

North East Planning Commission

2023 Annual Planning Report



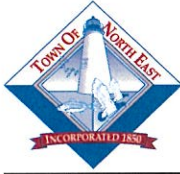
Prepared by: Town of North East - Office of Planning and Zoning



2023 ANNUAL PLANNING REPORT

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2023 ANNUAL REPORT OF THE TOWN OF NORTH EAST PLANNING COMMISSION CERTIFICATE OF ADOPTION

In accordance with the provisions of the Annotated Code of Maryland. Land Use. Section 1-207. Annual Report-In general. The Planning Commission shall prepare, adopt and file an annual report for the previous calendar year with the legislative body. The Town of North East Planning Commission hereby adopts the 2023 Annual Report of the North East Planning Commission, filing same with the Mayor and Commissioners and the Secretary of the Maryland Department of Planning.

North East Planning Commission

Mark T. Dobbins

Mark T. Dobbins, Chairman

June 4, 2024

Date



2023 PLANNING ANNUAL REPORT

MAYOR

Michael Kline

VICE-MAYOR

Kelly Benson, Appointed March 2023

Hilary Crothers-Moore, January – February 2023

COMMISSIONERS

Raymond Mitchell

Kelly Benson, January-March 2023

Hilary Crothers Moore, March 2023 to present

Catherine Bernard-Dutton

EX-OFFICIO TO THE PLANNING COMMISSION

Hilary Crothers-Moore

TOWN ADMINISTRATOR

Melissa B. Cook-MacKenzie

ASSISTANT TOWN ADMINISTRATOR

Grant Handley, June 2023 to Current



DIRECTOR OF FINANCE & ADMINISTRATION

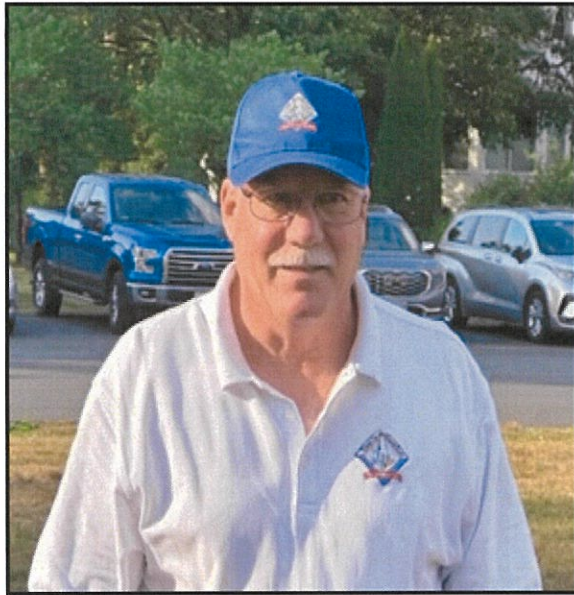
Vonnie Stemen



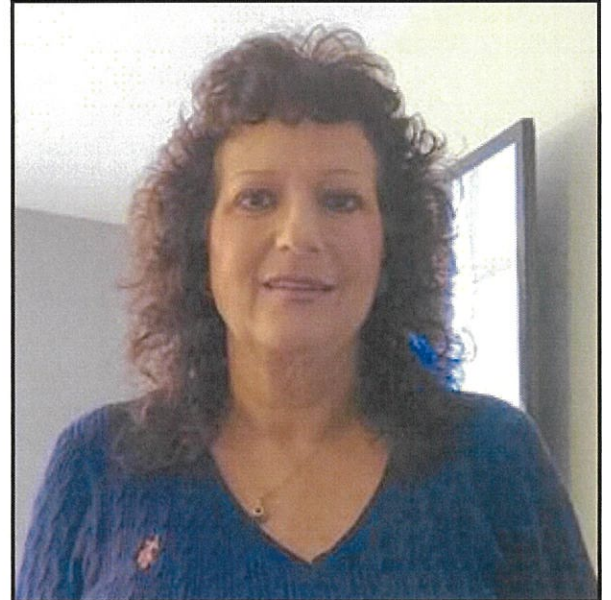
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TOWN ELECTION- 2023

Elections for the Mayor and Commissioners are conducted in February of each year.



In 2023, Mayor Mike Kline was re-elected as the Mayor for the Town of North East.



Commissioners Kelly Benson and Catherine Bernard-Dutton ran uncontested and were re-elected for two year terms.



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Board of Supervisors of Elections

October 25, 2023 Mayor Mike Kline Re-appointed the Board of Supervisors of Elections Members:



Board Members

Kimberly A. Davis
Term Expires October 1, 2024

Ulysses Grant Demond IV
Term Expires October 1, 2024

Ruth Gonc
Term Expires October 1, 2024



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NORTH EAST PLANNING COMMISSION

The North East Planning Commission, acting under authority granted by the Annotated Code of Maryland Land Use, regulates the development of land in the Town of North East. The Planning Commission consists of five members appointed by the Mayor and Commissioners. The Planning Commission's duties are outlined in the North East North East Zoning Ordinance.

When the Planning Commission has business to conduct, they meet on the first Tuesday of each month with meetings beginning at 7:00 p.m. in the North East Town Hall Meeting Room, 106 South Main Street. In addition, special meetings or workshops may be held throughout the year. The Planning Commission meetings are open to the public.

Planning Commission Members

Mark Dobbins, Chairman

Judy Duffy, Vice Chairman

Calvin Wilson

Neil DeMatt, Appointed December 2023

Hilary Crothers-Moore, Ex-Officio



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PLANNING STAFF

Zoning Administrator

Melissa B. Cook-MacKenzie

Director of Planning

Betsy Vennell

Planning and Zoning Assistant

Lisa Rhoades

Secretary to the Planning Commission

Lisa Rhoades

Town Attorney

Dennis S. Clower, Esquire
January to November

David Beste, Esquire
November to Current

Town Engineers

ENgineering
Entech Engineering
KCI Technologies Inc.

Contracted Services

Jodie Shivery, Ecologically Sound Landscapes





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POWERS AND DUTIES OF THE PLANNING COMMISSION

The powers and duties of the North East Planning Commission are found in the North East Zoning Ordinance, Section 9-5. Powers and Duties of the Planning Commission.

1. The Planning Commission may:
 - (a) Make studies and recommendations to the Mayor and Commissioners plans, goals, and objectives relating to the growth, including annexations, development and redevelopment of the Town and develop a comprehensive plan in accordance with the provisions of the Annotated Code of Maryland. Land Use.
 - (b) Develop and recommend to the Mayor and Commissioners policies, ordinances, administrative procedures and other means for carrying out plans in a coordinated and efficient manner.
 - (c) Make recommendations to the Mayor and Commissioners concerning proposed zoning classifications and reclassifications.
 - (d) Hear and decide applications for land development and approve subdivision plats and site development plans.
 - (e) Make recommendations to the Board of Appeals on special exceptions.
 - (f) Prepare and forward to the Mayor and Commissioners an annual report in accordance with the Annotated Code of Maryland. Land Use.
 - (g) Exercise any other powers as set forth in the Annotated Code of Maryland, Land Use.
2. The Planning Commission may adopt rules and regulations regarding its governing procedures and operations not inconsistent with the provisions of this Ordinance.
3. The Planning Commission may delegate authority for review and approval action to the Town Administrator as deemed appropriate.



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NORTH EAST COMPREHENSIVE PLAN

The Comprehensive Plan is the official statement of the Mayor and Commissioners of the Town of North East setting forth policies concerning desirable future growth, which serves as a general guide to public and private development decisions. Once adopted, it becomes the basis for the preparation of specific policies, programs and legislation, such as zoning and subdivision regulations, and other actions, which implement the growth policies set forth in the Plan.

The Plan is comprised of several major elements that are prepared in such a manner that they form an integrated, unified document for guiding future growth and development. As a policy document, it is general, comprehensive, and long range in nature. It is comprehensive in that it encompasses the entire geographic area of the Town and includes all functional elements that bear upon its physical development, such as transportation, land use, and community facilities. It is general in that it summarizes policies and proposals but does not establish detailed regulations. It is long range in that it looks beyond current issues to the problems and opportunities related to future growth over the next twenty years.

Pursuant to Section 1-416 of the Land Use Article, Annotated Code of Maryland, requiring a Plan Revision at least once every 10 years when each Planning Commission shall review the Comprehensive Plan, and, if necessary, revise or amend the Comprehensive Plan to include:

- (1) The elements required under Part II Comprehensive Plans
- (2) The visions set forth in 1-201

The last review of the North East Comprehensive Plan by the North East Planning Commission occurred in 2010-2012. The Mayor and Commissioners approved Resolution 2012-11-01 and Resolution 2012-11-02, which officially adopted the updated “North East Comprehensive Plan”.

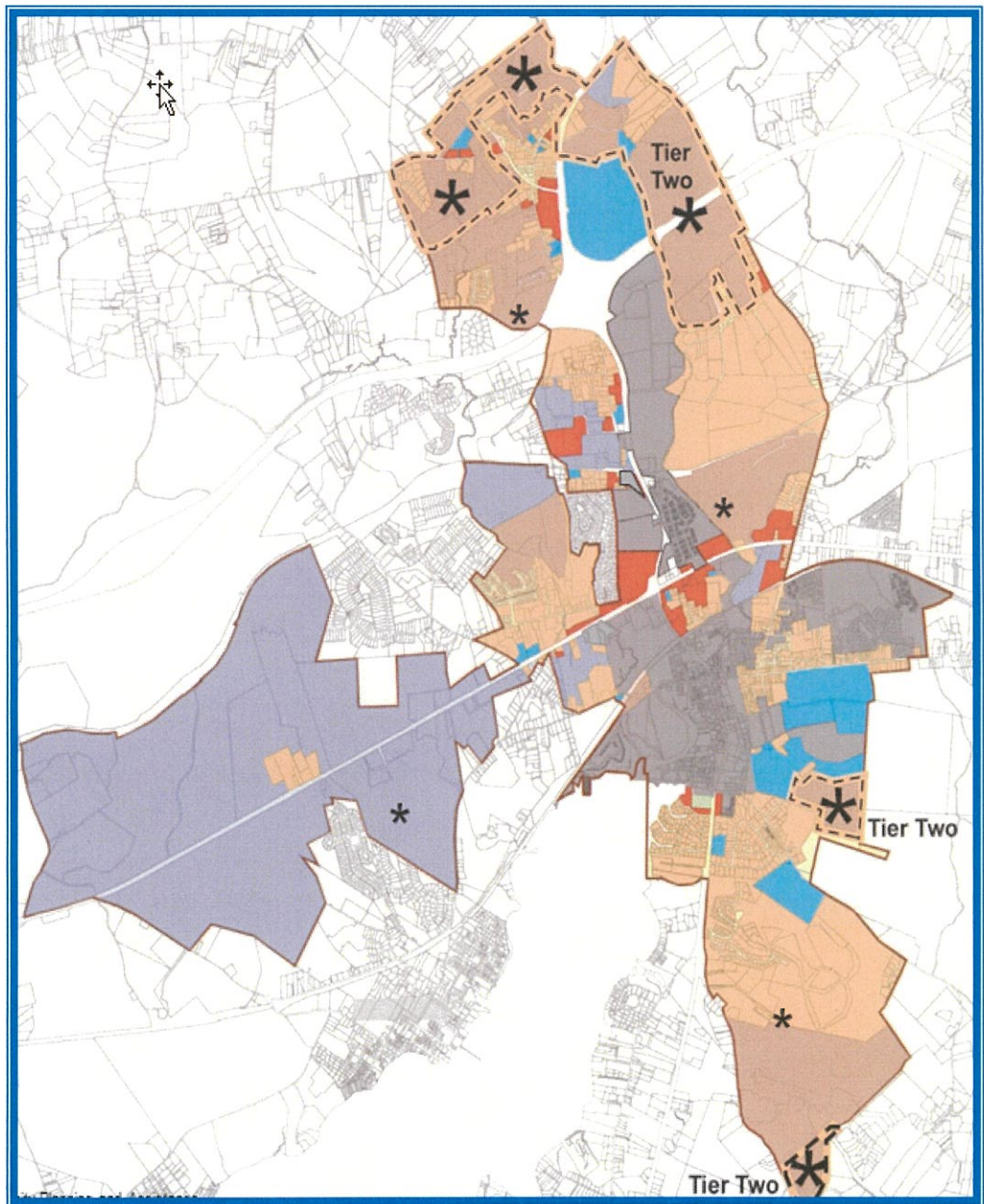
There were no amendments to the North East Comprehensive Plan in 2023, however, the Town is working with a consultant to update the Municipal Growth Element and the Water Resources Element. An update to the remainder of the North East Comprehensive Plan is expected to be completed in 2025.



Changes to Development Patterns in North East

There were no changes to the development patterns in North East in 2023.

Town of North East Growth Area Map





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PROCESS IMPROVEMENTS

North East Zoning Ordinance Amendments

There were no amendments to North East Zoning Ordinance in 2023.

North East Subdivision Regulations

There were no amendments to the Subdivision Regulations in 2023.

Code of Ordinances of the Town of North East: Road Code Standard Specifications and Details

There were no amendments to the Code of Ordinances or the Road Code Standard Specifications and Details in 2023.

BUDGET

The Town operates on a fiscal year beginning July 1, 2023 and ending June 30, 2024. The approved operating budget for the Planning Department for the FY2024 was \$217,236.81.

GRANTS

1. FY2024 Chesapeake Bay Critical Area Grant \$3,500.00
2. FY2023 Maryland Circuit Rider Town Manager Program Grant \$55,000.00 (position is shared with the Town of Charlestown, Perryville, Port Deposit and Rising Sun)

ANNEXATIONS

In accordance with the North East Zoning Ordinance, Article 9. Section 9-5.1. (a) The North East Planning Commission may make studies and recommendations to the Mayor and Commissioners, regarding plans, goals and objectives relating to annexations. In 2023, the Town did not receive any petitions for annexation.



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PUBLIC IMPROVEMENTS DEEDED TO THE TOWN IN 2023

Ridgely Forest Section IV: WOLF LLC: The public improvements, water mains, fire hydrants, roads, curbs and gutters, storm drains, street lights, street signs and sidewalks were deeded to the Town of North East May 23, 2023. Public Improvements totaled \$1,057,095.00

Ridgely Forest Section VA Lots 5000 through 5026, 5058 through 5080 and Common Open Space: WOLF LLC: The public improvements, water mains, fire hydrants, roads, curbs and gutters, storm drains, street lights, street signs and sidewalks were deeded to the Town of North East December 27, 2023. Public Improvements totaled \$526,463.00

HUM I, LLC, 123 Peninsula Drive, The public water improvements were deeded to the Town of North East on December 13, 2023. Public Improvements totaled \$157,300.00

Total of the Public Improvements accepted by the Town of North East in 2023: **\$1,740,858.00**

PLANNING COMMISSION MEETINGS AND WORKSHOPS

The Planning Commission conducted 10 meetings in 2023.

PROJECT STATISTICS

Annexations: 0

Minor Subdivision: 1

Preliminary Major Subdivisions: 0

Final Major Subdivisions: 0

Rezoning Applications: 0

Special Exception Applications: 2

Modified Site Plans: 2

Concept Site Plans: 2

Preliminary Site Plans: 2

Final Site Plans: 2

Concept, Preliminary and Final (combined): 1



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SITE PLANS REVIEW

The Planning Commission reviewed 7 commercial site plans in 2023.

- North East Commerce Center, Lot 3 & 4 A. Duie Pyle Cross Dock Facility and Maintenance Building: North East, Maryland. Applicant: Bohler Engineering, Rehoboth Beach, Delaware. Property Owner: Northeast Commerce Center IV LLC, c/o MIE Properties Incorporated, Baltimore, Maryland. Concept Site Plan for a proposed 39,244 square foot cross dock facility. Tax Map 25B; Parcel 42; Lots 3&4. Zoning District HI, Heavy Industrial and “HCOD” Highway Corridor Overlay District. *The Planning Commission granted conditional approval of the Concept Site Plan.*
- North East Station, Lot 1: Chipotle: Greenman-Pedersen, Inc., North East, Maryland. Property Owner: DK North East Station LLC, Baltimore, Maryland. Preliminary Site Plan including lighting, pavement striping and signage plan, landscape plan and architectural plans for a proposed 2,325 square foot restaurant. Tax Map 031B; Parcel 1314; Lot 1. Zoning District “HC” Highway Commercial and “HCOD” Highway Corridor Overlay District. *The Planning Commission granted conditional approval of the Preliminary Site Plan.*
- North East Station, Lot 1: Chipotle Greenman-Pedersen, Inc., North East, Maryland. Property Owner: DK North East Station LLC, Baltimore, Maryland. Final Site Plan, Final Landscape Plan for a proposed 2,325 square foot restaurant. Tax Map 031B; Parcel 1314; Lot 1. Zoning District “HC” Highway Commercial and “HCOD” Highway Corridor Overlay District. *The Planning Commission granted conditional approval of the Final Site Plan.*
- North East Station, Lot 4: Starbucks and two additional spaces: Greenman-Pedersen, Inc., North East, Maryland. Property Owner: DK North East Station LLC, Baltimore, Maryland. Minor Architectural changes for a proposed 5,800 square foot restaurant. Tax Map 031B; Parcel 1314; Lot 4. Zoning District “HC” Highway Commercial and “HCOD” Highway Corridor Overlay District. *The Planning Commission granted the approval of the Architectural changes.*
- Rolling Mill Water Treatment Plant: Finished Water Pumping Station, 39 Rolling Mill Road, North East, Maryland. Property Owner: Mayor and Commissioners of the Town of North East, North East, Maryland. Concept-Preliminary-Final Site Plan for a proposed 970 square foot Finished Water Pumping Station. Tax Map 31B; Parcel 217. Zoning District: “LI” Light Industrial. *The Planning Commission granted approval of the Concept, Preliminary, and Final Site Plan.*
- North East United Methodist Episcopal Cemetery: Columbarium niches: 101 Cemetery Road, North East, Maryland. Applicant, Site Studios, Inc., requested a Modified Site Plan for the purpose of installing columbarium niches, sidewalk and parking spaces at the North East



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United Methodist Episcopal Cemetery. Property Owner: Trustees of North East Methodist Episcopal Church, North East, Maryland. Tax Map 031C; Parcel 544. Zoning District: “R-1” Single Family Residential. *The Planning Commission granted approval of the Concept Modified Site Plan for the columbarium niches, sidewalk and parking spaces.*

- North East United Methodist Episcopal Cemetery: Columbarium: 101 Cemetery Road, North East, Maryland. Applicant, Site Studios, Inc., requested Final approval for a Modified Site Plan for the purpose of installing columbarium niches, sidewalk and parking spaces at the North East United Methodist Episcopal Cemetery. Property Owner: Trustees of North East Methodist Episcopal Church, North East, Maryland. Tax Map 031C; Parcel 544. Zoning District: “R-1” Single Family Residential. *The Planning Commission granted approval of the Preliminary-Final Modified Site Plan for the columbarium niches, sidewalk and parking spaces.*
- North East Commerce Center Lots 3 & 4: A. Duie Pyle Cross Dock Facility and Maintenance Facility: Applicant Bohler Engineering, Rehoboth Beach, Delaware. Property Owner: Northeast Commerce Center IV LLC, c/o MIE Properties Inc., Baltimore, Maryland. Tax Map 25B; Parcel 42; Lots 3 & 4. Zoning District “HI” Heavy Industrial and “HCOB” Highway Corridor Overlay District. Requested approval for Preliminary: Site Plan for a proposed 39,244 square foot cross dock facility and a 14,250 square foot 4 Bay Maintenance Facility and truck wash, Highway Corridor Overlay District Architectural Review, Lighting Plan, Landscape Plan and Sign Plan. *The Planning Commission granted conditional approval of the Preliminary: Site Plan, Highway Corridor Overlay District Architectural Review, Lighting Plan, Landscape Plan and Sign Plan.*

SUBDIVISIONS

MINOR SUBDIVISIONS

There was 1 minor subdivision reviewed in 2023.

- North East Commerce Center Lots 3 & 4: Applicant Bohler Engineering, Rehoboth Beach, Delaware. Property Owner: Northeast Commerce Center IV LLC, c/o MIE Properties Incorporated, Baltimore, Maryland. Requested Preliminary approval for a Minor Subdivision Plat. Tax Map 25B; Parcel 42; Lots 3 & 4. Zoning District “HI” Heavy Industrial and “HCOB” Highway Corridor Overlay District. Requested approval of the Final Subdivision Plat. *The Planning Commission granted conditional approval of the Final Subdivision Plat.*

MAJOR SUBDIVISIONS

There were no major subdivisions reviewed in 2023.



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SPECIAL EXCEPTIONS (heard by the Planning Commission)

The Planning Commission reviewed 2 Special Exception cases in 2023.

- Case A-2023-05-SE: Applicants, Stephanie Carducci of Bee My Voice and Amy Ocasio of Live for Thomas Foundation requested a Special Exception to provide Peer to Peer support, Suicide “Postvention” and Youth Mental Health First Aid services at 22 North Main Street, North East, Maryland 21901. Tax Map 031B; Parcel 0088. Property owner: Dominick DiPatre, Elkton, Maryland. Zoning District “VC” Village Commercial. *The Planning Commission recommended approval of the Peer to Peer support, Suicide “Postvention” and Youth Mental Health First Aid services, with conditions.*
- Case A-2023-07-SE: Applicants Stephanie Carducci of Bee My Voice and Amy Ocasio of Live for Thomas Foundation requested a Special Exception to provide Peer to Peer support, Suicide “Postvention” and Youth Mental Health First Aid services on the lower level at 22 North Main Street, North East, Maryland 21901. Tax Map 031B; Parcel 0088. Property owner: Dominick DiPatre, Elkton, Maryland. Zoning District “VC” Village Commercial. *The Planning Commission recommended approval of extending the Peer to Peer support, Suicide “Postvention” and Youth Mental Health First Aid services to the lower level of 22 North Main Street, with conditions.*

ADDITIONAL TOPICS REVIEWED BY THE PLANNING COMMISSION

- Snatchers Creekside Grill, 510 South Main Street, North East, Maryland. Map: 31E; Parcel: 421. Village Commercial District. Per the requirements of an approved Special Exception for Snatchers Creekside Grill, the Planning Commission reviewed the continuance of extended hours for the restaurant in this Zoning District. *The Planning Commission recommended approval of the extended hours to the North East Board of Appeals.*
- 2022 Annual Planning Report: The 2022 Annual Planning Report was approved by the Planning Commission on July 11, 2023. Per the requirements of the Annotated Code of Maryland Land Use. The Annual Report was forwarded to the Mayor and Commissioners, and to the Maryland Department of Planning.
- North East Zoning Ordinance Amendments-Discussion: The Planning Commission reviewed several amendments to the zoning ordinance, however, no action was taken on the amendments in 2023.
- Turner Park Upgrades: In conjunction with a grant request for the upgrades to Turner Park, the Planning Commission reviewed the proposed plans for this park area, which included reconstruction of the ball field, pickle ball courts, soccer fields and a dog park.



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- North East Preserve: The Planning Commission reviewed the final Master Plan for the North East Preserve, prepared by YSM Consulting Firm. The Planning Commission recommended the adoption of the North East Preserve Master Plan to the Mayor and Commissioners. The Mayor and Commissioners adopted the Master Plan for the North East Preserve.
- Cannabis Regulations: In conjunction with the State of Maryland's updates to the legalization of the Cannabis, Mayor Kline, the Town Administrator, Assistant Town Administrator and the Planning Office attended an Maryland Municipal League Cannabis Symposium in August 2023. The Town attended the public hearings held by the Cecil County Council, concerning the adoption of their Cannabis Regulations. The Planning Commission was advised of the State Regulations throughout the process.



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BOARD OF APPEALS POWERS AND DUTIES

The Board of Appeals, acting under authority granted by the Annotated Code of Maryland. Land Use. Subtitle 3. Board of Appeals. Section 4-301. Required. The Board consists of five members and one alternate member, appointed by the Mayor and Commissioners. The Board of Appeals duties are outlined in the North East Zoning Ordinance.

The powers and duties of the Board of Appeals are found in the North East Zoning Ordinance, Section 9-11. Duties of the Board of Appeals:

1. The Board of Appeals shall hear and decide:
 - a. Appeals from any order, decision, requirement or interpretation made by the Zoning Administrator, Planning Commission, or Town Administrator.
 - b. Applications for Special Exception Uses.
 - c. Applications for Variances.
 - d. Any other matter the Board is required to act upon by Town Ordinance.

The Board of Appeals has scheduled meetings on the fourth Thursday of each month, beginning at 7:00 p.m. in the North East Town Hall Meeting Room, 106 South Main Street, North East. If there are no agenda items, the Chairman of the Board may choose to cancel the meeting. All Board of Appeals meetings are open to the public.

BOARD OF APPEALS MEMBERS

Maurice Tenney, Chairman

Term: October 2022-December 2024

S.J. Anderson, Vice-Chairman

Term: October 2022-December 2024

Martha Kline

Term: February 2022-December 2024

Russell Polo

Appointed December 27, 2023

Term: October 2021-October 2024



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North East Board of Appeals – Cases in 2023

VARIANCES

The Board of Appeals heard 4 variance applications in 2023.

- Case: A-2023-01-V: Applicant Earl Williams Jr., 12 East Church Street, North East, Maryland Tax Map 0401, Parcel 0506. Zoning Designation: “R-2” Two Family Residential. Applicant requested a 22 foot rear yard variance from the required 30 foot rear yard setback requirement for the purpose of installing a 624 square foot accessory building in the rear yard. *The Board of Appeals granted approval of the variance, as requested.*
- Case: A-2023-02-V: Applicant/Owner: Philip R. Eckman, 20 Church Point Road, North East, Maryland 21901 Tax Map 031E, Parcel 0508. Zoning Designation: “R-2” Two Family Residential. Applicant requested a 6 foot 5 inch side yard variance for the purpose of installing an 80 square foot deck in the side yard. *The Board of Appeals granted approval of the variance, as requested.*
- CASE: A-2023-04-V: Applicant A. Duie Pyle Inc., West Chester, Pennsylvania, requested Stream Buffer Variances from provisions of The North East Zoning Ordinance. Article 13. Sensitive Area Requirements; Section 13-1 for the purpose of constructing a cross dock facility. Subject property: North East Commerce Center, Lot 3 and Lot 4. Property Owner: Northeast Commerce Center IV LLC, c/o MIE Properties Inc. Baltimore, Maryland. Tax Map 25B; Parcel 42; Lots 3 & 4. Zoning District “HI” Heavy Industrial and “HCOD” Highway Corridor Overlay District. Variance requests:
 - 1) Permanent Impacts: Variance between 35 and 100 feet from the 100 foot Intermittent Stream Buffer: 6,534+/- square feet of pavement around the maintenance building and the retaining walls; and 10,890+/- square feet for access to the site.
 - 2) Temporary Impacts: Variance between 35 and 100 feet from the 100 foot Intermittent Stream Buffer: 115,870+/- square feet for grading, erosion sediment controls, Stormwater Management Facilities and Outfalls, retaining wall construction; and 14,810+/- square feet for access to the site.

The Board of Appeals granted conditional approval for the requested stream buffer variances.

- Case –A-2023-06-V: North East Fire Company requested a 63 foot stream buffer variance from the required 110 foot stream buffer for the purpose of installing a 672 square foot pole barn accessory building at the North East Fire Company, North East, Maryland. Tax Map 031B; Parcel 16. Zoning District “R-1” Single Family Restaurant. *The Board of Appeals granted approval of a 63 foot stream buffer variance.*



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SPECIAL EXCEPTIONS

The Board of Appeals reviewed 2 Special Exception applications in 2023 and 1 review of conditions of a previously approved Special Exception.

- Case A-2023-05-SE: Special Exception application from Stephanie Carducci of Bee My Voice and Amy Ocasio of Live for Thomas Foundation. Applicants propose to provide Peer to Peer support, Suicide “Postvention” and Youth Mental Health First Aid services at 22 North Main Street, North East, Maryland 21901. Also found on Tax Map 031B; Parcel 0088. Property owner: Dominick DiPatre, 359 Old Chestnut Road, Elkton, Maryland. Zoning District “VC” Village Commercial. *The Board of Appeals granted conditional approval of the Peer to Peer support, Suicide “Postvention” and Youth Mental Health First Aid services.*
- Case A-2023-07-SE: Special Exception application from Stephanie Carducci of Bee My Voice and Amy Ocasio of Live for Thomas Foundation. Applicants propose to provide Peer to Peer support, Suicide “Postvention” and Youth Mental Health First Aid services on the lower level at 22 North Main Street, North East, Maryland 21901. Also found on Tax Map 031B; Parcel 0088. Property owner: Dominick DiPatre, 359 Old Chestnut Road, Elkton, Maryland. Zoning District “VC” Village Commercial. *The Board of Appeals granted approval of extending the Peer to Peer support, Suicide “Postvention” and Youth Mental Health First Aid services to the lower level of 22 North Main Street.*

Review of conditions of previously approved Special Exception:

- Snatchers Creekside Grill, 510 South Main Street, North East, Maryland. Map: 31E; Parcel: 421. Per the requirements of an approved Special Exception for Snatchers Creekside Grill, the Board of Appeals reviewed the continuance of extended hours for the restaurant in this Zoning District. *The East Board of Appeals re-approved the extended hours originally granted during their Special Exception, provided they returned annually to request to continue with extended hours.*

APPEALS

The Board of Appeals did not receive any applications for an appeal in 2023.



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WATER SERVICE

The Planning Department administers all inquiries for water allocation. The Department receives applications for water allocation, processes and invoices for water connection and major facility fees. The Planning Department coordinates with the Cecil County Health Department for projects out of the Corporate Limit to ensure that permits are not released from Cecil County unless water allocation has been obtained and fees have been paid. The Planning Office coordinates with Cecil County Planning Office to upload all new addresses into the utility system in preparation for utility billing.

Water Standards and Specifications:

The Planning Department works directly with the Supervisor of the Water Plant and the Town's Engineer annually to review and update, as needed, the Town of North East North East Standards and Specifications for Water Distribution and Details for Water Service. The current set of Standards are posted on the Town's website.

Water utility Rate Study

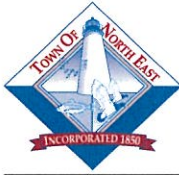
The Town of North East conducted a comprehensive Water Rate Study in 2023. The intent of the study was to independently assess and evaluate the Town's existing water rates and provide recommendations on the Town's rate structure. The broad objective of the study is to adequately fund the water utility operations and capital costs, while minimizing rates to the greatest degree possible.

Town of North East 20-Year Water System Master Plan:

The Mayor and Commissioners adopted the Town of North East 20-Year Water System Master Plan in January 2020. The Town contracted with Entech Engineering to evaluate the Town's existing water system, establish future needs and potential shortcomings. The Plan also identifies the necessary projects over the next 20 years to continue and sustain the Town's water system.

Artesian:

An interconnection Agreement was signed by Artesian and the Mayor and Commissioners in June 2019. The Agreement outlines the terms and conditions for the construction and implementation of Artesian's Route 40 East Interconnection to the Town's water system.



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Water Resources Element:

The Town of North East has a Water Resources Element, within the North East Comprehensive Plan, as required by the Annotated Code of Maryland. Land Use. This Element has addressed adequacy of the Town of North East water supply and the suitability of receiving waters for point and non-point discharge. The Element evaluates the adequacy and suitability of water resources on the basis of existing and future land use both within the Town and within the Town's growth area.

Cecil County Master Water and Sewer Plan:

The Planning Office participates in the preparation of documents and maps which outline areas where the Town currently serves water and proposes to serve water. The Cecil County Master Water and Sewer Plan was adopted on July 22, 2019. The Plan facilitates growth in a way that allows sufficient time to develop adequate drinking water and wastewater infrastructure.



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ALLOCATIONS FOR MUNICIPAL WATER

The Planning Office has adopted a written policy for water allocation, entitled “Allocations for Municipal Water-Town of North East, Maryland Policies and Procedures. This Policy is available upon request and can be found on the Town’s website.

ALLOCATIONS FOR MUNICIPAL WATER PRELIMINARY REQUESTS – APPENDIX C

No Appendix C. applications were received in 2023.

ALLOCATIONS FOR MUNICIPAL WATER ALLOCATION REQUESTS – APPENDIX B

Appendix B. The Mayor and Commissioners received and approved 7 water allocation requests in 2023. Water Service Agreements executed:

Date	Address	Map/Parcel	Number of ERU/GPD
01/12/2023	N E Plaza Associates LTD 103 North East Plaza	Tax Map 25 Parcel 609	4 ERU / 1000 GPD
03/11/2023	John & Catherine Abrams 281 Old Bayview Road	Tax Map 19 Parcel 52	3 ERU / 750 GPD
03/11/2023	Frances Crothers Abrams Valerie Abrams 285 Old Bayview Road	Tax Map 19 Parcel 51	1 ERU / 250 GPD
04/13/2023	German Guerrero 701 South Main Street	Tax Map 31E Parcel 167	1 ERU / 250 GPD
06/22/2023	Jeffery Adams 187 Razor Strap Road	Tax Map 31A Parcel 577	1 ERU / 250 GPD
06/22/2023	Wanda Langhorne 421 East Cecil Avenue	Tax Map 31C Parcel 328	1 ERU / 250 GPD
11-30-2023	Board of Education of Cecil County 300 Irishtown Road	Tax Map 31 Parcel 857	11 ERU / 2750 GPD
TOTAL: 7			22 ERU / 5,500 GPD



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Allocations for municipal water: The Mayor and Commissioners extended 5 Water Service Agreements in 2023:

Date Mayor & Commissioners Approved Extension	Address	Map/Parcel	Number of ERU/GPD
02/08/2023	NE Commons One LLC 100 Gateway Drive	Tax Map 25H Parcel 453	1 ERU / 250 GPD
02/08/2023	NE Commons Two LLC 125 Gateway Drive	Tax Map 25H Parcel 453	1 ERU / 250 GPD
02/08/2023	Northwoods Phase 4 (41) Single Family Homes	Tax Map 31A Parcel 1277 Lots: 104-115, 123-132, 134-152	41 ERU / 10,250 GPD
03/08/2023	Turkey Point Properties Located off of Route 272 (south of Town)	Tax Map 31 Parcels 74 and 274	27 ERU / 6,750 GPD
09/27/2023	North East Commerce Center Lums Road	Tax Map 25B Parcel 42 Lot 7B	6 ERU / 1,500 GPD
TOTAL: 5			76 ERU / 9,000 GPD

Water Account Statistics -2023

	1 ST QTR	2 ND QTR	3 RD QTR	4 TH QTR
Ready to Serve Customer Total	92	97	95	66
Ready to Serve Equivalent Residential Unit Total	468	409	381	340
Water Customer Total	3272	3308	3334	3341
Water Equivalent Residential Unit Total	5258	5229	5229	5223



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PERMITS AND CODE ENFORCEMENT

The Planning Department processes town permits and code enforcement within the Corporate Limit. The Planning Office tracks statistics using a permit and code enforcement module/software. The software has been utilized for tracking statistics and has proven to be effective in keeping statistics by keeping track of permits, notices of violations and implementing reminder inspections. During the last year the software has been updated on occasion to refine the program to our permit and code enforcement processes and better track our activity within the software.

CODE ENFORCEMENT

The Town of North East Planning Office is charged with code enforcement for the Town of North East. Weekly inspections are performed for the purpose of inspecting for compliance with approved construction and use authorizations. The Code Enforcement officer also inspects for violations of the North East Zoning Ordinance and nuisance violations of the Code of Ordinances of the Town of North East.

2023 CODE ENFORCEMENT STATISTICS

Friendly Reminder Door Tags, Friendly Reminder Letters	225
Code Enforcement Letters sent by Staff (first, second, third notices)	77
Citations Issued	3
Court Appearances	0
Illegal Signs Removed	176

Permit Processing

The Planning Office continues to work closely with the Cecil County Permits and Inspection office as well as the health department throughout the permit process. Although the Town continues to receive in person applications for projects, the majority of residents and businesses apply for their permits online.



2023 PLANNING ANNUAL REPORT

CONSTRUCTION AND USE AUTHORIZATION STATISTICS 2023

PROJECT	ZONING/CONSTRUCTION AUTHORIZATIONS; PERMITS AND LICENSES
Single Family dwelling – new	52
Duplex Dwelling-new	45
Commercial building – new	0
Occupancy Permits- Residential –Inside the Corporate Limit of the Town	83
Occupancy Permits- Residential –Outside the Corporate Limit of the Town-Serve Water	26
Occupancy Permits - Commercial	4
Occupancy Permits- Commercial –Outside the Corporate Limit of the Town-Serve Water	1
Demolition-Commercial	0
Demolition-Residential	0
Demolition and Rebuild Residential	0
Demolition Accessory Building	0
Grading	0
Renovation/Addition-Residential	17
Renovation/Addition-Commercial	3
Cell Tower-Renovation	0
Utility Building	8
Accessory Building- Residential	5
Accessory Building-Commercial	3
Pavilion	1
Tree Cutting Permits (w/in Critical Area Only)	5
Deck	55
Fence	42
Pool	1
Sign	33
Solar Panels	14
Driveway	1



2023 PLANNING ANNUAL REPORT

PROJECTS CONTINUED	ZONING/CONSTRUCTION AUTHORIZATIONS; PERMITS AND LICENSES
Road Access Permit	0
Utility Access Permit	0
Liquor License	0
Commercial Occupation License	18
Mobile Vendor License	1
Home Occupancy Business License	1
TOTAL PERMITS IN 2023	305

NEW BUSINESSES in 2023

The Town of North East Planning Office approved 20 Commercial Occupation Licenses, Home Occupation Licenses and Mobile Vendor Occupation Licenses in 2023:

	Business Name	Address
1	Puppy Love	17 South Main Street
2	Breathe Yoga LLC	28 South Main Street
3	Covatta's Main Street Market	2 South Main Street
4	The Barber Shoppe	32 South Main Street, Suite 12
5	Time to Learn and Grow Academy LLC	15 Juniper Circle (Home Occupation)
6	Neema Home Health Care	104 East Cecil Ave
7	Resolution Services Incorporated	102 Old Mill Plaza
8	Dimples Philly Cheesesteaks	131 South Main Street
9	Waffle-N-Joe	425 Mauldin Avenue (Mobile Vendor)
10	Foraker Realty Company	120 South Main Street
11	Chipotle	2570 Pulaski Highway
12	Bee My Voice	22 North Main Street
13	Live for Thomas Foundation	22 North Main Street
14	Passion Styles LLC	714 South Main Street
15	Three Painted Arrows	32 South Main Street, Suite 9
16	Florist Near Me	125 South Main Street
17	Chesapeake Pro Service	112 South Main Street
18	Concentra	2540 B Pulaski Highway
19	Starbuck's	2512 Pulaski Highway
20	Glitter and Gamers	32 South Main Street, Suite 202



2022 PLANNING ANNUAL REPORT

ECONOMIC DEVELOPMENT COMMITTEE

Tom Lofland, Chairman

Kelly Benson, Ex-Officio

Tracy Reynolds

Sandra Edwards

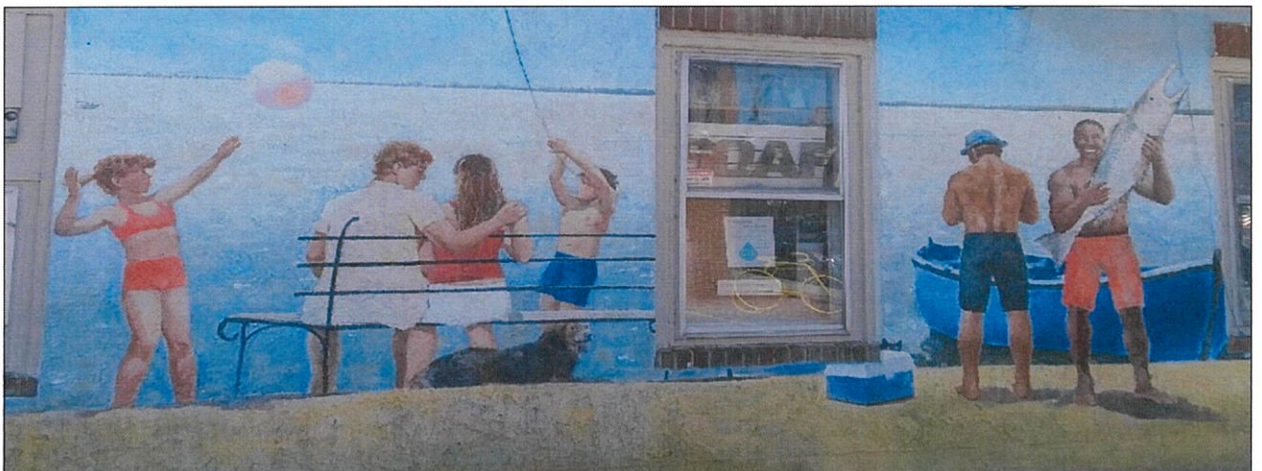
Kerry Doordan Famularo

Brian Morgan

Melissa B. Cook-MacKenzie

The Economic Development Committee meets monthly at the North East Town Hall. In 2023, the Committee conducted 9 meetings.

In 2023, the Economic Development committee contracted to have a mural painted adjacent to the municipal parking lot.





Section 2-504. Powers and Duties of the Commission

The Commission may:

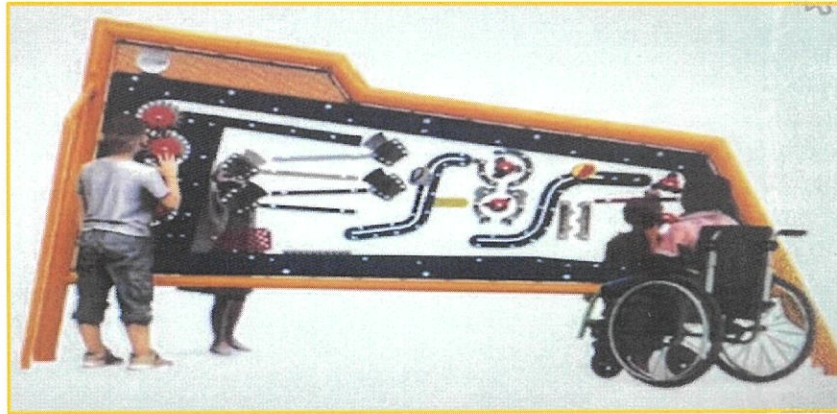
1. Investigate and assemble information pertinent to the Economic resources and industrial opportunities of the Town.
2. Encourage location of new industrial enterprises in the Town and the expansions of present enterprises.
3. Encourage development of recreational areas and encourage tourist business in the Town.
4. Advise the Mayor and Commissioners on any and all matters related to the economic conditions, growth and development of the Town.
5. Review and make recommendations when requested concerning any businesses before the Mayor and Commissioners or any other Town Boards and Commissions which would have an impact upon economic development.
6. Seek and identify any Federal, State or other funds, grants or loans that may be available to encourage and assist the revitalization of the Commercial and Residential Districts of the Town of North East. They shall also recommend to the Mayor and Commissioners uses for all such funds acquired.
7. The Commission shall have the power to:
 - a. However, any of said appropriation by zone shall be in equal amounts.
 - b. The Commission shall have the power to monitor and collect, on behalf of the Town, all loans previously granted by the Downtown Revitalization Commission.
 - c. The Commission shall draft a set of Regulations recommending the qualifications and requirements for the obtainment of funds by property and business owners in the designated Industrial, Commercial and Residential Districts. Specifically, these Regulations shall set forth the conditions for repayment, including, but not limited to: interest rate, time for repayment and any required security. These regulations shall be drafted to be non-discriminatory in nature and have a non-discriminatory impact in application. After approval by the Mayor and Commissioners, copies of the Regulations shall be kept on file at the Town Office and shall be made available to the public upon request.
 - d. The Financial Committee of the Economic Development Commission shall recommend specific loans, applying the Rules and Regulations established above, and subject to the approval of the Town Board.



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NORTH EAST COMMUNITY PARK

The Planning Department maintains a Master Park Plan for the North East Community Park. The Plan provides opportunities for potential donations from the public or from civic organizations to actively participate with landscape, trails, benches, and picnic tables. In 2022, the Town of North East applied for grant funding from the Department of Natural Resources for handicap accessible playground equipment and handicap accessible exercise stations. The Town received notice of the grant award in 2023. The Town expects to receive and install the new equipment in 2024.





2023 PLANNING ANNUAL REPORT

BOAT BUILDERS CLUB-AT THE NORTH EAST TOWN PARK

The Chesapeake Wooden Boat Builders School is located within the North East Community Park. Founded in 1989, the school has members from several nearby counties. The goal continues to be to teach wooden boat building skills using readily accessible materials as one way to perpetuate the maritime heritage of the Upper Chesapeake region. Among several classes that are offered by the school, the Teen Boat Building class is held each summer where volunteer instructors work closely with students to build their own boats.





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NORTH EAST PRESERVE

A donation of land was made to the Town of North East in 2020, containing approximately 60 acres. This land abuts the North East Creek, North East Isles Drive and Route 7. The land has been set aside for a nature preserve, “North East Preserve”.

North East Preserve Mission Statement

To create and maintain a renowned nature preserve focused on protecting habitats and native wildlife of the North East Creek watershed while providing waterfront access, passive recreation, and educational opportunities within easy walking distance accessible to residents and the visitors of North East.

North East Preserve Master Plan

In 2022, a Consultant was hired to prepare a Master Plan for the preserve. The Consultant was charged with preparing a conceptual site analysis, and conceptual alternative designs; entry to the site; operations and maintenance analysis; cost analysis; connection to the site; and a phasing plan. A Study Committee was appointed by the Mayor and Commissioners who met with the Consultant on a regular basis. Public meetings and open houses were conducted within the Community for the purpose of sharing the mission of the North East Preserve and to receive feedback from the public concerning desired amenities for this Preserve. Outlined Goals for the Preserve included: the restoration of the natural resources at the site; controlling invasive species, elimination of man-made structures and debris; providing opportunities for passive recreation to include walking, nature study, birding, creating a natural asset for the Town, minimize the man-made footprint to support passive recreation, and to provide for a pedestrian linkage between North East Preserve and the Town of North East.

In 2023, the Consultant and Study Group met 3 times and held two public meeting/open houses with the public. The Study Group forwarded the North East Preserve Master Plan to the North East Planning Commission for review. On November 14, 2023 the North East Planning Commission reviewed the Master Plan and recommended adoption of the North East Preserve Master Plan to the Mayor and Commissioners. The North East Preserve Master Plan was adopted by the Mayor and Commissioners on December 13, 2023.



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TURNER PARK

Turner Park was obtained with project Open Space money several years ago. Turner Park borders the North East Middle School. Currently, Turner Park contains one chain link backstop and one bench, and tennis courts in need of rehabilitation. Improvements at Turner Park are needed to utilize this property to its fullest potential for our Community. The Town has had numerous conversations with the Boys and Girls Club and the Cecil County School System regarding upgrades to Turner Park. The Town outlined many improvements to this park in the North East Sustainable Community Plan, approved by the Maryland Department of Planning in 2020:

- Architect/Engineering Firm to prepare a site plan
- Lighting for the park
- Bring the ball field to little league standards
- Sign to advertise the Turner Town Park
- Dug outs designed and installed
- Revitalize the tennis courts
- Revitalize the basketball court
- Utility shed for storage of the equipment
- Prepare handicap accessibility for use by the County Sunshine League

The Town worked with a consultant in 2023, to prepare a plan for the revitalization of Turner Park. The updated plan included many of the above amenities including the addition of pickle ball court and a dog park. The updated Turner Park Plan was presented to the Planning Commission in August 2023. The proposed improvements included design, engineering, lighting, hardscape and landscaping, tennis court resurfacing, new fencing, park entrance sign, pickle ball courts and a dog park. The proposal totaled approximately \$3,000,000.00

HERRING SNATCHERS PARK

The Herring Snatchers Park is located at the northern entry into downtown North East. This park is underutilized, as it has not been improved in several years. Improvements outlined in the Sustainability Community Designation application included:

- Architect to prepare improvement plans for Herring Snatchers Park
- Improvements should include hardscape and landscape
- Improvements should include re-construction of steps down to the park

In 2023, new steps and a railing were constructed from the Towns sidewalk down to Turner Park.



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MS-4 PERMIT REQUIREMENTS

In conjunction with the requirements from the Maryland Department of the Environment, for the Town to obtain an MS-4 permit, the Town put out a request for proposals for a Stormwater Management Study. The contract was awarded to Soltesz LLC, and work on the proposal commenced in 2018 and was completed and presented to the Mayor and Commissioners in March 2019. The report outlined possible projects including shoreline management, stream restoration and stormwater pond retrofits. The Mayor and Commissioners conducted a Public Hearing on April 10, 2019 on the final Municipality Separate Storm Water Sstem (MS4) General Permit Baseline Establishment for the Town of North East Report. The Town of North East FY2023 budget included funding of the expenses associated with the Town's MS4 Permit. North East filed their annual report with the Maryland Department of the Environment in 2023. The Assistant Town Administrator ovversees the Town of North East MS-4 requirements. An MS-4 Training Seminar was conducted with the Town of North East Maintenance Department in 2023. The Assistant Town Administrator submitted a comprehensive report to Maryland Department of the Environment. The report outlined the Town's progress and achievements with the MS-4 program for the past five years.



EMERGENCY RESPONSE PLAN

The Planning Department is a member of the North East Emergency Response Plan Committee, adopted November 7, 2005 and revised August 24, 2011. The Plan directs departments, agencies, offices and employees of the Town of North East, affected by the Plan, to review the document and identify their responsibilities during times of emergencies or disasters. In conjunction with recommendations from the FEMA office, the Town Planning Office revised some of their assessment forms to more accurately determine Substantial and Non-Substantial Damage Assessments.



2023 PLANNING ANNUAL REPORT

CECIL COUNTY GOVERNMENT – AGENCY SUPPORT

Hazard Mitigation Plan

The Mayor and Commissioners adopted the Cecil County 2022 Hazard Mitigation Plan on December 28, 2022 by Resolution No. 2022-12-01. Through the adoption of the Plan, the County's Plan became the official Hazard Mitigation Plan for the Town of North East. The Cecil County Plan identifies potential hazards, both natural and manmade, which could cause human, social or economic loss to the citizens and businesses. Officials and agencies are identified in the implementation strategy of the Cecil County 2022 Hazard Mitigation Plan.

Stormwater Management

The Cecil County Department of Public Works administers and enforces the Cecil County Stormwater Management Ordinance within the Town of North East. Authority is provided in the Code of Ordinances of the Town of North East. Article 7. Stormwater Management Ordinance.

Erosion and Sediment Control Ordinance

The Cecil County Department of Public Works administers and enforces erosion and sediment control regulations within the Town of North East. Authority is provided in the Code of Ordinances of the Town of North East. Article 6. Erosion and Sedimentation Control Ordinance.

Cecil Soil Conservation District

The mission of the Cecil Soil Conservation District provides information, technical assistance, and education in conserving the County's natural resources. The District is responsible for all of Cecil County projects and coordinates with the Cecil County Department of Public Works and with the Maryland Department of the Environment in conjunction with erosion and sediment control and grading plans.

Forest Conservation Act

In 1991, the State of Maryland required all municipalities with planning and zoning authority to establish their own local forest conservation program or to participate in such a program jointly with another entity with such jurisdiction.

Section 5-1063 (a) (4) of Title 5 of the Natural Resources Article of the Annotated Code of Maryland authorizes a municipality to assign to the County its forest conservation program obligations, provided the County concurs. The Town of North East exercised its rights pursuant to Title 5 and in January of 2000, the Board of Commissioners of Cecil County accepted its obligations. The Cecil County Office of Planning and Zoning shall have the right and authority to enforce fully the forest conservation program of the Town of North East within the corporate



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limits of the Town. All applications must be submitted to the Cecil County Office of Planning and Zoning and any and all applicable County fees must be paid by the applicant.

The Town of North East coordinates its development approval activities for building permits, site plan approvals, subdivision plat approvals, and any grading and sediment control permits with the requirements of Cecil County's forest conservation program.

No building permit, final site plan, final subdivision plat, grading or sediment control permit shall be initiated or approved until the applicant has demonstrated compliance with the provisions of Cecil County's Forest Conservation Program and received approval from the Cecil County Office of Planning and Zoning.

Cecil County Health Department

The Cecil County Health Department coordinates with the Town of North East for permits, projects and subdivisions. The Health Department verifies with the Town Planning Department that adequate water has been allocated from the Town for each building or use permit that has been received by Cecil County Cecil County Department of Permits and Inspections. Their department is concerned with adequacy of public water allocation for specific projects and for water allocation associated with minor and major subdivisions and site plans. The Health Department also coordinates with the Town Planning Department regarding procedures for well abandonment and interim well permits.

Land Use and Development Services

The Land Use and Development Services Department has combined the former Office of Planning & Zoning, Office of Permits & inspections, and the Plans Review Branch of the Department of Public Works into one Department. Cecil County's Geographic Information Systems (GIS) program is also administered by the Department of Land Use and Development Services.

Flow Chart for Site Plans/Change of Use

Cecil County Department of Land Use and Development Services coordinated with the Town of North East in 2019 for the creation of flow charts to outline the site plan approval process and change of use process. The Town and County continue to utilize the flow chart to offer guidance and insight to a Developer regarding the processes that will be required.



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Technical Advisory Committee

The Cecil County Planning Office conducts Technical Advisory Committee meetings each month, bringing together County and State agencies to review new development projects. As a courtesy to the Town, the Committee reviews projects within the Town of North East corporate limit, when requested.

Department of Permits and Inspections

In 1986, the Town of North East signed an agreement which authorizes the Cecil County Department of Permits and Inspections to:

- review all construction plans
- condemnation of property and posting of unsafe structures
- enforcement of the Cecil County Rental Housing/Livability Code
- enforcement of International Building Code
- inspection
- licensing and issuance of Hawkers and Peddlers licenses
- enforcement of the codes related to plumbing, electrical and mechanical installations.

In addition, inspections for compliance with the International Building Codes are conducted by the Department of Permits and Inspections.

Cecil County Economic Development

The Cecil County Office of Economic Development seeks to stimulate economic growth and job creation through the expansion of existing business; the attraction of new businesses and the advancement of tourism and the promotion of agriculture. The Economic Development office often coordinates with the Town of North East Planning Office when inquiries come to their attention concerning possible uses on vacant land.

Enterprise Zone

The Enterprise Zone is an important incentive for the Town of North East to encourage existing businesses to expand and attract new businesses to locate within the Town of North East. The Town of North East Enterprise Zone includes all land within the Town's Corporate Limit, approximately 221.927 acres.



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STATE AND FEDERAL AGENCIES

Chesapeake Bay Critical Area Program

In 1984 the Maryland General Assembly passed the Chesapeake Bay Critical Area Protection Program. The Town of North East adopted its Critical Area Program June 26, 1988. The intent of the Critical Area Program is to provide special regulatory protection for the resources located within the Town of North East Critical Area and to foster more sensitive development activity for shoreline areas. The Town has adopted Critical Area Regulations and Critical Area maps.

Development activity, including but not limited to grading, clearing, sediment and erosion control, tree cutting violations and requests, and shall not be permitted until the Town of North East makes specific findings that the proposed development or activity is consistent with the goals and objectives of the Critical Area Program.

The Town of North East has applied for and received grant funding from the Chesapeake Bay Critical Area for the last several years. In conjunction with the grant funding, the Planning Department provides a quarterly report to the Chesapeake Bay Critical Area.

Updated Critical Area Maps were adopted in 2022.

Maryland Department of the Environment

The Maryland Department of the Environment assists the Town with inspections, projects and permitting of applicable projects in the Town of North East.

In cooperation with the Maryland Department of the Environment, the Town of North East has adopted Floodplain Management Regulations. The purpose of the Regulations is to protect human life and health, minimize property damage, encourage appropriate construction practices to minimize future damage, protect individuals from unwittingly buying land subject to flood hazards, and to protect water supply, sanitary sewage disposal, and natural drainage. The prevention of unwise development in areas subject to flooding will reduce financial burdens to the community and the State, and will prevent future displacement and suffering of its residents. Floodplain protection is achieved through the review of all activities proposed within identified floodplains and by the issuance of permits for those activities that comply with the objectives of the Ordinance.

Workshops were conducted, online, throughout 2023. The workshops were sponsored by the Maryland National Flood Insurance Program (NFIP) and FEMA with focus on hazard mitigation and floodplain management. Substantial Improvement criteria was reviewed to encourage a plan for coordination with the County and Municipalities and FEMA. At the suggestion of FEMA, the Town of North East Planning Office created an updated Substantial Improvement Assessment Form to be utilized when assessing properties after an event.



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U.S. Army Corp Of Engineers

The U.S. Army Corp of Engineers assists the Town Planning Department with inspections, projects and permitting of applicable projects within the Town of North East. The Town coordinates all Corp of Engineer projects with the Chesapeake Bay Critical Area and Maryland Department of the Environment.

Maryland Department of Planning

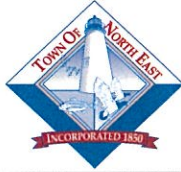
The Maryland Department of Planning has been sending updates regularly concerning the requirements for the updated Comprehensive Plans which are due in the next few years by the municipalities and the Counties. The Maryland Department of Planning provides “Planning Practice Monthly” which includes information about Legislative Bills which affect and impact Planning, Resources and Tools which could be helpful, informing the Town about the Planning Commissioner Training Courses which take place periodically and providing updates from the Maryland State Data Center concerning the latest releases of Census Data. The Maryland Planning Blog is submitted electronically to the Town to assist the Planning offices throughout Maryland. The Blog provides information outlined above.

During the 2023 session, the Maryland General Assembly passed legislation establishing the Accessory Dwelling Unit Task Force. Maryland Department of Planning, Assessorry Dwelling Task Force invited Towns and Counties to attend the workshop meetings virtually, which the Town Planning Office attended.

The Maryland Department of Planning also provides land use planning and implementation guidance to support and assist local governments, communities, businesses, and organizations. Mr. David Dahlstrom, Regional Planner for the Maryland Department of Planning has provided the Town of North East assistance through various projects.

Maryland Department of Housing and Community Development **Sustainable Community Plan**

The Town received the Sustainable Community status in October 2015 from the Maryland Department of Housing and Community Development, which is effective for five years. As a result of this designation, the Town and other stakeholders will be eligible to apply for resources from the Department of Housing and Community Development to revitalize and attract growth and development in Town. In 2020, the Town Planning Office re-applied for the Sustainable Community status and North East was re-awarded the status of Sustainable Community.



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Wilmington Area Planning Council (WILMAPCO)

The Town of North East has been partnering with the Wilmington Area Planning Council, also known as WILMAPCO, with several transportation planning projects for several years. WILMAPCO provides the Town with technical assistance as well as monetary assistance for projects including updates to the North East Comprehensive Plan, North East Zoning Regulations, Subdivision Regulations and the Town's Road Code. WILMAPCO also provides financial assistance for consultants, mapping, and transportation planning opportunities.

Updates To The North East Comprehensive Plan: Transportation Plan

WILMAPCO agreed to partner with the Town of North East in 2022 to assist with updates to the North East Comprehensive Plan-Transportation Plan, last approved in 2012. Several meetings were conducted and it was determined that some of the maps had to be updated, while other maps could remain for purposes of continuing through the planning process. WILMAPCO reviewed the Bicycle Level of Traffic Stress in and around North East. Also provided were updates to the Bus Stops and Routes map; the Functional Class map; the Maryland Department of Transportation/State Highway Administration Highway Needs Inventory map and a Trails and Greenways map. The updates are still in draft form and are expected to be finalized at the time that the North East Comprehensive Plan updates are completed. The Committee concurred that they would like the next Comprehensive Plan update to include plans hiring a consultant to perform a sign inventory, and to provide plans for "Way Finding Signs" throughout the Town. Several examples of sign inventories and way finding signs were reviewed by the Committee. The Committee also expressed their concerns about the necessity for additional parking in Town and discussed the possibility of parking along Mauldin Avenue (North-Bound Route 272). Also discussed was the possibility of parking at the North East Middle School during hours when the school is not in operation, with way-finding signs directing visitors. The Committee reviewed different projects where "crosswalk art" was utilized within the State Highway Right of Way and agreed they would like to include "crosswalk art" to be investigated as an option to include in the next Comprehensive Plan, as a way to provide safe and attractive pedestrian access onto Main Street.

Transit Oriented Development Plan (TOD)

WILMAPCO provided funding to hire a Consultant to create a Transit Oriented Development Concept Plan for the Town of North East. The process commenced in 2012 and was completed and approved by the Mayor and Commissioners in 2014. To move forward with the next step of the TOD, the Planning Department identified in the Sustainable Community Designation application, a project to receive funding to hire a consultant who will work to develop a TOD Overlay District with guidelines and Zoning Regulations, so the Transit Oriented Development Plan can move past concept.



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State Highway Administration Maryland Transportation Authority

The Town of North East has major routes serving the Town: US Route 40, MD 272 and MD 7, with Interstate 95 located adjacent to the Town's northern boundary.

The State Highway Administration coordinates with the Town regarding proposed projects in the Town's Corporate Limit and proposed projects outside of the Corporate Limit which will have an impact to the transportation system.

In 2023, the new bridge over the Maryland Route 272 Amtrak Bridge was completed and a dedication ceremony was held May 31, 2023. The bridge was dedicated in honor of the Cecil County veterans.





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Maryland Department of Transportation Annual Priority Letter

Maryland Department of Transportation provides opportunity to the Town to provide a transportation priority letter each year. The 2023 letter was compiled by the North East Planning Commission and the Mayor and Commissioners of the Town of North East and was provided to the Secretary of the Maryland Department of Transportation, and the Cecil County Department of Land Services, to assist with coordination of the priorities. The following priorities were outlined in the Town's letter Dated October 11, 2023:

1. PAVING – North and South Main Street
 - Mill and pave 720 LF +/- North Main Street and 3,320 LF +/- South Main Street
2. BRIDGE - MD ROUTE 7 - (WEST CECIL AVENUE/W. OLD PHILADELPHIA ROAD)
 - Widen the bridge to accommodate pedestrians, a bicycle lane and pedestrian lighting.
 - Interim Plan - Installation of a pedestrian activated signal on both sides of the North East Creek Bridge on Route 7 which pedestrians would activate when they desire to cross the bridge. The signal would stop eastbound and westbound vehicles on MD Route 7 while pedestrians cross the bridge.
3. SIDEWALK - MD ROUTE 7 - (EAST CECIL AVENUE/E. OLD PHILADELPHIA ROAD)
 - Install 5,825 LF +/- pedestrian sidewalks and bicycle lane from the existing sidewalk on the north side of East Cecil Avenue to the main entrance of Ridgely Forest on E. Old Philadelphia Road.
4. SIDEWALK – MD ROUTE 7 – (EAST CECIL AVENUE/E. OLD PHILADELPHIA ROAD)
 - Install 300 LF +/- pedestrian sidewalk and bicycle lane from the existing sidewalk on the north side of East Cecil Avenue between the intersection at Mauldin Avenue and the intersection at North Main Street.
5. SIDEWALK – US ROUTE 40 – (EAST SIDE OF MD ROUTE 40)
 - Install 1,615 LF +/- pedestrian sidewalk between the intersection of US Route 40 and MD Route 272 to the intersection of US Route 40 and Sycamore Drive.



2023 PLANNING ANNUAL REPORT

6. SIDEWALK – MAULDIN AVENUE AT JETHRO STREET

- Install 140 LF +/- pedestrian sidewalk at the intersection of Mauldin Avenue at Jethro Street to the south side of the bridge over the North East Creek.

7. MARC TRAIN SERVICE

- Review the impacts of Rail Service in North East for the future installation of the MARC Train Service in North East.

8. TRAFFIC CALMING - ON MAULDIN AVE. BETWEEN THOMAS AVE. AND MD ROUTE 7

- Install traffic calming device(s) on Mauldin Avenue between Thomas Avenue and MD

Cecil Transit

Cecil Transit plays a valuable role to our residents in North East, with bus service from several locations within the Town's Corporate Limit, providing transportation to shopping centers, hospitals and physician offices throughout Cecil County as well as providing service just over the line into Delaware. Cecil Transit has been very successful in obtaining grant funding from the Maryland Transit Administration for the Statewide Special Assistance Program which is targeted with services to the elderly, disabled and general public in Cecil County. The Town's Planning Department participates in the quarterly Coordination Council/Advisory Board Meetings.

Transit Bus stops in North East are reviewed periodically by Cecil Transit. There are several bus stops located throughout the Town of North East including stops at the North East Station, North East Library, South Main Street, Gateway Drive, and apartment complexes within Town.



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ELK AND NORTH EAST RIVERS WATERSHED ASSOCIATION (ENERWA)

The Elk and North East River Watershed Association (ENERWA) was established in 2014. The Planning Department attends the monthly meetings, conducted at the North East Town Hall. Town also provides financial assistance to this important partner.

ENERWA provides assistance to the local community by assisting schools with rain garden installation projects, after school programs, and library programs. In addition, ENERWA participated in the Cecil County “Annual Wade In” in 2023, as well as the annual “Project Clean Stream” which concentrated on the North East Preserve. Volunteers removed 1960 pounds of tires and 1000 pounds of trash during the two hour clean-up. ENERWA conducted their Annual Meeting Event on May 16, 2023 at the Hances Point Yacht Club, which was well attended. The water sampling volunteers were recognized during the meeting and there were two presentations given: Backyard Birds by Sean McCandless and the North East Preserve by Mayor Michael Kline.

The Association has several volunteers who actively participate in water sampling throughout the North East Watershed area. In 2023, approximately 14 volunteers performed sampling in the North East River and the Elk River. The samples are sent to an off-site location for testing. The scoring of the test results are computed by one of the members. An annual Water Quality Report Card is generated from the results. In 2023, the report card was mailed to 15,500 residents in the North East and Elkton area. The Town of North East provides financial support to ENERWA for water sampling in North East.

ENERWA has a Facebook page and a website: <https://www.elkandnortheastrivers.org/>

PROJECT CLEAN STREAM – NORTH EAST PRESERVE APRIL 1, 2023





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ANNUAL WADE IN



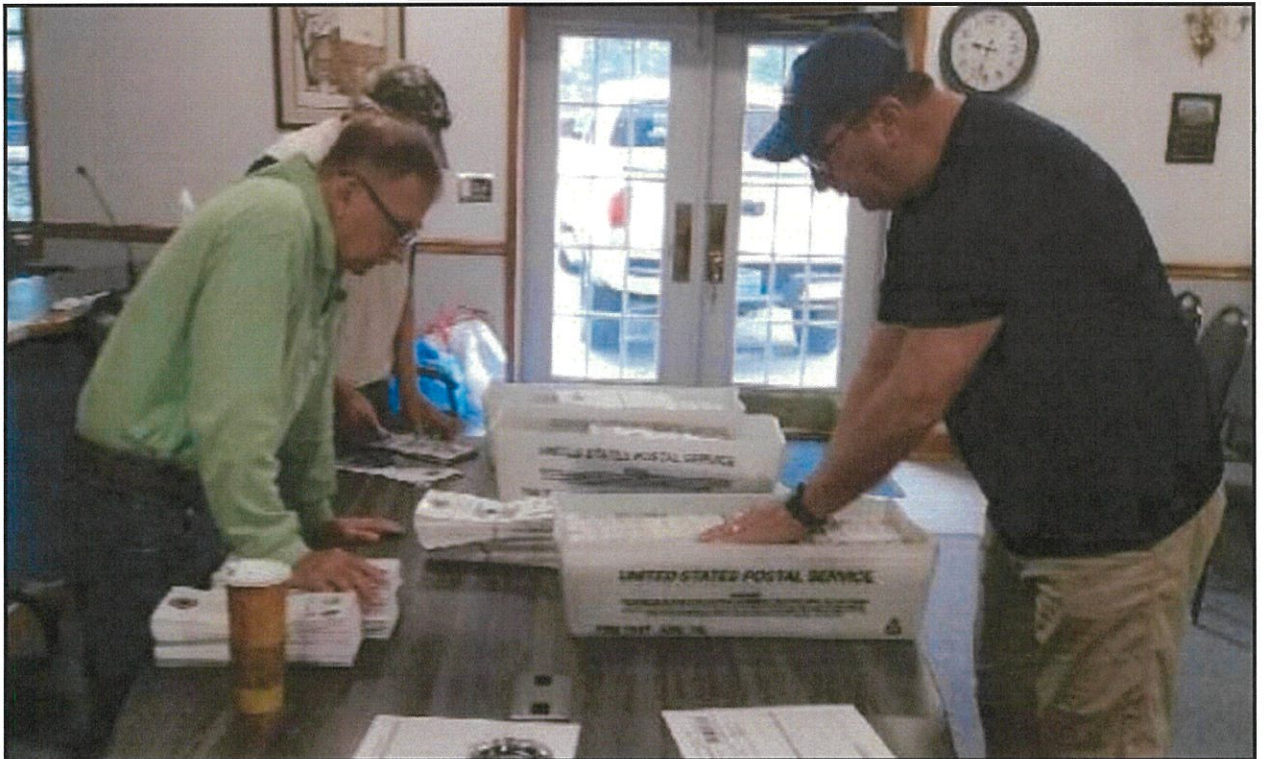


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ANNUAL MEETING - HANCES POINT YACHT CLUB MAY 16, 2023



2023 REPORT CARD MAILING





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EVENTS HELD THROUGHOUT THE YEAR

The Town of North East hosts many events throughout each year in conjunction with various Agencies including Cecil County Tourism, The North East Chamber of Commerce, local businesses, volunteers and residents, Town of North East Boards and Town Employees.

Events in 2023 included the Winter Lights Cecil Nights, Sweethearts on Main with Horse drawn carriage rides, Easter Eggstravaganza, Ike Foundation Fishing Tournaments, Flag Day Ceremony at the North East Community Park, Salute to Cecil County Veterans Fireworks Celebration, the Unicorn Quest, National Night Out with the Law Enforcement Agencies in Cecil County; the Annual Friends Foundation of the Cecil County Public Library Crab Crawl, Town Halloween Party at the North East Community Park, Shipwrecked & Trick or Treating on Main Street, the North East Christmas Tree Lighting, North East Santa House, St. Mary Anne's Garden Market, the Annual Cecil County Christmas Parade, and the CASA Festival of Trees 2023.

WINTER LIGHTS CECIL NIGHTS

Winter **LIGHTS** *Cecil* **NIGHTS**

Sun, Feb 12th, 12-3pm
**Horse Drawn
Carriage Rides**
*North East, MD in
NE Community Park*

\$50/Couple

Reservations Required
NorthEastChamber.org



2023 ANNUAL PLANNING REPORT



EASTER EGGSTRAVAGANZA

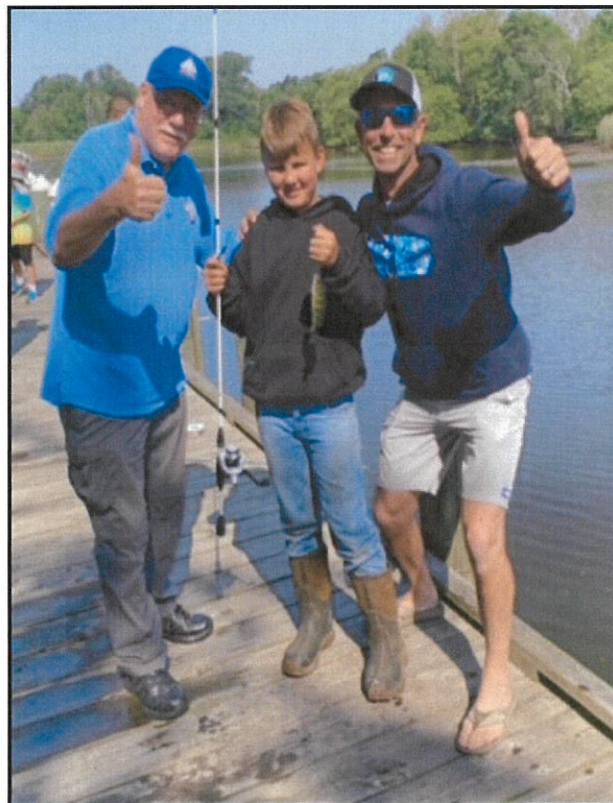
Town of North East
EASTER EGGSTRAVAGANZA
FREE! Saturday, April 1st 1-3pm
Egg Hunts & Easter Bunny Photos at North East Elementary
NorthEastChamber.org to REGISTER for the Events!
Event Sponsored By

First National Bank
DELAWARE FINANCIAL MORTGAGE



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IKE FOUNDATION CHILDRENS FISHING TOURNAMENT MAY 2, 2023





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MAY 5-6TH ST. MARY ANNE'S GARDEN MARKET 2023





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FLAG DAY JUNE 14, 2023





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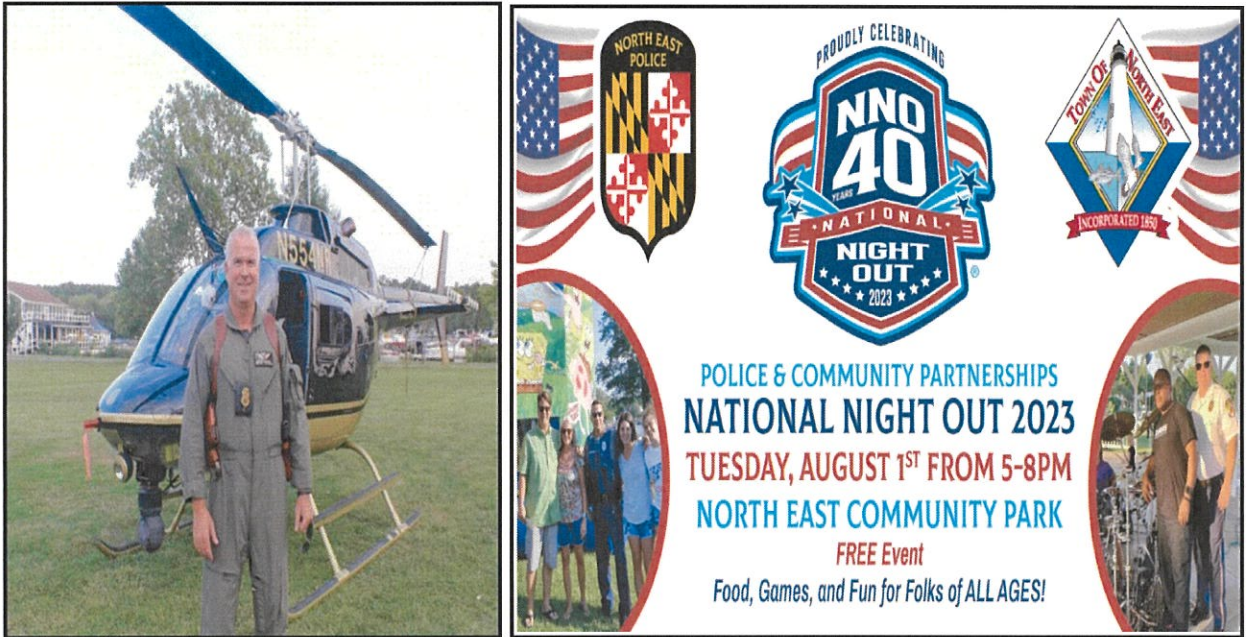
SALUTE TO VETERANS FIREWORKS CELEBRATION





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NATIONAL NIGHT OUT AUGUST 2023



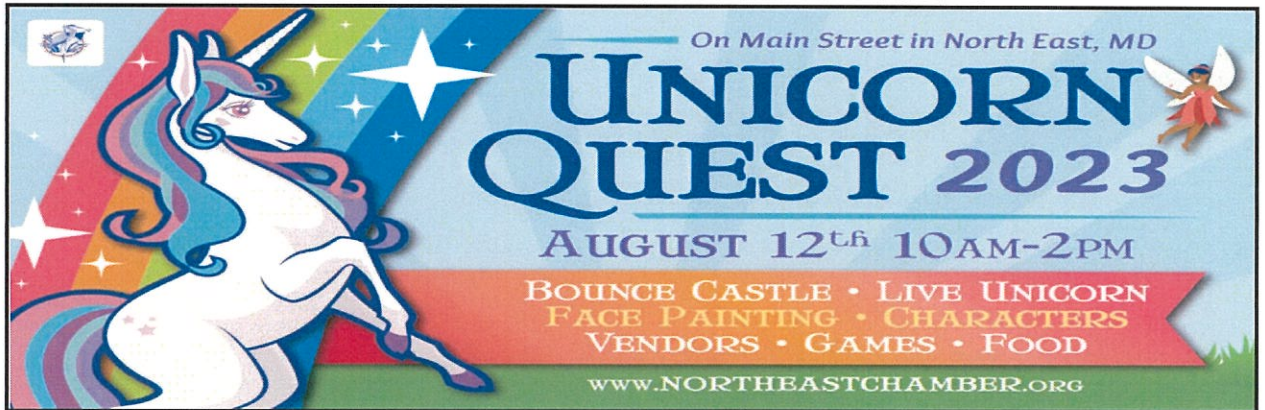
DELAWARE BLOOD BANK DONATION EVENT AUGUST 2023



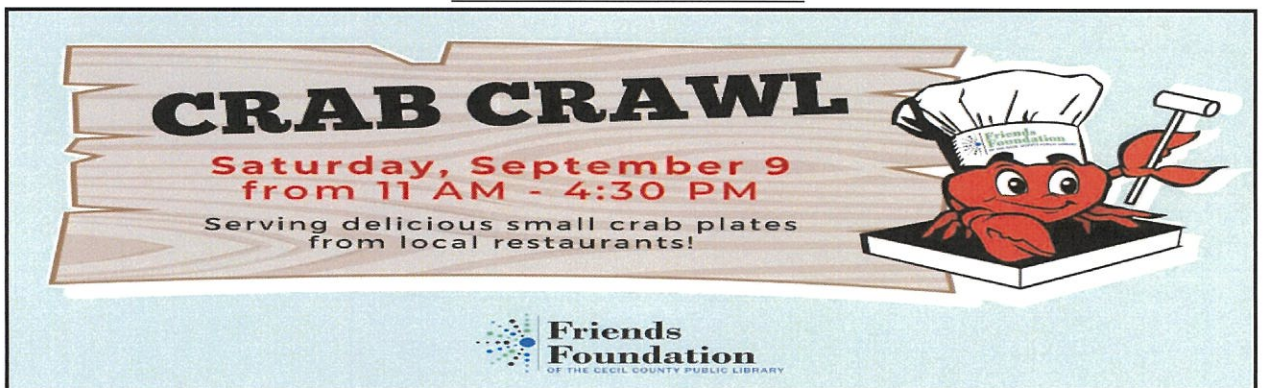


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6TH ANNUAL UNICORN QUEST AUGUST 12, 2023



ANNUAL CRAB CRAWL



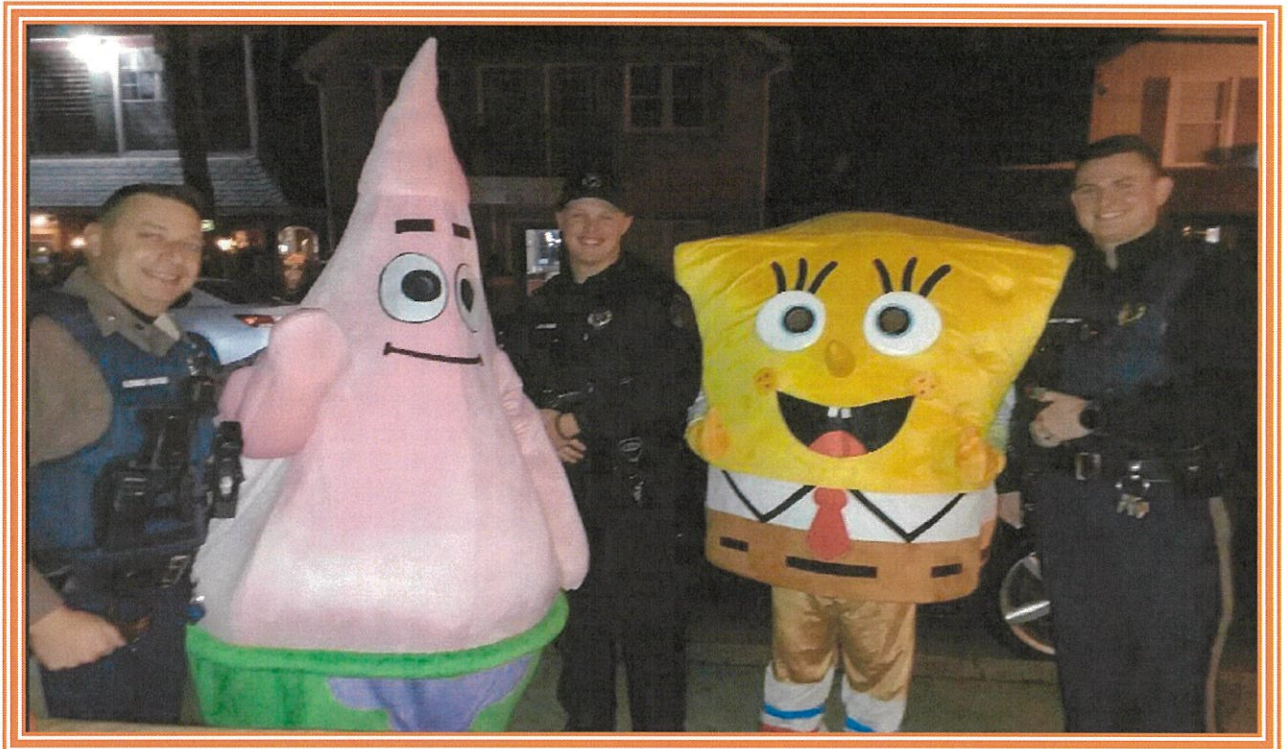
HALLOWEEN PARTY AT THE NORTH EAST COMMUNITY PARK





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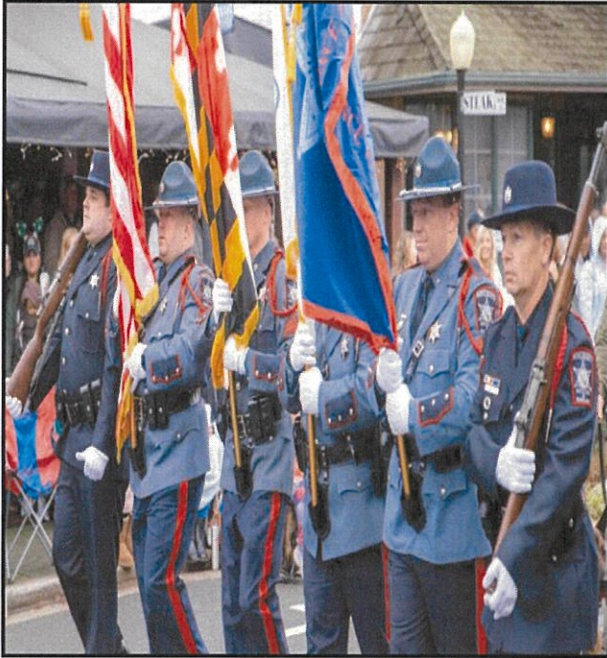
SHIP WRECKED WITH TRICK OR TREATING ON MAIN STREET, NORTH EAST





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2023 CECIL COUNTY CHRISTMAS PARADE





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