

# THE COMMISSIONERS OF ST. MICHAELS

## OFFICE OF CODE ENFORCEMENT, PLANNING AND ZONING

SETTLED 1670-1680

300 MILL STREET

TELEPHONE: 410.745.9535

P.O. BOX 206

INCORPORATED 1804

ST. MICHAELS, MD 21663

FACSIMILE: 410.745.3463

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STAFF REPORT PREPARED BY:	Pat Faux, Interim Zoning Officer
DATE OF REPORT	November 22, 2022
PLANNING COMMISSION MEETING DATE	December 1, 2022
AGENDA ITEM	2022 Comprehensive Plan Amendment

### CORRECTIONS & DRAFT MOTION FOR CONSIDERATION

On the matter of the pending Comprehensive Plan Amendment, Chapter 98-2 (H) of the town code states that:

*H. The Planning Commission shall have the powers necessary to enable it to fulfill its functions, promote planning, and execute the purposes of the Code of the Town of St. Michaels. Those functions include the following powers and duties:*

*(1) Prepare and approve a Comprehensive Plan and subsequent updates to cover the lands and waters of the Town, which the Planning Commission shall recommend to the Town Commissioners for adoption;*

Per staff comments during the public hearing, if the commission chooses to recommend adoption of the amendment, we recommend that several of the mathematical corrections be incorporated. We therefore offer the following motion wording for consideration:

### DRAFT MOTION WORDING

**I make a motion to approve the 2022 amendment to the Comprehensive Plan and recommend it to the Town Commissioners for adoption with the addition of the numerical corrections listed in the town staff's List of Corrections dated November 22<sup>nd</sup> 2022.**

#### Staff List of corrections dated November 22<sup>nd</sup> 2022

Chapter 1, Page 4 Table 1-2 Future Land use Town of St Michaels Area Calculations

In the Residential Line under the Area Sq. Ft. column: change the number from 17,263,308.08 to **17,263,263.60**

*(This correction reflects the addition of 2.983 more acres to the amount stated in the adopted Plan after converting it to square feet.)*

Chapter 2, Page 4 Table 2.1 Buildout Results for St Michaels and Areas of Mutual Interest

in the total line of the Total Dwellings (permitted) column: change 1349 to state **1350**.

in the total line of the Dwelling Balance column: change 220 to state **221**.

*(These corrections correct the math to add 1 more residential unit to the number in the adopted Plan.)*

Chapter 4 Page 4 Table 4.1 Existing and Future Water Usage

In the Line for Area B, under the Column Total Potential water usage: insert **1616**.

*(This correction inserts the number already accounted for in the total shown in the chart)*



MS.A.9.2.277-177 08447

Plan of Misses Gibsons  
Property near St. Michaels  
called Gibson Addition.  
Scale 1/2 inch to the inch.

How lies the Town of St. Michaels



Surveyed by William B. ...

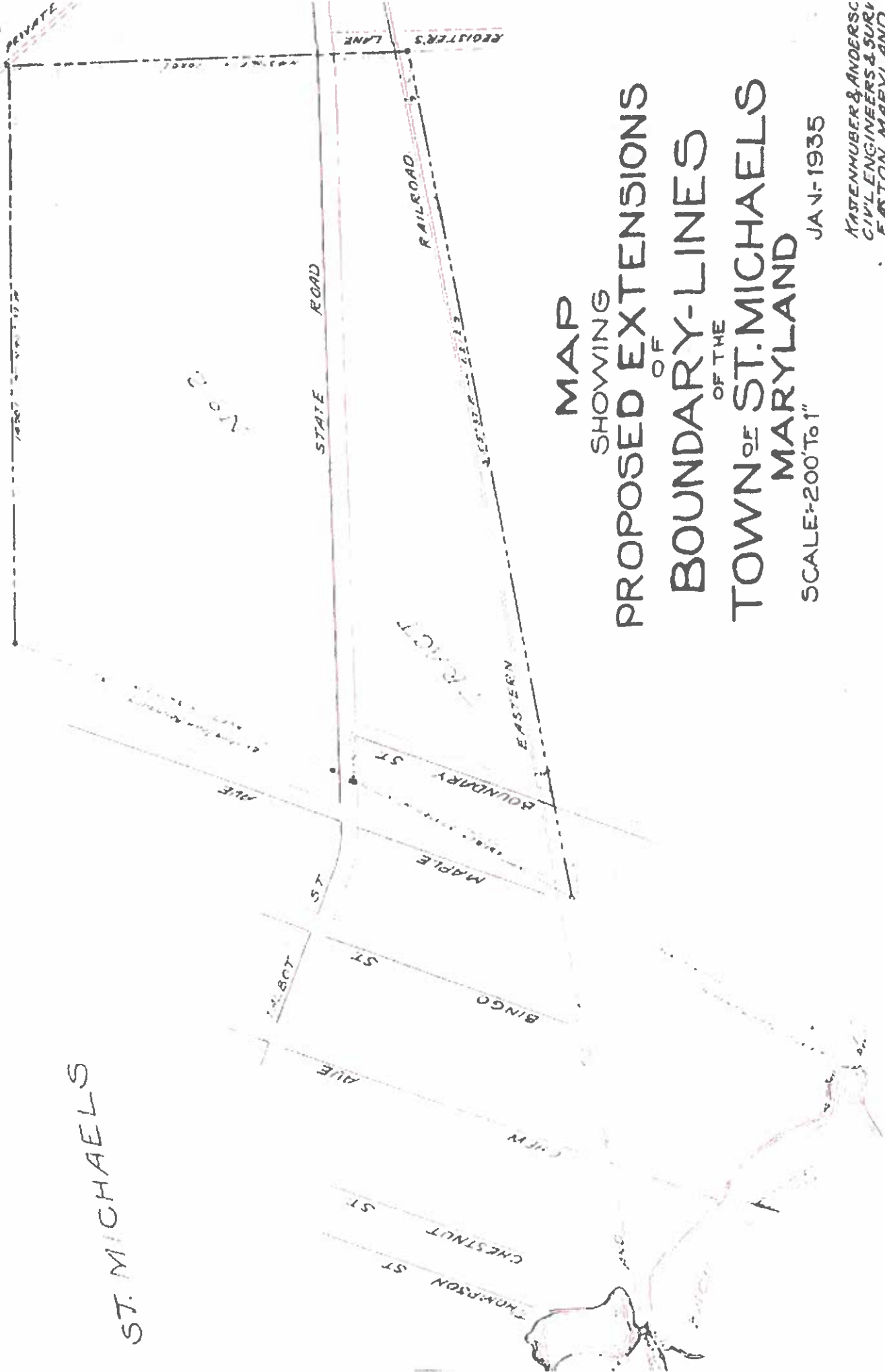
Surveyed by ...

Dated July, 1890  
by  
J. H. Hall

41P/11  
HL

ST. MICHAELS

W.C.



MAP  
 SHOWING  
 PROPOSED EXTENSIONS  
 OF  
 BOUNDARY-LINES  
 OF THE  
 TOWN OF ST. MICHAELS  
 MARYLAND

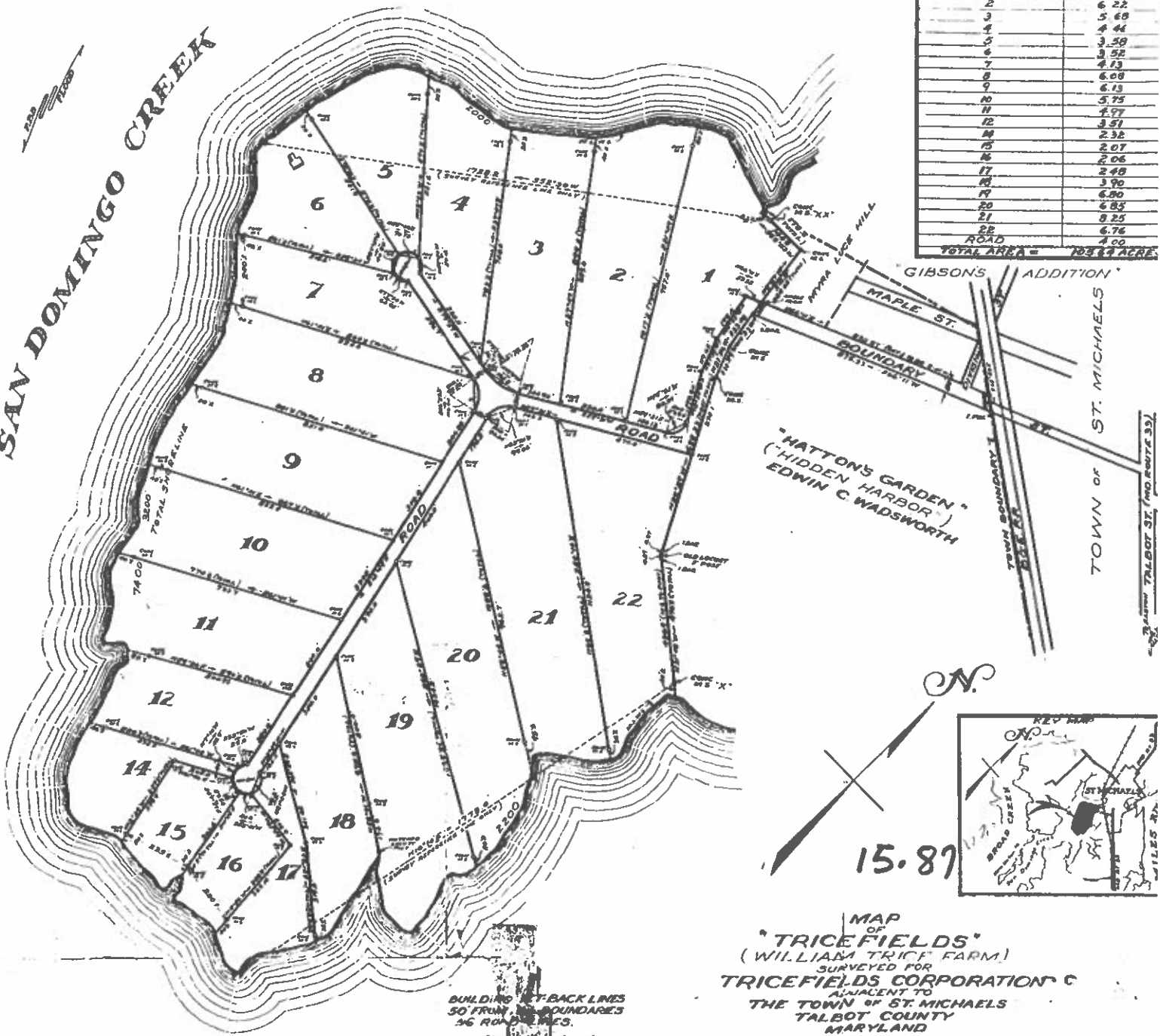
SCALE: 200' To 1"      JAN. 1935

MATHEMBER & ANDERSON  
 CIVIL ENGINEERS & SURVEYORS  
 EASTON, MARYLAND.

Entered by S. Huntoon W. Chestnut Street  
 11-16-22 per meelony

SAN DOMINGO CREEK

LOT NUMBER	ACRES
1	6.12
2	6.22
3	5.68
4	4.44
5	3.59
6	3.52
7	4.13
8	6.08
9	6.13
10	5.75
11	4.97
12	3.51
13	2.32
14	2.07
15	2.06
17	2.48
18	3.90
19	6.80
20	6.85
21	8.25
22	6.76
ROAD	4.00
TOTAL AREA = 103.84 ACRES	



BUILDING SET-BACK LINES  
50 FEET FROM THE BOUNDARIES  
36 FOOT WIDE.

NOTE: The streets and roadways  
shown here are hereby dedi-  
cated to the public use and may not  
be closed or obstructed upon ex-  
cept by the formal consent of the  
owners of such, and all of the  
separate parties shown.

MAP  
OF  
"TRICEFIELDS"  
(WILLIAM TRICE FARM)  
SURVEYED FOR  
TRICEFIELDS CORPORATION C  
ADJACENT TO  
THE TOWN OF ST. MICHAELS  
TALBOT COUNTY  
MARYLAND

SCALE - 200 TO 1" NOV. 1961  
SUB-DIVIDED JAN. - FEB. 1962

WATER SUPPLY - INDIVIDUAL WELLS  
SEWAGE DISPOSAL - INDIVIDUAL PLANTS

APPROVED: *R. J. [Signature]*

REGISTERED & APPROVED  
BY THE REGISTER AND CLERK  
EASTON, MARYLAND

*[Signature]*

PLANNED BY: [Name] DRAWN BY: [Name] CHECKED BY: [Name] DATE: [Date]  
 SURVEYED BY: [Name] CALCULATED BY: [Name] DATE: [Date]  
 REVISIONS: [List of changes]



IMP FD SURE \$	48.00
RECORD FEE -	26.00
REGISTRATION T	6,000.00
TR TAX COUNTY	5,000.00
TR TAX STATE	2,500.00
TOTAL	13,560.00
Recpt TAB2	RCPT # 16956
MAS 9947	BLK # 973
SEP 30, 2011	10:48 AM

**This Deed**, made this 30th day of September, 2011, by and between ENVIRONMENTAL CONCERN, INC., a New York Corporation, ("GRANTOR"), and STEPHEN W. FYE and MARGARET E. PEASE-FYE, his wife, ("GRANTEES").

**Witnesseth -**

**That in consideration** of the sum of FIVE HUNDRED THOUSAND DOLLARS 00/100 (\$500,000.00), the receipt of which is hereby acknowledged, the said Grantor does hereby grant and convey to the said Grantees, as tenants by the entireties, unto the survivor of them, his or her heirs and assigns, in fee simple, all that lot of ground situate in the County of Talbot, State of Maryland and described as follows, that is to say:

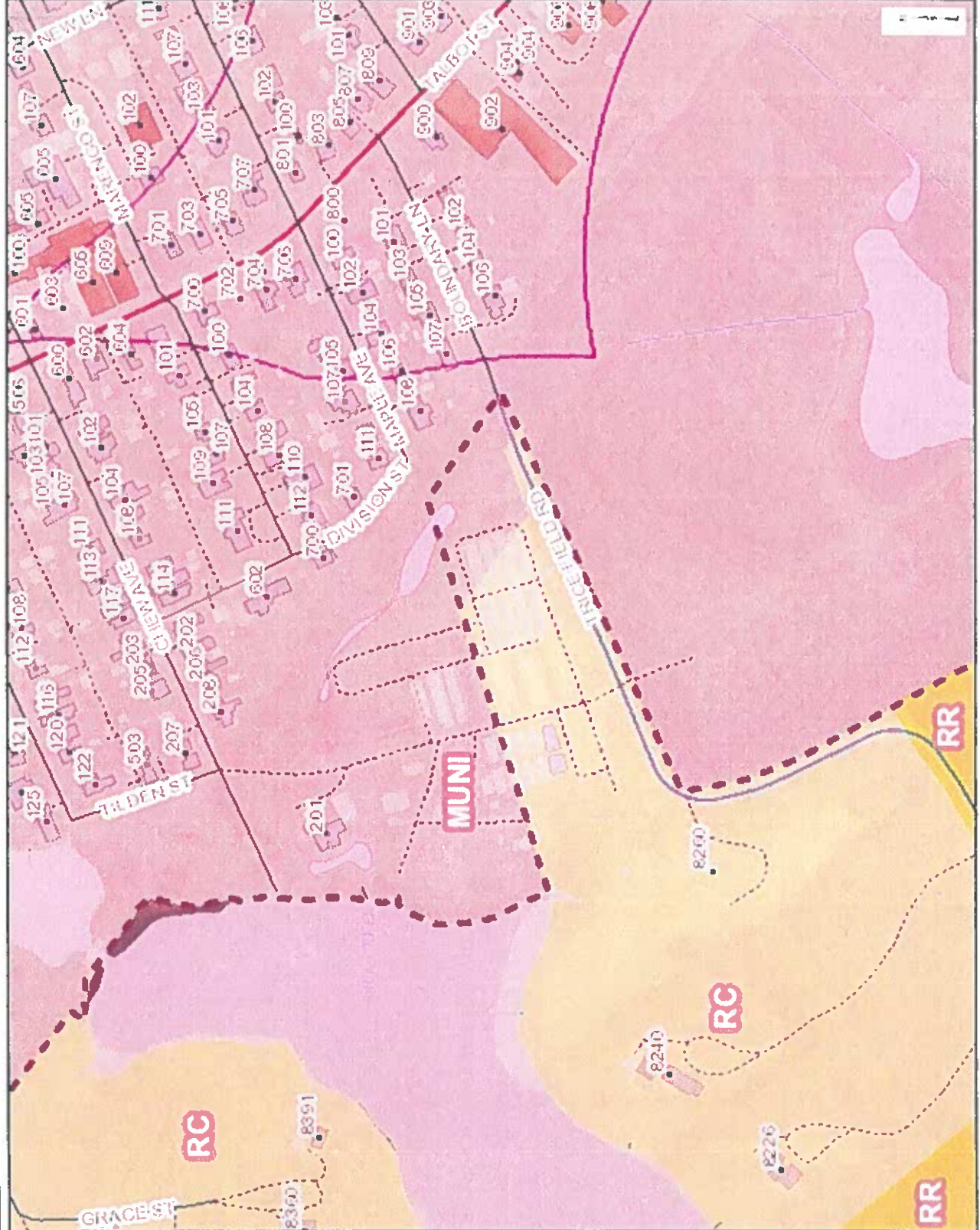
**ALL** that lot or parcel of ground comprising a part of the farm known as "Baggs Farm" and more recently known as "Tricefields" on the waters of San Domingo Creek near the Town of St. Michaels in St. Michaels District, Talbot County, Maryland, which is shown and designated as Lot No. 1 on a certain plat entitled: "MAP OF 'TRICEFIELDS' (WILLIAM TRICE FARM) SURVEYED FOR TRICEFIELDS CORPORATION ADJACENT TO THE TOWN OF ST. MICHAELS, TALBOT COUNTY, MARYLAND", made by Kastenhuber and Anderson, in November, 1961, and recorded in Liber No. 15, folio 87 of the Plat Record Books of Talbot County, Maryland.

**TOGETHER WITH** a perpetual right-of-way over all of the streets and roadways shown on said Plat for the purpose of ingress, egress and regress from the Public Road leading from Easton to St. Michaels to the property herein conveyed, to be used in common with other legally entitled to use the same, and together with the right to connect to the electric transmission line erected by Tricefields Corporation to serve this and other lots in the subdivision.

**SUBJECT TO AND TOGETHER WITH** all of the conditions, restrictions, rights and privileges enuring to lot owners in said subdivision of "Tricefields" as the same are fully set forth in a certain deed from G.A. VanLennep and Vilda S. VanLennep, his wife, to Tricefields Corporation, dated January 17, 1961, and recorded in Liber No. 376, folio 7, of the Land Record Books of Talbot County. The property herein conveyed is subject to the same uses and restrictions as all other lots in said subdivision

CERTIFICATION IS MADE THAT ALL TAXES  
 DUE ON THE PROPERTY INDICATED IN  
 THIS DEED HAVE BEEN PAID.  
 FINANCE OFFICER OF TALBOT COUNTY  
**John C. Craig Fin. Officer**  
 DATE

# Talbot County Land Use Map



Legend	
	Municipalities
	Address_point
	Roads
	Other Roads
	County Roads
	State Roads
	US Highway
	Building
	COMMERCIAL
	NO BUILDING
	RESIDENTIAL
	Out Buildings
	Streams
	lakes
	Water
	Driveways
	Docks
	Airport
	Chesapeake Bay Critical Area
	Zoning (Effective Feb 10, 2018)
	Agricultural Conservation
	Countryside Preservation
	General Commercial
	Limited Commercial
	Limited Industrial
	Municipal

**Notes**  
Enter note.



This map is for reference only. Land use layers that appear on this map may or may not be accurate

# Town of St. Michaels Official Zoning Map

Municipal boundaries as indicated on the Official Zoning Map of the Town of St. Michaels are in accordance with K-4 Description of corporate boundaries in the Town Charter

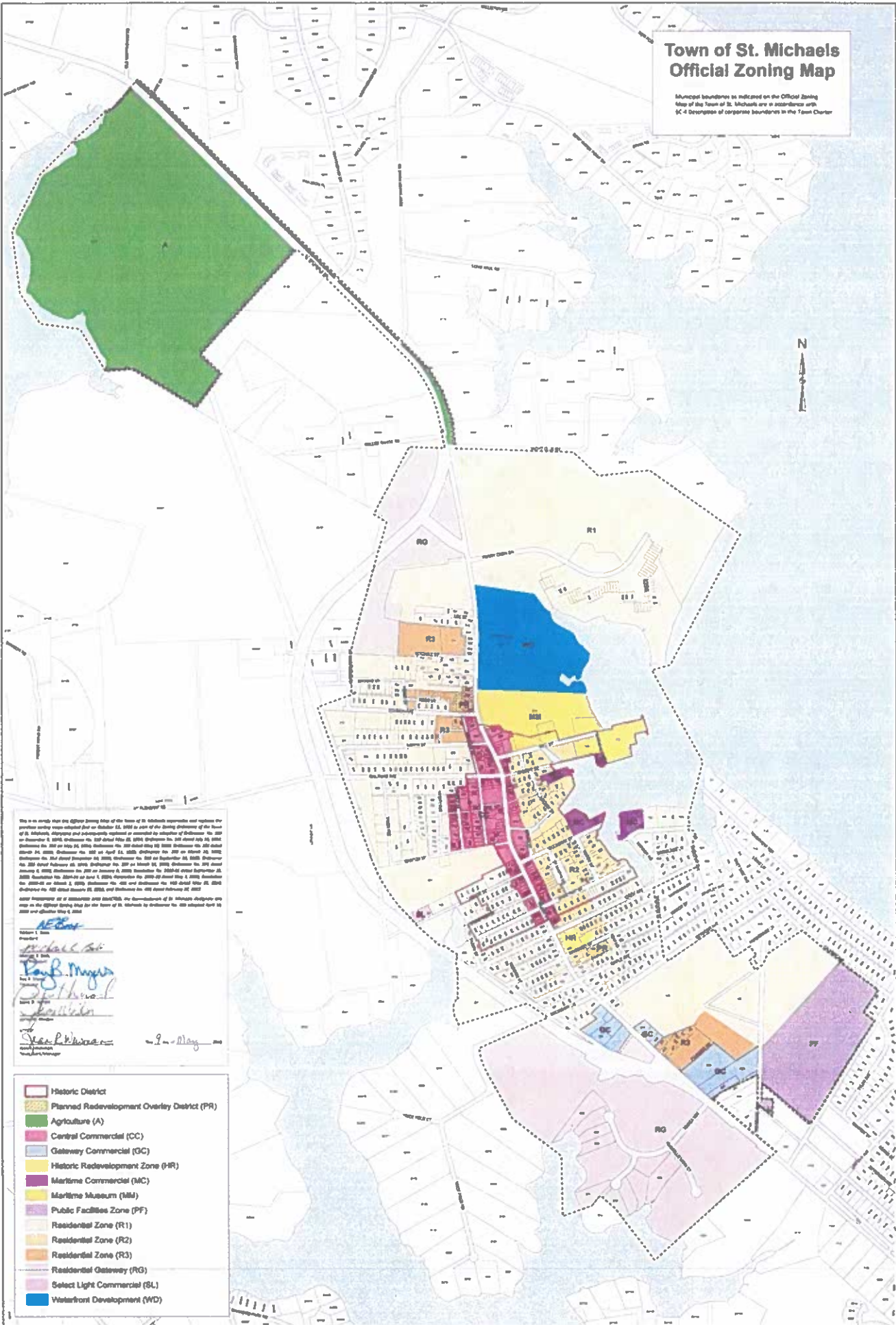


This is a newly adopted Official Zoning Map of the Town of St. Michaels, prepared and adopted by the Board of the Town of St. Michaels, and is hereby adopted and approved as amended by resolution of the Board of the Town of St. Michaels on October 11, 2010. The Board of the Town of St. Michaels has adopted this Official Zoning Map on October 11, 2010. The Board of the Town of St. Michaels has adopted this Official Zoning Map on October 11, 2010. The Board of the Town of St. Michaels has adopted this Official Zoning Map on October 11, 2010.

*[Signatures]*

2 - May 2010

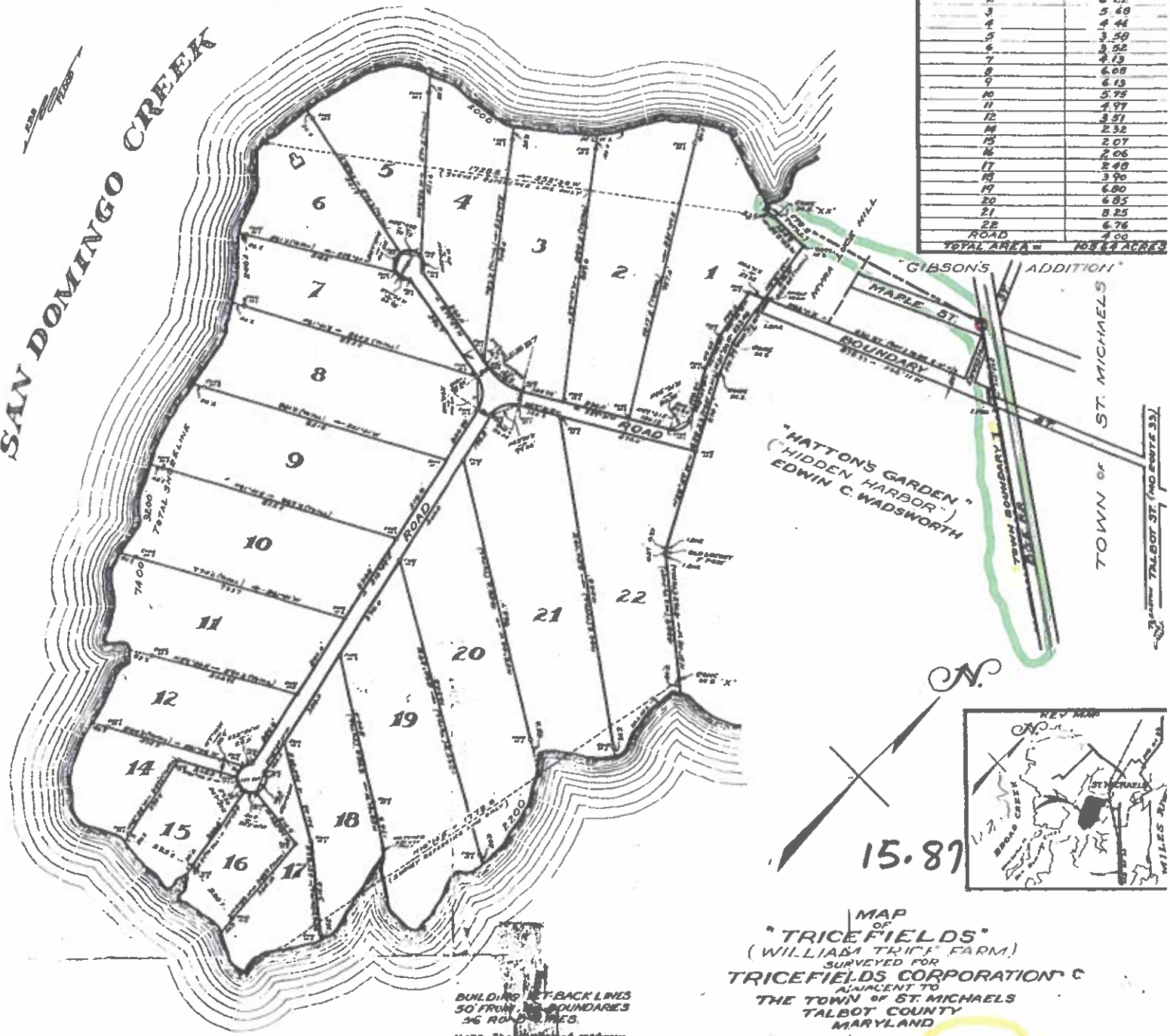
- Historic District
- Planned Redevelopment Overlay District (PR)
- Agriculture (A)
- Central Commercial (CC)
- Gateway Commercial (GC)
- Historic Redevelopment Zone (HR)
- Maritime Commercial (MC)
- Maritime Museum (MM)
- Public Facilities Zone (PF)
- Residential Zone (R1)
- Residential Zone (R2)
- Residential Zone (R3)
- Residential Gateway (RG)
- Select Light Commercial (SL)
- Waterfront Development (WD)





SAN DOMINGO CREEK

TABLE OF AREAS	
LOT NUMBER	ACRES
1	6.12
2	6.22
3	5.68
4	4.44
5	3.58
6	3.52
7	4.13
8	6.08
9	6.13
10	5.75
11	4.97
12	3.51
13	2.32
14	2.07
15	2.06
16	2.40
17	2.40
18	3.90
19	6.80
20	6.85
21	8.25
22	6.76
ROAD	4.00
TOTAL AREA = 103.44 ACRES	



BUILDING SET-BACK LINES 50 FEET FROM BOUNDARIES 36 ROAD LINES.

NOTE: The streets and roadways shown here are hereby dedicated to the public use and may not be closed or obstructed upon except by the formal consent of the owners of such and all of the separate parcels shown.

MAP OF "TRICE FIELDS" (WILLIAMS TRICE FARM) SURVEYED FOR TRICEFIELDS CORPORATION C ANNALENT TO THE TOWN OF ST. MICHAELS TALBOT COUNTY MARYLAND

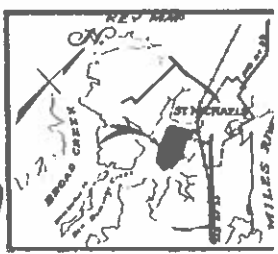
SCALE - 200 TO 1 NOV. 1961 SUB-DIVIDED JAN - FEB. 1962

WATER SUPPLY - INDIVIDUAL WELLS SEWAGE DISPOSAL - INDIVIDUAL PLANTS

APPROVED: [Signature] COUNTY HEALTH OFFICER

EXAMINED & APPROVED FOR TOWN OF ST. MICHAELS

[Signature]



THE TOWN OF ST. MICHAELS, MARYLAND, HAS ADOPTED THIS MAP BY RESOLUTION NO. 100, PASSED AT A PUBLIC HEARING HELD ON JANUARY 15, 1962, AT THE TOWN CLERK'S OFFICE, ST. MICHAELS, MARYLAND.

[tdupont@stmichaelsmd.gov](mailto:tdupont@stmichaelsmd.gov), [amercier@stmichaelsmd.gov](mailto:amercier@stmichaelsmd.gov),  
[kwhittington@stmichaelsmd.gov](mailto:kwhittington@stmichaelsmd.gov), [hherman@stmichaelsmd.gov](mailto:hherman@stmichaelsmd.gov),  
[cthomas@stmichaelsmd.gov](mailto:cthomas@stmichaelsmd.gov), [callen@stmichaelsmd.gov](mailto:callen@stmichaelsmd.gov), [inovak@stmichaelsmd.gov](mailto:inovak@stmichaelsmd.gov),  
[klycett@stmichaelsmd.gov](mailto:klycett@stmichaelsmd.gov)

**Subject: Please Protect the Nature Trail**

Dear St. Michaels Commissioners and Planning Commissioners,

For the past decade I have enjoyed walking on the St. Michaels Nature Trail, which passes by my in-town home, for many years with my two Great Pyrenees, Laurel and Hardy. I have been fortunate to make many friends and acquaintances during these walks and have enjoyed seeing nature at its finest. The Trail is a wonderful draw for visitors, and is enjoyed by young children, parents and grandparents alike.

Environmental Concern, the owner of much of the land on one side of the Trail, is now seeking to have the Town annex a parcel of its land and, for some reason, is asking that it be REZONED FROM RESOURCE CONSERVATION TO RESIDENTIAL. This would mean that the overall plot could sold to developers who can then build dozens upon dozens of homes, with their accompanying parking lots and necessary infrastructure, upon what currently is, in part, environmentally protected land.

Many of my neighbors and I are greatly concerned about what this will mean for our Town, the Nature Trail, Back Creek Park, and the heavy new demands upon water, sewer, and road systems that a new development would necessitate. We are organizing to speak out as this is a vital issue to our Town.

But what about our neighbors who will be displaced who cannot speak for themselves? Those of us who walk the Trail regularly see them, and they are an important part of our world.

All these creatures, large and small, have been featured by Environmental Concern on its Facebook page and other publicly available materials and lauded for the natural beauty of their habitat.

Environmental Concern has the right to sell its property and is not being prohibited from doing so. But why should this land be rezoned, sold in small parcels to displace these creatures that are now protected under the current Talbot County Resource Conservation zoning protection? Property owners on all sides of Environmental Concern have lived with the Town and County rules and regulations and have not sought shortcuts or work-around to maximize their sale price at the cost of everyone else.

I ask that town officials, especially our elected Town Commissioners, strongly consider the investments that have been made to preserve our environmental bounty here on the Chesapeake, and the significant value the Nature Trail provides to all our town residents and our many visitors. I ask that you do not irreparably damage a great resource, displace our wonderful wildlife, just for one more unnecessary real estate deal.

This annexation issue has been portrayed as a minor local government administrative matter having to do with taxation rather than rezoning. It isn't. IT'S ABOUT THE REZONING.

Please act wisely for our Town.

Sincerely,

Michelle S. O'Connor  
208 West Chew Avenue  
St. Michaels

Sent from my iPad

St Michaels  
Planning  
Commission

Georgie Morris Garbisch  
P.O.Box 57  
St. Michaels, MD 21663-0057

11-14-22  
KJ

11 November 2022

Letters to the Editor  
THE STAR DEMOCRAT  
29088 Airpark Drive  
Easton, MD 21663

Ed Garbisch would be dismayed at the self-aggrandizing intention to sell Environmental Concerns for a crowd of building lots. A laying waste to a serene & gentle landscape that is home to nurseries of marsh grasses, & according peace to all varieties of life who visit.

This land is fragile, of insecure lifetime, both from its adjacency to San Domingo Creek, & the warming climate's rising sea waters.

Its preservation as is, under like-minded environmentally savvy & such forethoughtful science-minded realists as its founder, would mean for us all a yet peaceful time of native beauty in which to reflect on how thoughtfully we engage with our future. - By destruction or enlightenment.

Read into  
the record  
by Longley  
Shook

11-16-22 PC

Georgie Morris Garbisch  
(410-745-9430)

NOTE	18.00
RECE	1850.00
TRFEE	7479.41
CITIZ	1698.81
TGN	8666.22
STATE	8666.22
01 01790 H-00811426	

TITLE NOT EXAMINED

THIS DEED ("Deed"), made this 30th day of October, 1990, by and between JOANNA L. GARBISCH ("Grantor"), and ENVIRONMENTAL CONCERN, INC., a Maryland, non-profit corporation ("Grantee").

WHEREAS, Grantee currently owns, in fee simple, as a tenant in common, an undivided forty-six and one-fourth percent (46.25%) interest in the hereinafter described properties by virtue of the following deeds:

1. Deed from Edgar W. Garbisch, of an undivided twelve percent (12%) interest, dated December 31, 1986 and recorded among the Land Records of Talbot County, Maryland in Liber 626, folio 942;
2. Deed from Edgar W. Garbisch, of an undivided twenty-five percent (25%) interest, dated December 21, 1987 and recorded among the aforesaid Land Records in Liber 644, folio 965; and
3. Deed of Exchange from Edgar W. Garbisch, of an undivided nine and one-fourth percent (9.25%) interest, of even date herewith and intended to be recorded among the aforesaid Land Records prior hereto; and

WHEREAS, Grantor owns, in fee simple, as a tenant in common, an undivided fifty-three and three-fourths percent (53.75%) interest in the hereinafter described properties by virtue of a Deed from Edgar W. Garbisch of even date herewith and intended to be recorded among the aforesaid Land Records prior hereto; and

WHEREAS, Grantor and Grantee have agreed that the value of Grantor's undivided fifty-three and three-fourths percent (53.75%) interest is Five Hundred Fifty-nine Thousand Dollars (\$559,000.00); and

WHEREAS, Grantor has agreed to convey to Grantee all of Grantor's right, title and interest in the hereinafter described properties (a) as payment in full of Grantor's obligations to Grantee in the amount of Four Hundred Ninety-nine Thousand Eight Hundred Eighty-one Dollars and Forty-three Cents (\$499,881.43) owed by Grantor to Grantee and evidenced by Grantor's Promissory Note dated March 1, 1990 (the "Note"), and (b) as a gift to Grantee in the amount of Fifty-nine Thousand One Hundred Eighteen Dollars and Fifty-seven Cents (\$59,118.57).

NOW, THEREFORE, THIS DEED WITNESSETH, that in satisfaction of Grantor's obligations under the Note, Grantor does hereby grant and convey unto Grantee, its successors and assigns, in fee simple, all of Grantor's right, title and interest in and to the two following described parcels of land, to wit:

FIRST: ALL that tract or parcel of ground situate, lying and being near or in the Town of St. Michaels, Talbot County, Maryland called and known as "The Willows", and more particularly described as follows:

BEGINNING for the same at a point on the West line of the Baltimore, Chesapeake and Atlantic Railroad at the intersection of

Return to: James R. Criswold, Esquire  
Henry & Price, P.O. Box 838  
Easton, MD. 21601

3.00  
3.00  
9.41  
9.81  
5.22  
6.22  
11:26

said railroad with Chew Avenue Extended near the figure 6 on a plat of land now or formerly owned by Rebecca B. Gibson, Mary A. Gibson and Priscilla E. Gibson, made by Thomas W. Hall, Surveyor, and recorded in Liber T.H. No. 113, folio 204, one of the Land Record Books of Talbot County and running thence South 70 1/2° West 17 52/100 perches, more or less; thence South 6 1/2° East 7 52/100 perches; thence South 20 3/4° West 14 perches; thence South 7 1/4° East 11 2/10 perches; thence South 88° East 11 perches; thence South 3° East 16 32/100 perches; thence North 71 1/4° East to the West line of the Right-of-Way of the Baltimore, Chesapeake and Atlantic Railway Company and thence with said West line of said Railway Company's land to the place of beginning, containing the quantity of 10 acres of land, more or less, adjoining the Town of St. Michaels, and the lands now or formerly belonging to James Clark, Mrs. Sibbell M. Brady and others.

SAVE AND EXCEPT therefrom all that .541 acres of land conveyed by Mira Luce Hill to G.A. Van Lennep and wife, by Deed recorded in Liber 374, folio 204, a Land Record Book for Talbot County and recorded in Liber 15, folio 53, a Plat Record Book for Talbot County, together with a right-of-way reserved therein for ingress and egress.

SECOND: ALL that certain piece or parcel of land lying and being in Talbot County, Maryland, more specifically described as that portion of the former Baltimore and Eastern Railroad Company right-of-way that adjoins other property of herein named Grantor and Grantee for a length that corresponds to that length of adjoining property that the herein named Grantor and Grantee presently own and for a width that equals one half (1/2) of the width of said right-of-way, except where the Grantor and Grantee may own the adjoining property on both sides of said right-of-way, then in such event the entire width of said right-of-way and for a length that corresponds to that length of adjoining property presently owned by the herein named Grantor and Grantee.

Said parcel being subject to the conditions set forth in the Quit-Claim deed from Delmarva Power & Light Company of Maryland to Edgar W. Garbisch dated October 8, 1975 and recorded among the Land Records of Talbot County, Maryland in Liber 496, folio 444.

BEING in all respects the same lots or parcels of land conveyed by Edgar W. Garbisch to Joanna L. Garbisch by a deed of even date herewith and intended to be recorded among the Land Records of Talbot County, Maryland prior hereto.

TOGETHER with the buildings and improvements thereupon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said tracts of ground and premises above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining, unto and to the proper use and benefit of Grantee, its successors and assigns, in fee simple; SUBJECT, HOWEVER, to an unrecorded lease of even date herewith from Edgar W. Garbisch and Grantee to Edgar W. Garbisch of a certain portion of the above-described properties.

AND Grantor does hereby covenant that she has not done or suffered to be done any act, matter or thing whatsoever to

Real Property Data Search ( )  
 Search Result for TALBOT COUNTY

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

**Special Tax Recapture:** None

**Account Identifier:** District - 02 Account Number - 061759

**Owner Information**

**Owner Name:** ENVIRONMENTAL CONCERN INC **Use:** COMMERCIAL

**Mailing Address:** PO BOX P **Principal Residence:** NO

ST MICHAELS MD 21663-0480 **Deed Reference:** /00695/ 00803

**Location & Structure Information**

**Premises Address:** 201 BOUNDRY LN **Legal Description:** LOT 7.494

ST MICHAELS 21663-0000 S/S CHEW AVE  
ST MICHAELS

**Map:** 0201 **Grid:** 0000 **Parcel:** 1952 **Neighborhood:** 20000.21 **Subdivision:** 0000 **Section:** **Block:** **Lot:** **Assessment Year:** 2020 **Plat No:**  
**Plat Ref:**

**Town:** ST. MICHAELS

**Primary Structure Built:** 1985 **Above Grade Living Area:** 5,420 SF **Finished Basement Area:** **Property Land Area:** 7.4900 AC **County Use:**

**Stories Basement Type:** OFFICE BUILDING / **Exterior Quality:** C4 **Full/Half Bath:** **Garage:** **Last Notice of Major Improvements:**

**Value Information**

	Base Value	Value As of 01/01/2020	Phase-in Assessments	
			As of 07/01/2021	As of 07/01/2022
<b>Land:</b>	707,600	707,600		
<b>Improvements</b>	552,400	565,500		
<b>Total:</b>	1,260,000	1,273,100	1,268,733	1,273,100
<b>Preferential Land:</b>	0	0		

**Transfer Information**

<b>Seller:</b> GARBISCH, JOANNA L	<b>Date:</b> 11/02/1990	<b>Price:</b> \$559,000
<b>Type:</b> ARMS LENGTH IMPROVED	<b>Deed1:</b> /00695/ 00803	<b>Deed2:</b>
<b>Seller:</b> GARBISCH, EDGAR W	<b>Date:</b> 11/02/1990	<b>Price:</b> \$0
<b>Type:</b> NON-ARMS LENGTH OTHER	<b>Deed1:</b> /00695/ 00800	<b>Deed2:</b>
<b>Seller:</b> GARBISCH, EDGAR W	<b>Date:</b> 12/31/1986	<b>Price:</b> \$0
<b>Type:</b> NON-ARMS LENGTH OTHER	<b>Deed1:</b> /00644/ 00965	<b>Deed2:</b>

**Exemption Information**

<b>Partial Exempt Assessments:</b>	<b>Class:</b>	07/01/2021	07/01/2022
<b>County:</b>	000	0.00	
<b>State:</b>	000	0.00	
<b>Municipal:</b>	000	0.00 0.00	0.00 0.00

**Special Tax Recapture:** None

**Homestead Application Information**

**Homestead Application Status:** No Application

**Homeowners' Tax Credit Application Information**

**Homeowners' Tax Credit Application Status:** No Application **Date:**

A packet of (56) petitions was introduced into the record at the November 16, 2022, Planning Commission meeting: the following is a list of in-town property holders addresses.

24 petitions were property owners outside town limits.

100 (2), 103 Boundary Lane – 1

103,105 -2, 106, 107, 111 – 2, 113, 200, 201-2, 205 – 2, 208 W. Chew Avenue

102-2, 111, 112, 113, 116, 118, 119 – 2, 120, 121 – 2, 122 – 2, 125-2, 212 – 2 W. Chestnut Street

406 St. Mary Square

500, 700, 706 S. Talbot Street

408, 417 (2) Water Street

105, 107 W. Marengo St.

602 (2) Division Street

107, 113 Thompson Street

503 Tilden Street

103, 104 (2), 105, 106, 107 (2), 109 W. Maple Avenue



Dear St. Michaels Commissioners David Breimhurst, Joyce Harrod, Tad duPont, Katrina Whittington and Al Mercier,

and Planning Commissioners Helen Herman, Chris Thomas, Cynthia Allen, John Novak and Kristen Lycett.

***PLEASE PROTECT BACK CREEK PARK, THE NATURE TRAIL, BACK CREEK AND OUR TOWN***

Development of the Environmental Concern (EC) property between Chew and Boundary/Tricefield would fundamentally and forever change the character of Back Creek Park, the St. Michaels Nature Trail, Back Creek, and our Town.

There is no reason for the Town to exercise its sole discretion to amend the comprehensive plan and to annex the 3 acres of the EC property *outside* the Town that are zoned Rural Conservation (RC) by the County. That would bring all 7.5 acres of the EC property into the Town. EC and/or its developer could then invoke R-1 zoning for development of 7.5 acres instead of 4.5 acres.

With R-1 zoning for all 7.5 acres a developer potentially could build up to 45 single family houses (at one per 7,200 square feet per Town standard) or even more duplexes.

The Town is under no obligation to approve any of this. And there is no reason to do so unless the Town actually wants to enable the sale of the property with these 3 acres rezoned for dense development instead of rural conservation.

Please do not vote to approve any steps towards dense development of this priceless part of the St. Michaels community.

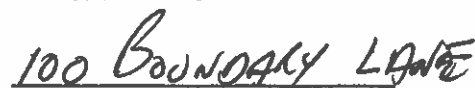
Thank you for your consideration of these concerns.



Signature



Printed Name



Address