market is off-street and no parking is allowed on the sidewalks.</li> <li>Parking for commercial establishments is limited and continues to be a major problem since on-street parking is prohibited on the two State highways that traverse the Town center.</li> <li>Excessive speeding throughout the town has been a reported problem by many of the residents.</li> <li>Parking for the ballpark by the Senior Living Apartments is limited. On game days it is difficult to travel through this roadway safely.</li> <li>Although East New Market is a bicycle friendly town, there are not options for bicycles on the roadways.</li> <li>Large commercial trucks frequent the town.</li> </ul>

Desired Outcomes and Progress Measures	Strategies	Implementation Partners
<p>Outcome 1: Minimize direct access points on major roads and avoid traffic visibility problems in the design of commercial developments.</p> <p>Progress Measures:</p>	<p>Strategy A: At 392 &amp; 14 develop a traffic circle to avoid traffic visibility issues.</p> <p>Strategy B: Add rental radar detectors throughout the town to enforce speed limits and deter speeding.</p> <p>Strategy C: Revisit the proposed bypass around town, encouraging commercial trucks to use this route rather than through town.</p>	<ul style="list-style-type: none"> <li>Jay Meredith at State Highway Administration</li> <li>Local Government</li> <li>Vendors</li> </ul>
<p>Outcome 2: Require parking, where feasible, for new or redeveloped commercial areas.</p> <p>Progress Measures:</p>	<p>Strategy A: Target privately owned properties and lots that are currently unused, to purchase for the expansion of parking within the town.</p>	<ul style="list-style-type: none"> <li>Local Realtor</li> <li>Private Property Owners</li> </ul>
<p>Outcome 3: Provide options for recreational use and facilities to avoid congestion and danger on the road ways.</p> <p>Progress Measures:</p>	<p>Strategy A: Provide a pathway from the parking lot to the baseball field to encourage parking in this area.</p> <p>Strategy B: Seek options for bicycle lane or pathways</p>	<ul style="list-style-type: none"> <li>Jay Meredith at State Highway Administration</li> <li>Local Government</li> </ul>



## 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>East New Market is an official National Historic District, which brings a frequently sought out ambiance to the town.</li> <li>Trash removal services are provided by the town.</li> </ul>		<ul style="list-style-type: none"> <li>Almost all of the residential development within the Town consists of single-family detached dwellings with the exception of the East New Market Senior Apartments.</li> <li>Taxes are higher for water.</li> <li>Water waste treatment plant is at capacity and prevents any new development.</li> </ul>	
Desired Outcomes and Progress Measures		Strategies	Implementation Partners
<p>Outcome 1: The Town should promote housing affordability.</p> <p>Progress Measures:</p>		<p>Strategy A: Revise the zoning ordinance to allow for flexible zoning techniques such as mixed use and planned unit development options.</p> <p>Strategy B: Establish zoning incentives such as bonus densities in exchange for providing certain price range housing.</p> <p>Strategy C: Create accessory housing in certain zoning districts.</p>	<ul style="list-style-type: none"> <li>Department of Housing</li> <li>Local Reality</li> </ul>
<p>Outcome 2: Promote the purchase and filling of lots with residential homes.</p> <p>Progress Measures:</p>		<p>Strategy A: Continue to apply pressure to local government for the new water waste treatment plant, which would allow for the purchase and filling of lots.</p> <p>Strategy B: Continue seeking funding for the water waste treatment plant.</p>	<ul style="list-style-type: none"> <li>MDE</li> <li>Local and County Representatives</li> <li>State Representatives</li> </ul>



## 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

- Town of East New Market Historic District is defined by the original town boundaries
- Town of East New Market Historic District Commission
- Town of East New Market Historic District Design Guidelines
- Town is included in the National Register of Historic Places (since 1975)
- Town is part of the Heart of Chesapeake Country Heritage Area
- This historic district contains almost all of the early residences established by the original founders and over 68% of the homes are listed as historic by the Maryland Historic Trust.
- East New Market and its Historic District cover a significant portion of the route for the Harriet Tubman Underground Railroad Scenic Byway.
- There is a local daycare within the town limits.
- Cooperating with SnipTuck and Veterinarian Donna Flagg to help with feral cat maintenance.

### Weaknesses

- East New Market has no public or private schools within the Town boundary.
- There are no doctor or dentist offices, or other types of medical facilities in East New Market.
- Difficulty enforcing laws within the town without a police presence.

Desired Outcomes and Progress Measures	Strategies	Implementation Partners
<p>Outcome 1: The Town should consider working with an area physician or the County Health Department to schedule periodic clinics to provide health services to area residents.</p> <p>Progress Measures:</p>	<p>Strategy A: Seek out services from Dorchester County Health Department to consider providing monthly or quarterly health chats or clinics in East New Market.</p>	<ul style="list-style-type: none"> <li>• Dorchester County Health Department</li> </ul>
<p>Outcome 2: Work with the Dorchester County Sheriff's department to provide services within the town.</p> <p>Progress Measures:</p>	<p>Strategy A: Seek funding to establish a satellite location of the Dorchester County Sheriff's department within the Town of East New Market.</p>	<ul style="list-style-type: none"> <li>• Dorchester County Sheriff's Department</li> <li>• Local Representatives</li> <li>• State Representatives</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

- East New Market has several large vacant parcels that provide room for future growth.
- Room for significant infill development within current Town boundaries.

## Weaknesses

- 

## Desired Outcomes and Progress Measures

## Strategies

## Implementation Partners

Outcome 1: To promote infill and redevelopment within the existing corporate limits

Strategy A: Reserve capacity for lots of record.  
Strategy B: Give priority to infill rather than additional building.

- Twin-Cities

Progress Measures:

Outcome 2: Approvals of subdivision of land, rezoning, special exceptions, variances, and capital expenditures shall be consistent with the Land Use Plan.

Strategy A: Continue to "apply pressure" for the new water waste treatment plant, so that the enforcement of these regulations may be given.

- Local Realty
- MDE

Progress Measures:

# ***SUSTAINABLE COMMUNITY***

## ***COMMITTEE***

### ***AGENDA***

***WEDNESDAY, May 23, 2018 @ 7:00 PM***

#### **CALL TO ORDER:**

#### **UNFINISHED BUSINESS:**

- **PUT INTO PLACE SOME STRAIGIES FOR THE FOUR REMAINING CATAGORIES; ECONOMY, TRAFFIC, HOUSING, AND QUALITY OF LIFE.**

#### **NEW BUSINES:**

#### **COMMENTS:**

#### **ADJOURNMENT:**

**Sustainable Community Committee  
Wednesday May 23, 2018 @7:00 PM  
MINUTES**

**Call to Order:**

- The meeting was called to order at 7:01 pm.
- Present – Caroline Cline, Michelle Jackson, Cynthia Merrick, Ralph Jones, Jordin Fairbanks, and Gary Blackstock.

**Unfinished Business:**

- Discussion of strategies and outcomes for the four remaining categories; economy, traffic, housing, and quality of life.
- Put into place the strategies and outcomes.

**New Business:**

- No new business was discussed.

**Comments:**

- Members of the group all thanked each other for their hard work and efforts, and they felt very confident that these strategies would be very beneficial to the Town and they looked forward to seeing progress.

**Adjournment:**

- A motion to adjourn the meeting at 8:03 pm was made by Cynthia Merrick and second by Ralph Jones.

# ***SUSTAINABLE COMMUNITY***

## ***COMMITTEE***

### ***AGENDA***

***WEDNESDAY, APRIL 18, 2018 @ 7:00 PM***

#### **CALL TO ORDER**

#### **UNFINISHED BUSINESS:**

- **REVIEW THE STRAIGIES AND OUTCOMES FOR EACH CATEGORY**
- **ADD TO ANY STRAIGIES OR OUTCOMES**

#### **NEW BUSINESS:**

- **NEW SUGGESTION OR IDEAS FOR THE 6 CATAGORIES.**
- **DITCH DRAINAGE DISCUSSION- NOTED IN MINUTES FROM LAST MEETING, IT WAS NOT DISCUSSED. MAYBE DAVID TOLLEY CAN UPDATE THE GROUP.**

#### **COMMENTS**

#### **ADJOURNMENT**

Sustainable Community Committee Agenda  
Wednesday April 18, 2018 @7:00 PM  
MINUTES

**Call to Order**

7:01

Present – Caroline Cline, Cynthia Merrick, Ralph Jones, Jordin Fairbank, Gary Blackstock, David Tolley, and Michelle Jackson.

**Unfinished Business:**

- Review of strategies and outcomes from each category

**New Business:**

- Add to any strategies or outcomes
  - Environment
    - None
  - Economy
    - Strategies to add: For Outcome 2 – Strategy A: Promote tourism by advertising the shops within the town, possibly through the use of a sign.
  - Transportation
    - Weaknesses to add: Parking for the ballpark is limited. On game days it is difficult to travel through the roadways safely. Although we are a bicycle friendly town, there are not options for bicycles on the roadways.
    - Strategies to Add: For Outcome 1 Strategy C – Provide a pathway from the parking lot to the baseball field to encourage parking in this area. Strategy D – Seek options for bicycle lane or pathways.
  - Housing
    - Although discussed previously we would like to remove the “hook-up” fee strategy, as it has been determined that our prices are comparable with other towns.
    - Strengths to Add: Trash removal services are provided by the town.
    - Weaknesses to Add: Water waste treatment plant.
  - Quality of Life
    - None
  - Local Planning and Land Use:

- Although previously discussed, we would like to remove the “hook-up” fee strategy as it has been determined that our prices are comparable with other towns.
- Ditch Drained discussion – No longer a concern for this committee.

**Adjournment**

- 8:07pm
- Next meeting Wednesday May 2<sup>nd</sup> at 7pm



# ***SUSTAINABLE COMMUNITY***

## ***COMMITTEE***

### ***AGENDA***

***WEDNESDAY, APRIL 4, 2018 @ 7:00 PM***

#### **CALL TO ORDER**

#### **UNFINISHED BUSINESS:**

- **REVIEW OF HANDOUT MATERIAL**
- **PUT INTO PLACE SOME STRAIGIES FOR EACH CATAGORY**

#### **NEW BUSINESS:**

- **392 & 14 INTERSECTION DISCUSSION**
- **DITCH DRAINAGE DISCUSSION**

#### **COMMENTS**

#### **ADJOURNMENT**

Sustainable Community Committee Agenda  
Wednesday April 4, 2018 @7:00 PM  
MINUTES

Call to Order

7:01

Present – Caroline Cline, Cynthia Merrick, Ralph Jones, Blaine Williamson, Jordin Fairbank, Gary Blackstock

Unfinished Business:

- Review of handout material
- Put into Place some strategies for each category
  - Environment
    - Strengths to add: State of the art well installed in 2015, Park with walking trail and the free library, ample amount of space.
    - Weaknesses to add: Baseball field and park needs maintenance.
    - Strategies to add: For Outcome 1 - Strategy A: Continue to seek out Program Open Space Funding for stage four of the garden. For Outcome 1 – Strategy B: Seek funding for maintenance of the baseball field and park.
  - Economy
    - Strengths – Is Target Investment Zone the current terminology?
    - Strengths to add: East New Market is intersected by Route 16 and 14, which brings many people through the town.
    - Weaknesses to add: None
    - Strategies to add: For Outcome 1 – Strategy A: Monitor properties to become available for businesses. For Outcome 1 – Strategy B: Target private properties within the town that are not currently in use, for potential use of businesses.
  - Transportation
    - Strengths to add: None
    - Weaknesses to add: Bullet #3, we are not sure what this means. We would like to remove this from the application. Bullet #4 we would like to remove this as we feel the structural deficiencies are the responsibility of SHA. Add: Excessive speeding throughout the town has been a reported problem by many of the residents.
    - Strategies to Add: For Outcome 1 – Strategy A: At 392 & 14 develop a traffic circle to avoid traffic visibility issues. For Outcome 1 – Strategy B: Add rental radar detectors throughout the town to enforce the speed limits. For Outcome 2 – Strategy A: Target privately owned properties and lots that are currently

unused, to purchase for the expansion of parking within the town.

- Housing

- Strengths to Add: East New Market is an official National Historic district, which brings a frequently sought out ambiance to the town.
- Weaknesses to Add: Taxes are higher.
- Strategies to Add: Outcome 2: Promote the purchase and filling of lots with residential homes. Strategy A: Lower the "hook-up" fees to build property on these lots.

- Quality of Life

- Strengths to Add: There is a local daycare within the town limits.
- Weaknesses to Add: Difficulty enforcing laws without a police presence.
- Strategies to Add: For Outcome 1 – Strategy A: Seeking out services from Dorchester County Health Department to consider providing monthly or quarterly health chats or clinics in East New Market. Outcome 2: Work with the Dorchester County Sheriff's Department to provide services to the town. Strategy A: Seek funding to establish a satellite location of Dorchester County Sheriff's Department within the Town of East New Market.

- Local Planning and Land Use:

- Strengths to Add: None
- Weaknesses to Add: None
- Strategies to Add: For Outcome 1 – Strategy B: Remove "before contemplating annexation" as we currently have approximately 80 unfilled lots and annexation is not currently a consideration. Strategy C: Lower "hook-up" fees to be competitive with neighboring towns.

**New Business:**

- 392 & 14 Intersection Discussion
  - Discussed in the transportation section of old business. The committee feels this would be helpful in preventing accidents.
- Ditch Drainage Discussion
  - This was not discussed during this meeting, as the committee did not feel it was necessary.

**Adjournment**

- 8:30pm
- Next meeting Wednesday April 18<sup>th</sup> at 7pm

## ***SUSTAINABLE COMMUNITIES COMMITTEE***

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8/30/2012  
DORC-EastNewMarket- BL20120830 001.jpg



8/30/2012  
DORC-EastNewMarket- BL20120830 002.jpg

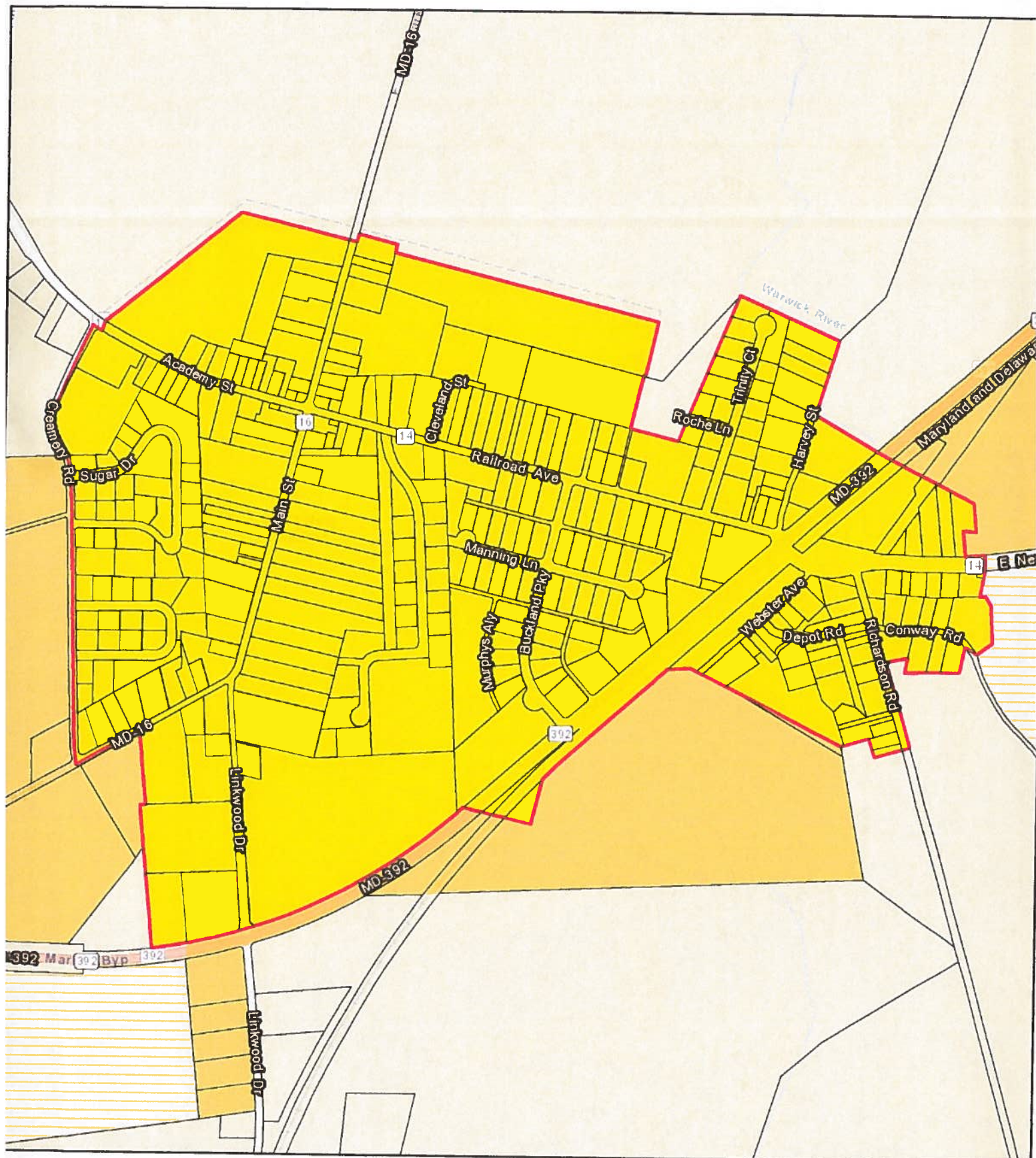


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Date: 3/12/2018

# East New Market, Maryland Dorchester County Sustainable Community Boundary\*



0.1 0.05 0 0.1 Miles

\* Area is approximately 250 acres



- Sustainable Community Boundary\*
- Parcel Polygons
- Municipal PFA
- Municipal PFA Comment Area
- Annexed but not PFA
- PFA
- PFA Comment Area



