

Sandra Early

From: Business Queen Anne's [sandra.early@verizon.net]
Sent: Friday, July 08, 2011 9:30 AM
To: sandra.early@verizon.net
Subject: BQA July 2011 Newsletter



July 2011

Annual Membership Meeting - August 25th!

**BUSINESS Queen Anne's
Annual Membership Meeting**

**Thursday, August 25th
from 6 to 8 PM
at the Mear's Point Marina Pavillion**

**Food & Beverages provided by
Mear's Point and Harris Crab House!
(Cash Bar)**



No charge but space is limited!

Please RSVP to
administrator@businessqueenannes.com

**Congressman Andy Harris will be
joining us that evening!**

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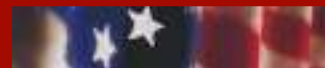
[Plan Maryland](#)

[Letters from the Chair!](#)

[New Members Rate](#)

[Recent Renewals](#)

[County Links](#)



Your BQA Board!

Mareen Waterman
Coldwell Banker/Waterman Realty
410-643-5005
mareenwaterman@mrjs.com

Nick Deoudes
Deoudes-Magafan Realty, Inc.
410-827-5441
ndeoudes@atlanticbb.net

Mike Dahle
Bay Carpets Flooring America
410-820-7288
mdahle@baycarpets.com

Karen Oertel
Harris Crab House
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koertel@atlanticbbr.net

Tim Champion
Champion Improvements Inc.
410-643-4886
improve@atlanticbb.net

Bob Wilson
Mears Point Marina
410-827-8888
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Al Helfenbein
Helfenbein Insurance Agency
410-643-2291
al@helfenbein.com

Cheryl Russell
Delmarva Power
410-758-4127
cheryl.russell@delmarva.com

Camille O'Donnell



Please submit questions to
administrator@businessqueenannes.com
 ahead of time!

(In the interest of time,
 Congressman Harris will be
 addressing only questions
 submitted in advance!)

Still Time to Comment on Plan Maryland!

There is growing concern over the PlanMaryland Draft Plan as it relates to local land use. According to BQA's newest board member, George O'Donnell, "the notion that jurisdiction farther removed from the issues of concern will be better dealt with is misguided at best. The result of such a venture would create many more problems than it would ever solve. There is an on-going effort to undermine private property rights, [ie] O "Malley's septic bill!"

If you wish to go on record regarding the PlanMaryland Draft, please see the following directions for submitting public comments!

From: <http://plan.maryland.gov/draftPlan/publicReview.shtml>

Public review and input is crucial to the success of PlanMaryland. Comments are welcome and encouraged from the public, civic groups, stakeholder organizations, local, state and federal governmental units, and from private corporations and organizations. Comments received will be cataloged and categorized in an electronic database by staff of the Maryland Department of Planning. Following the close of the public comment period, MDP staff will review the comments and prepare a generalized response which will be included as part of the submitted, final PlanMaryland.

Comments on the draft PlanMaryland should be sent in writing:

Electronically to:

comments.plan@mdp.state.md.us

Or in hard copy to:

Maryland Department of Planning
Attn: PlanMaryland Comments
301 West Preston Street, Suite 1101
Baltimore, MD 21201

Please include your name, return address or e-mail address as part of your comments. All comments will become part of the official record for PlanMaryland.

MDP will send an e-mail or letter indicating to the sender that a comment has been received. MDP staff will then review and incorporate the comment into the database for consideration as part of revisions to the final PlanMaryland.

The preferred way to comment on PlanMaryland is by writing to the addresses above.

Business Spotlight!

BUSINESS Queen Anne's is thrilled to welcome back [Billings and Murphy, DDS!](#)

Dr. Scott Billings and Dr. Chris Murphy proudly provide the highest quality dental care available in Stevensville, Grasonville, Centreville, Queen Anne, Kent Island,

O'Donnell Properties
 443-786-0200
odp1@atlantfcbb.net

Barry Griffith
 Lane Engineering
 410-758-2095
bgriffith@leinc.com

Steve Donovan
 Title One & Associates, Inc.
 410-758-1831
smd@annapolis.net

Colby Garrett
 CM Garrett, Inc.
 410-643-8686
colbygarrett1@yahoo.com

George O'Donnell
 ASTECH SECURITY
 410-490-7400
george@astechsecurity.com

Sandra Early
 Administrator
 410-643-6288
sandra.early@verizon.net



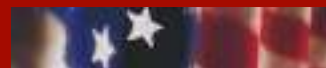
BQA Membership New Investment Rate!

Business Queen Anne's is now offering a special rate for new members!

\$99 a year for three years!

Click the link below to download an application!

[Membership Application](#)

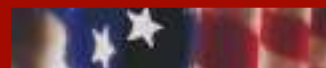


Mark Your Calendar...

Tuesday, July 12th, 9 AM
 County Commissioner's Meeting
 107 N. Liberty Street
 Centreville, MD 21617

Thu, July 14th
 8:45am - 12:45pm
 Planning Commission Meeting
 160 Coursevall Drive
 Centreville, MD 21617

September 1st
 Deadline for PlanMaryland
 comments



*Thank You To Our
 Recent Renewals!!*

Chester, and Wye Mills . General Dentistry as well as Cosmetic and Implant procedures are but a part of the expanse of services provided here. Their goal is to give you a healthy, beautiful smile for a lifetime.

Having received the latest advanced training courses and utilizing the most modern technology available, Dr. Billings and Dr. Murphy offer the excellent dental care you deserve.

They proudly service the Eastern Shore of Maryland, including Stevensville, Grasonville, Queenstown, Centreville, Wye Mills, Kent Island, and Chester



Please call them for a consultation at 410.643.5500 or email:
Info@BillingsandMurphyDDS.com

22 Kent Towne Market
 Chester, MD 21619
 Mon. Tues. Thurs. 8am to 5pm
 Wed. Fri. 7am to 2pm
 * Emergency Care Available

Letters from the Chair!

May 18th, 2011

From BQA Chair, Mareen Waterman to Mr. William Stoops, EDC Chairman

Dear Mr. Stoops,

I am sure you're aware that the sale of part of the Matapeake property has fallen through and the County is attempting to market that parcel.

There is also a Phase II of the property.

The sale of these parcels is somewhat inhibited by the relative unavailability of sewer at the site.

The sewer line to Matapeake is a 3" line capable of handling 10,000 g.p.d. DNR facilities and other connected users already use 2,500 gal. of this capacity, with the needs of Miltec yet to be determined.

The sewer problem can be solved if the County elects to run a trunk line down to Kent Island Estates and Romancoke, sized to fit future needs including Matapeake, rather than sized to limit growth.

E.D.C. should support the construction of this line, which will solve serious environmental and public health issues for Southern Kent Island and make Matapeake saleable for business/industrial use in the process.

With E.D.C. support, it is possible the State's Economic Development agency would grant funding for part of the overall sewer system.

Very truly yours.

Mareen D. Waterman, President

P.S. For the Commission's benefit, I enclose [copies of two letters](#) from M.D.E., agreeing there is a Public Health threat in Southern Kent Island.
 M.D.W.

Billings & Murphy, DDS, PA

Freestate & Son Insurance/Avon
 Dixon, LLC

GreenTree Real Estate
 Management, LLC

KRM Development Corporation

Towne Centre Business Park

Lane Engineering, LLC

Coldwell Banker Waterman Realty

McCrone, Inc.

CNB

Premium Outlets in Queenstown

Deoudes-Magafan Realty

Harris Crab House

Paula's Fine Jewelry

Davis, Moore, Shearon & Assoc

QAC Sheriff's Dept.



[County Press Releases](#)

Check out recent releases from the County:

[QAC Commissioners Adopt Fiscal 2012 Budget](#)

[No Additional Increase to QAC Water & Sewer Rate Cap](#)



MARYLAND DEPARTMENT OF THE ENVIRONMENT

1800 Washington Boulevard • Baltimore MD 21230

410-537-3000 • 1-800-633-6101

Martin O'Malley
Governor

Shari T. Wilson
Secretary

Anthony G. Brown
Lieutenant Governor

Robert M. Summers, Ph.D.
Deputy Secretary

August 5, 2010

Ms. Terry Babb
403 Queen Anne Club Drive
Stevensville, MD 21666

Dear Ms. Babb:

Thank you for your e-mail regarding proposals to extend sewer service to portions of Kent Island. I appreciate the opportunity to respond to you regarding this important matter.

This is a very complex issue and your e-mail raises several very important considerations.

The Queen Anne's County Health Department has documented a serious public health and water quality problem from septic systems that do not function properly, primarily due to poor soils and a high groundwater table. The Maryland Department of the Environment (MDE) concurs with this assessment by the County. The small lot size of most homes makes on-site repair or replacement very challenging or infeasible. Given that there are fifteen hundred improved properties, there is a current, existing issue that cannot be ignored by the public health and environmental agencies.

At the same time, this area of Kent Island is in the Chesapeake Bay Critical Area, has wetlands and is very low-lying, which renders it susceptible to flooding. From an environmental standpoint, further development may have additional impacts if not carried out in an extremely environmentally sensitive way. Most of the vacant lots were platted in the 1950's and 1960's, before modern on-site septic systems design were required, are very small and, as you have mentioned, many contain tidal and/or non-tidal wetlands and may have numerous other development constraints such as setbacks and other zoning restrictions.

The County, recognizing that it needed to do something to rectify the existing public health and environmental problems caused by failed and failing on-site septic systems, adopted an amendment to the County Water and Sewerage Plan in 2006 to allow public sewerage to be extended to serve the Route 8 area. MDE subsequently approved the amendment, which restricts the areas along the sewer route that may have access to the sewer line.



Recycled Paper

Via Maryland Relay Service
www.mde.state.md.us

TTY Users 1-800-735-2258

Ms. Terry Babb
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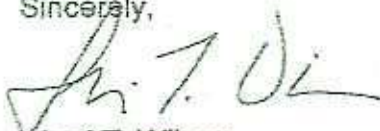
The "Southern Kent Island Sanitary Project Study" prepared by Queen Anne's County, evaluates the impacts of six possible approaches to providing service to failed and failing on-site sewage disposal systems in the southern Kent Island area. It is my understanding that this study has been published and made available, public information meetings have been held, and the County is considering the options with input from the public. Of the six different options considered in the Southern Kent Island Sanitary Project Study, five would extend the sewer line and provide treatment at the wastewater treatment plant in Northern Kent Island. One would involve establishing one or more small, local sewer treatment plants, avoiding the lengthy pipeline extension.

Regardless of whether the County selects one of the six options or devises some other solution, the ability of a property owner to develop a parcel or lot will be influenced by the access policy, existing site conditions such as the presence of wetlands, and the adequacy of the lot size to accommodate a home that meets applicable local zoning requirements. Any proposed impacts to wetlands or wetland buffers must be approved by MDE prior to any site disturbance.

The Department continues to be concerned about the scope of the project and is supportive of efforts to: limit the number of homes served in accordance with legal requirements; minimize the removal of existing forested lands; and prohibit or restrict potential development in flood-prone and wetland areas. The County may also be able to implement requirements for environmental site design such as: use of native plants; use of porous paving, minimal paving and grading; raising living space above the flood elevation; and other practices to reduce the impact of new development on the land and water resources of the area. Other impacts, such as the effects on schools, traffic and safety, are very important matters that must be fully discussed and resolved by the County and concerned citizens.

Thank you again for your e-mail. If you would like to discuss this further, please call me at 410-537-3084 or Mr. Jay Sakai, Director of Water Management Administration at 410-537-3567 or by e-mail at jsakai@mde.state.md.us.

Sincerely,



Shari T. Wilson
Secretary

cc: Jay Sakai, Director, Water Management Administration





MARYLAND DEPARTMENT OF THE ENVIRONMENT
1800 Washington Boulevard • Baltimore MD 21230
410-537-3000 • 1-800-633-6101

Martin O'Malley
Governor

Robert M. Summers, Ph.D.
Acting Secretary

Anthony G. Brown
Lieutenant Governor

March 7, 2011

Mr. Eugene McGuire, Jr.
Gene_mcguirejr@ml.com

Dear Mr. McGuire:

Thank you for your e-mail regarding wastewater disposal on southern Kent Island. The Maryland Department of the Environment (MDE) appreciates your interest in this matter.

This is a very complex issue and your e-mail raises several very important considerations. The "Southern Kent Island Sanitary Project Study," prepared by Queen Anne's County, comprehensively evaluates the issues and offers numerous options for serving portions of the study area. This study has been published and made available, public information meetings have been held, and the County is considering the options with input from the public.

The Queen Anne's County Health Department has documented a very serious public health and water quality problem from septic systems that do not function properly, primarily due to poor soils and a high groundwater table. Unfortunately, the small lot size of most homes in the area makes on-site repair or replacement very challenging or infeasible. Given that there are fifteen hundred improved properties, there is a current, existing issue that cannot be ignored by the public health and environmental agencies.

At the same time, this area of Kent Island is in the Chesapeake Bay Critical Area, has wetlands and is very low-lying, which renders it susceptible to flooding. From an environmental standpoint, further development will have unacceptable impacts if not carried out in an extremely environmentally sensitive way. Most of the vacant lots were platted in the 1950's and 1960's, before modern on-site septic system designs were required, are very small, contain tidal and/or non-tidal wetlands and may have other development constraints such as setbacks and other zoning restrictions.

Recognizing that the County needed to do something to rectify the existing public health and environmental problems caused by failed and failing on-site septic systems, MDE approved an amendment to the County Water and Sewerage Plan in 2006 to allow public sewerage to be extended to serve the Route 8 area. The amendment restricts the areas along the sewer route that may have access to the sewer line. The ability of a property owner to develop a parcel or lot will be influenced by this access policy, existing site conditions such as the presence of wetlands, and the adequacy of the lot size to accommodate a home that meets applicable local zoning requirements. Any proposed impacts to wetlands or wetland buffers must be approved by MDE prior to any site disturbance.

Mr. Eugene McGuire, Jr.
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The Department continues to be concerned about the scope of the project and is supportive of efforts to limit the number of homes served in accordance with legal requirements; minimize the removal of existing forested lands; and prohibit or restrict potential development in flood-prone and wetland areas. The County will also need to implement requirements for environmental site design such as: use of native plants; use of porous paving, minimal paving and grading; raising living space above the flood elevation; and other practices to reduce the impact of new development on the land and water resources of the area. With regard to schools, traffic and safety issues, these are very important matters that must be fully discussed and resolved by the County and concerned citizens.

Finding a comprehensive solution to this matter, consistent with protecting public health and the environment is a challenge. MDE has previously advised County officials at meetings and in writing that there are a number of options that should be considered in the effort to deal with systems that are found to be failing. Possible options for correcting individual or groups of failing systems include: case by case evaluation and when warranted, requirement for individual holding tanks that must be periodically pumped and hauled to a wastewater treatment plant; establishing holding tank districts where the local authority assumes responsibility for pumping and hauling a number of holding tanks; establishing management districts where individual systems employ advance pretreatment with an appropriate level of technical oversight and management of system operation and maintenance by a local authority; construction of cluster systems where groups of individual failing systems are connected to a small system managed by a local authority; connection to public sewer; or a combination of these options. The Department will continue to assist the County in its efforts to address this important problem in a manner that is consistent with State and local government public health, environmental and growth management objectives.

Thank you again for your e-mail. If I may be of further assistance, please contact me or Mr. Jay Sakai, Director of Water Management Administration at 410-537-3567 or by e-mail at jsakai@mde.state.md.us.

Sincerely,



Robert M. Summers, Ph.D.
Acting Secretary

cc: Jay Sakai, Director, Water Management Administration

