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From: Business Queen Anne's [sandra.early@verizon.net]
Sent: Tuesday, May 10, 2011 4:25 PM
To: sandra.early@verizon.net
Subject: BQA May 2011 Newsletter

BUSINESS
Queen Anne's

May 2011

BQA Welcomes George O'Donnell to the Board!

BQA President Mareen Waterman would like to welcome George O'Donnell as the newest member of the BUSINESS Queen Anne's Board of Directors!

George represents new member, ASTECH SECURITY, for which he has been a Life Safety Specialist since 1996.

Most remember George from his two consecutive terms as a Queen Anne's County Commissioner from 1994 until 2002. He was President of the Commission for 5 of those 8 years.



Mr. O'Donnell was recently elected and is currently serving as Judge of the Orphan's Court in Queen Anne's County.

George brings with him extensive knowledge on the County's budget system, economic development, and land use. All areas of interest to BUSINESS Queen Anne's!

Some of his other note worthy accomplishments include :

- Being elected 2nd Vice President for the Maryland Association of Counties (MACO)
- Receiving the 1993 J. Millard Tawes Award for exceptional performance in protecting the valuable resources of the Maryland Marine Environment
- Founding the QAC Waterman's Festival and being a recipient of the Governor's Volunteer Citation.
- Serving as the Past President of the Upper Shore Association of Counties

Just to name a few!

BUSINESS Queen Anne's is thrilled to have George O'Donnell on board and looks forward to utilizing his wealth of knowledge!

Maryland's First Ever Comprehensive Plan!

For the first time ever, the State of Maryland is working on a Comprehensive Plan! Maryland Dept of Planning Secretary Hall has released the "Plan Maryland" draft plan with a 120 day comment period that includes eight public hearings.

There is a hearing in Chestertown on May 11th from 5 to 8 PM at Washington College.

For more information and to read the draft, click here:
[PLAN MARYLAND](#)

Four Seasons Releases Updated Fiscal Impact Study

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Your BQA Board!

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The original fiscal impact study for Four Seasons was released in May of 2007. This was updated in April of 2011.

To peruse the study, please click here: [Updated Fiscal Study](#)
If you don't have time to read the entire study, here is the write up on the last page:

By supplying 1,350 single-family homes and condominiums that would attract substantial wealth to Queen Anne's County, the proposed Four Seasons Development would generate substantial economic and net fiscal benefits for Queen Anne's County and approved for construction. The average household will be quite wealthy and therefore capable of supporting significant local spending. The proposed development also includes an 80-bed assisted living facility, which helps to provide the county with a continuum of housing available for citizens as they age in place.

Upon full build-out, the residents of the proposed development would support just over \$90 million in annual business sales countywide, including among small businesses, and approximately 950 jobs. These impacts are permanent and in addition to the construction phase impacts discussed earlier in the report. There are of course unquantifiable impacts of the development, including volunteer service provided by new residents (many of them with substantial executive experience) and other potential community service endeavors.

Moreover, even after fully accounting for the cost of local government services to these households, the tax revenues generated annually by the project would produce an annual net surplus of roughly \$1.6 million for Queen Anne's County. Based on the anticipated community profile, it is projected that there will be no additional costs incurred in terms of funding K-12 education in Queen Anne's County.

These positive and permanent net fiscal impacts are in addition to taxes collected during the construction phase and \$35 million in one-time exactions (e.g., off-site park, contributions to road improvements, etc.) to be provided by the developer. Since the tax revenues generated upon occupancy more than cover associated local government costs, the revenues generated during the construction phase and the value of the exactions may be considered pure net surplus from the community's perspective.

Letters from the Chair!

Several letters were penned by BQA Chair Mareen Waterman in April at the request of the board. Here are excerpts from those letters:

April 11th
To the County Commissioners
Regarding the Grasonville Plan

"We are opposed to the inclusion in this Plan (or any other), of recommendations for things that are impossible to accomplish, i.e., the removal of Delmarva Power Pole lines, and the installation of sidewalks where there is obviously insufficient right-of-way, especially where existing residences lack the front yards required by zoning." It went on to state that "we are adamantly opposed to the Plan's recommendation for extending "trails" through Grasonville, ultimately connecting to Queenstown." This opposition is because "the initial costs of these trails, even though mostly paid for by Program Open Space (taxpayer funds), still require County funds to help pay construction costs. Once built, it appears future maintenance costs are by the County"

April 14th
To the Planning Commission
Regarding Oprey Pointe in Grasonville

"BUSINESS Queen Anne's wants to go on record as strongly in support of this project. It will create badly needed jobs in the construction industry and probable future employment for lawn services/landscaping. More importantly, it will create significant tax revenues for our County, while demanding little in the way of services."

April 20th
To the Honorable Governor Martin O'Malley
**Regarding HB 1107 & SB 846
Septic Systems**

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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...

PLAN MARYLAND PUBLIC FORUM

Wednesday, May 11th
from 5 to 8 PM
Washington College, Chestertown

COUNTY BUDGET HEARINGS

June 13th, 7 PM
Bayside Elementary School

June 14th, 7 PM
QACHS Auditorium
(Constant Yield Hearing)

June 15th, 7 PM
Sudlersville Middle School

Annual BQA
Membership Meeting
Thursday, August 25th
Mear's Point Marina
from 6-8 PM
MORE INFO TO COME!!

Business Spotlight!!

BQA's Newest Member...

ASTECH SECURITY

"Now that these Bills have been sent for further study, I believe there is an opportunity for you to further investigate the septic system problem throughout the State." He went on to say, "I respectfully suggest you should require each County's Environmental Health Officer to report to you the number of failing septic systems reported during the last ten years, together with the age of the system and the approximate lot size." He ended the letter by stating, "I urge you to learn the facts about failing septic systems. I believe you'll learn modern ones are not the problem. Much more can be done for the Chesapeake Bay by using all available funding to provide public sewer to those areas badly in need of it, some of which are in very close proximity to the Bay and its tributaries."

April 29th

To the Department of Planning & Zoning

Regarding Proposed Text Amendment 18:1-132

"At the last meeting of the Planning Commission this proposed Amendment was referred to you for study. As proposed, the Amendment is totally unworkable. In order to address the concerns of the sponsors, BUSINESS Queen Anne's would offer the following:

Disclosures on Applications for Subdivision & Site Plan Approval

1. An application for approval of a subdivision or site plan shall be accompanied by a statement, signed under oath and placed in Public Record, identifying by name and address of the holder of legal title to the land, the name and address of the applicant, and the name and address of the individual who can be contacted for information reference the project.
2. There shall also be included the names and address of any Public official or Queen Anne's County employee owning any partial interest in the project, which interest shall be expressed as a percentage of ownership.

Synopsis of the Bill:

Prohibiting, with specified exceptions, the State or a local authority, after July 1, 2011, from recording or approving a residential major subdivision or a residential minor subdivision that will be served by a specified on-site sewage disposal system; authorizing the State or a local authority, after July 1, 2011, to record or approve a specified residential major subdivision that will be served by a publicly owned sewerage system or specified other sewerage systems that meet specified criteria; etc.

Excerpts from the letter:

We believe this should address the sponsors concerns to the extent they should be addressed, as it provides the name of the owners, the applicant, and the information contact. It also mandates disclosure of any Public official or County employee, so that there is reasonable transparency."

Public Hearings Regarding County Budget

The Queen Anne's County Commissioners will be holding three public hearings in June regarding the FY12 county budget and the constant yield. The constant yield rate is the rate that will bring a county the same amount of tax revenues in the coming fiscal year as the previous fiscal year. Public hearings will be held at:

June 13th, 7 PM
Bayside Elementary School

June 14th, 7 PM
QACHS Auditorium
(*Constant Yield Hearing)

George O'Donnell performs technical life safety and security consultations in residential and commercial markets. He provides homeowners and business owners with loss prevention solutions including surveillance, security cameras and monitoring systems. For more information or for a consultation, call George at 410-643-3611 or his cell at 410-490-7400.

If you'd like the "Spotlight" on your business please contact BQA Administrator Sandra Early at administrator@businessqueenannes.com

June 15th, 7 PM
Sudlersville Middle School

**The constant yield rate is the rate that will bring a county the same amount of tax revenues in the coming fiscal year as the previous fiscal year. For more info on constant yield visit <http://www.dat.state.md.us/sdatweb/cytr.html>*