



**SUSTAINABLE CALVERT NETWORK QUESTIONNAIRE
CANDIDATES' RESPONSES**

County Planning	
1. Calvert County's Comprehensive Plans have long held the goals of preserving the rural landscape and creating town centers that are great places to live, work, and shop. Please describe whether or not these goals are relevant today and why or why not.	
CANDIDATE	ANSWER
Matt Bennett	These goals are as relevant today as they have been in the past. Calvert County has undergone tremendous changes in my lifetime alone and it will continue to undergo changes. But we can grow in a smart, sustainable, and reasonable way. One way to ensure haphazard development is to propose growth at a rapid pace without doing the proper studies to examine the impact of those expansions as the current BOCC has done. Across the metropolitan region, visually pleasing rural landscapes have been lost forever by mundane development that provides far less pleasing landscapes. Communities are too often built for the present and age poorly. This isn't something we get a second chance at. Should we tackle this in a deliberate manner with proper citizen input, future generations will be thankful that we had the foresight to preserve what we all hold dear in Calvert County.
Greg Brown	I consider these goals more relevant today because our population is greater than it has ever been.
Holly Budd	The goals of preserving the rural landscape and creating town centers that are great places to live, work, and shop are still very relevant today. Perhaps even more than before, as population pressures increase. Town centers where people want to live work and shop will reduce pressure on our rural areas. We must grow responsibly by ensuring that the necessary infrastructure is in place first. Traffic, schools, and our environment must all be taken into consideration when making decisions about expanding our town centers and increasing density. We need balanced growth to benefit people, small business, and the environment
Buddy Hance	As we get closer to the projected buildout and see the impacts of growth those goals are even more important. To maintain the quality of life we currently enjoy we must resist the temptation to expand growth areas and economic centers for increased revenues without identifying impacts. Therefore maintaining the current strategy of protecting rural areas and developing the current town centers as vibrant attractive places of interaction appears as the best plan moving forward.
Susie Hance-Wells	The goals of the Comprehensive plan are still relevant today. The concept of definitive divisions of land use creates harmony within a jurisdiction. There are many aspects that comprise a community, residential, industrial, agricultural, natural resource protection, tourism and recreational opportunities. Each of these is interdependent. Allowing one to outweigh the other can throw everything out of balance. Maintaining that "balance" leads to a healthy, productive community that can grow and thrive without compromising the County's special attributes
Mike Hart	Chose not to answer the Questionnaire & is therefore disqualified from participating in forum.
Tim Hutchins	The goals of the Comprehensive Plan are certainly still applicable today and will likely continue. The town center concept is extremely relevant in focusing growth and its associated supporting elements. There are in my view and it is supported generally that the four town centers (municipalities excluded) situated along the axis of MD2/4 and MD4 – which by the way was referred to in the past as Pennsylvania Ave (extended)- should be reconfirmed in the update to the Comp Plan; they are Solomons, Lusby, Prince Frederick and Dunkirk. The others should be classified as Villages which is what they always have been. To try and determine if they are Major or Minor Town Centers is an exercise in splitting hairs and will only lead to more stalemate in discussions. The town center concept supports restraining sprawl, focuses economic development, capitalizes on infrastructure investment such as road networks, public safety, drinking water and waste water/ sewer capabilities needed to support a better environment and a growing population center. Additionally, it concentrates other services such as health care and county operations centers. Accordingly, all town centers must share the concepts of Calvert's Comprehensive Plan to the maximum extent of their geographic capabilities. Outside of the municipalities of North and Chesapeake Beach there are no other independent government entities within the county borders; thus we must work together as One Calvert!

Kelly McConkey	Yes I believe it is relevant today. We moved to Calvert County 20 years ago because of the schools and the counties rural character. I am for keeping the growth in the Town Centers. Present and past boards have continued this concept.
Tricia Powell	The concept of town centers is very relevant today because of our main goal to keep Calvert County's rurality. This is why this upcoming election is so important. Calvert needs County Commissioners who are passionate about keeping Calvert with its rural flavor. Between the beauty of our country-side and our water sports we are attracting more and more tourists each year, which is a significant source of our County's revenue. Town Centers allow us to preserve our open space and yet sustain ourselves economically.
Steve Weems	Yes. The goals remain relevant today, the challenge is implementing what defines us in a world which is dramatically different from 1990, 2000, 2007 or post-recession 2008.

Land Preservation

2. Farming, forestry and fisheries contribute over \$110 million to the local economy and are key components of the County's \$151 million tourism industry. In order to protect these industries, the County adopted a goal in 1997 to protect a minimum of 40,000 acres of prime farm and forest lands. Do you support the goal of protecting a minimum of 40,000 acres of prime farm and forestland? Why or why not?

Matt Bennett	I support protecting a minimum of 40,000 acres. My age puts me in a unique position to understand the importance of sustaining Calvert County's ambience for generations. If development continues at the current rate, when I am ready to raise a family here, Calvert County won't look like Calvert County anymore. It will look like other metropolitan counties and residents choose to live here exactly because it doesn't. Like the question states, protecting the rural landscape not only enhances the Calvert County's appearance, but significantly contributes to the economy in ways retail national chains will never. Investments in our land and water pay for themselves through tourism, locally grown food, and clean water. The symbiotic relationship between agriculture and tourism has the potential to support a thriving and diverse set of local owned small businesses. The farming community can diversify into wineries, orchards, and other high value agricultural products. Tourism promotes restaurants, lodging, and local retail shops and other amenities that benefit visitors and residents. Contrarily, chasing quick revenue through property taxes of either retail chains or housing developments never results in lower taxes.
Greg Brown	I enthusiastically support protecting a minimum of 40,000 acres. The more acres the people of Calvert preserve, the more easily we preserve our rural character, the more beautiful the county looks, the more we enhance the quality of our natural environment, the more valuable our property becomes, the more likely our tourist industry will thrive, and the more appreciative future generations will be to us all.
Holly Budd	Yes, I support the goal of protecting a minimum of 40,000 acres of prime farm and forestland. We have to work together to protect our natural resources so that we can continue to thrive in Calvert for generations. Once the land is gone, it is gone forever. Calvert's, farms, forests, and waterways are our most valuable assets. Whether we have lived here for generations or moved to Calvert more recently, we are here in Calvert because we value the rural character and the waterways.
Buddy Hance	I fully support the goal of protecting 40,000 acres of prime farm and forestland. One of our greatest assets are the natural resources we have and protecting them should be one of our highest priorities. The current TDR program is not working and must be revamped if we are to achieve that goal. We also must explore other options and programs that would help achieve our goal. Some believe that government should not purchase and retire TDR's but I believe if proper analysis was done and all factors are considered there's a reduction in local government expense. When I talk with people that have moved to Calvert the number one reason they mention is rural character and without it we're just another Waldorf on a smaller scale.

Susie Hance-Wells	I support the goal of protecting a minimum of 40,000 acres of prime farm and forest lands. We must use all the tools available to accomplish this goal, such as the County and State agricultural preservation programs, the Rural Legacy Program, Program Open Space funds, and private lands trusts. These preserved lands maintain our rural character, provide opportunities for agribusiness and tourism expansion and offer protection of our natural resources without overburdening our public services.
Mike Hart	Chose not to answer the Questionnaire & is therefore disqualified from participating in forum.
Tim Hutchins	I do support a target of protecting the 40,000 acres of critical land. As I understand to date, there are approximately 28,000 acres of that 40,000 preserved by the county. I will propose a bench mark of 800 acres/year for the next ten years toward accomplishing the updated amount; with hopes that subsequent BOCCs will follow through with this annual bench mark. At that point based on an analysis of the situation further preservation targets should be established by future BOCCs according to the times, based on the economic situation of the county and federal, state and private support programs, costs and type/locations of land available. This would also coincide with another approaching update of the comprehensive plan in which any future preservation plans can be entertained. I continue to emphasize the need for public/private partnerships in land preservation.
Kelly McConkey	I do support protecting our farmland. I personally own a Farm in The State Ag Program. My whole background since I was a kid has been in the Agriculture Business. I own 65 acres of combined property in the county, in which agricultural business is conducted. I have also let Farming for Hunger utilize some of my property in the County.
Tricia Powell	I support the goal of protecting a minimum of 40,000 acres of prime farm and forestland because of the beauty and the economic contribution in the way of agriculture. I've heard Calvert County referred to as Maryland's emerald and I couldn't agree more. We need to find a balance between keeping Calvert rural and development so that the protection of Calvert's 40,000 acres is achieved
Steve Weems	Yes, it is a goal I am willing to support.

3. Check All That Apply	
Given that both the existing and proposed Comprehensive Plans give a top priority to land preservation, what steps, if any, would you take to protect Calvert County's rural lands?	
Matt Bennett	<ul style="list-style-type: none"> • Expend One percent of the Annual Budget each year to fund county land preservation programs and match state programs • End the moratorium on new Agricultural Preservation Districts within 150 days of swearing in <u>Other. Please specify below:</u> I would have to examine the details behind "discourage residential areas outside of town centers" and what exactly that details
Greg Brown	<ul style="list-style-type: none"> • Expend One percent of the Annual Budget each year to fund county land preservation programs and match state programs • End the moratorium on new Agricultural Preservation Districts within 150 days of swearing in • Discourage residential areas outside town centers <u>Other. Please specify below:</u> Promote the creation of a Keep Calvert Beautiful Task Force to seek additional ideas and propose policy recommendations, including common-sense incentives for our residents to help promote or maintain a healthier, green lifestyle.
Holly Budd	<ul style="list-style-type: none"> • Expend One percent of the Annual Budget each year to fund county land preservation programs and match state programs • End the moratorium on new Agricultural Preservation Districts within 150 days of swearing in Discourage residential areas outside town centers <u>Other. Please specify below:</u> Incentivize homes and businesses in the town centers.

Buddy Hance	<ul style="list-style-type: none"> • Expend One percent of the Annual Budget each year to fund county land preservation programs and match state programs • End the moratorium on new Agricultural Preservation Districts within 150 days of swearing in <p>Discourage residential areas outside town centers</p> <p><u>Other. Please specify below:</u> Revive the revolving loan fund. Create an inventory of unprotected farmland and develop a strategy to protect those that are determined the highest priority.</p>
Susie Hance-Wells	<ul style="list-style-type: none"> • Expend One percent of the Annual Budget each year to fund county land preservation programs and match state programs • End the moratorium on new Agricultural Preservation Districts within 150 days of swearing in <p><u>Other. Please specify below:</u> The existing agricultural preservation program needs to be revised to more adequately address the status of the current inventory of development rights and lands that should be pursued for preservation, as well as managing the permanently preserved farms.</p>
Mike Hart	Chose not to answer the Questionnaire & is therefore disqualified from participating in forum.
Tim Hutchins	<p><u>Other. Please specify below:</u></p> <p>a. As noted in question 2, that same intent applies also to this question. Additionally, my focus is to promote the majority of growth toward the town centers. Thus focusing roads, lines of communication and economic development support to those centers with the exception of industrial parks and heavy industry such as the energy generators.</p> <p>b. I would support setting aside a maximum of 1% of the annual county General Fund Budget at the FY2018 base level to be utilized as matching funds, up to 50% for federal, state or private preservation initiatives. Those funds not expended at the end of the fiscal year would revert to a contingency fund for emergency requirements, i.e. Counter-opioid initiatives, further school safety enhancements, local road maintenance, snow removal etc.</p> <p>c. The issue of lifting a moratorium on APD should be included in a review during the first 90 days of the new BOCC in which all critical programs and initiatives within the Operating Budget and Capital Budget are examined for status and priority. After which a strategic plan should be developed encompassing the priorities of the BOCC for the full term.</p>
Kelly McConkey	<p><u>Other. Please specify below:</u> I would like more input on this from the County staff and the citizens of Calvert County before determining a decision on this. I certainly could not promise that I can do anything without two other votes. I would need the costs involved with each of these questions</p>
Tricia Powell	<ul style="list-style-type: none"> • Expend One percent of the Annual Budget each year to fund county land preservation programs and match state programs • End the moratorium on new Agricultural Preservation Districts within 150 days of swearing in • Discourage residential areas outside town centers
Steve Weems	<p><u>Other. Please specify below:</u></p> <ul style="list-style-type: none"> • Mandatory funds by Resolution causes a degree of anxiety as a potential future member of the BOCC. • The Moratorium was a request from the Agricultural Preservation Advisory Board. If the APAB wants to make a new recommendation I would examine accordingly. • Sustainable Growth and Agricultural Act of 2012 mandates residential receiving areas.

Check All That Apply 4. Agritourism, ecotourism, heritage tourism and farming, fishing, and forestry play a major role in the County's economy. Please check off those statements below that you believe to be true.	Matt Bennett	Greg Brown	Holly Budd	Buddy Hance	Susie Hance-Wells	Mike Hart	Tim Hutchins	Kelly McConkey	Tricia Powell	Steve Weems
These uses provide vital income to our rural landscapes and should be allowed as long as they do not harm neighboring communities.	✓	✓	✓	✓	✓	DID NOT ANSWER	✓	✓	✓	✓
Allowing viable economic uses such as these helps to slow the loss of farmland and forestland.	✓	✓	✓	✓	✓		✓	✓	✓	✓
These uses are a preferred alternative to residential sprawl outside town centers.	✓	✓	✓	✓	✓		✓ ¹	✓	✓	✓
The Priority Preservation Areas should not be reduced and should be encouraged to be used for the uses listed above.	✓	✓	✓	✓	✓		✓	✓	✓	✓

Town Centers	
5. Great towns are considered to be the antidote to sprawl. As a Commissioner, what would you do to make town centers great places to “live, work, and shop”.	
Matt Bennett	We certainly don't want to see miles of commercial development up and down Route 4. A great aspect of Calvert County is that everybody knows where commercial businesses are, yet there aren't garish and unappealing signs everywhere you look. This may change with the current BOCC gutting sign regulations. Supporting our town centers is a smart development strategy. However, a significant shortcoming of our current town centers is lack of emphasis on walking. Our town centers shouldn't just be the location of a shopping center, but the location of a community. It should be a place where we can shop, dine, and just stroll around. There should be a mix of activities in our town centers.
Greg Brown	<p>1) Promoting sidewalks in our Town Centers that are ultimately connected to trails that facilitate walking, running, and cycling. (Goal: Walk Friendly Communities/Town Centers)</p> <p>2) Set aside undeveloped areas like Armory Square in Prince Frederick to create parks that lend themselves to live music, art and craft displays, 4th of July speeches and veteran tributes, farmers and local seafood markets, etc.</p> <p>3) Prioritize attractive affordable housing development so that our adult children, young professionals and retirees will have a great place to live with easy access to goods and services</p>
Holly Budd	I like town centers with a sense of place; a personality unique to the town. As a Commissioner, I want to incentivize an inclusive community; a place where people of varied backgrounds and incomes can live, work, and shop, a place where there are things for young people to do. As a Commissioner, I want to provide incentives for small, local businesses that will make town centers great places to “live, work, and shop.” Local Food, Agriculture, and Business are important to a thriving local economy, and to me. As a small business owner, I recognize that every dollar spent with local businesses in our community, benefits us all. If each person in Calvert spent 10% of their grocery budget on locally produced products, over \$30 Million would go to local business in the county.

¹ Mr. Hutchins originally did not check this option but requested that it be changed after submittal.

Buddy Hance	We should look at each town center and evaluate what the strengths and weaknesses are. Next provide resources to make those centers a place where people want to be. Each center has it's own unique characteristics and I believe using that as a basis to develop focal points to attract citizens and tourists is key. To achieve this goal will take a partnership made up of businesses, developers, government, and citizens willing to put in the effort.
Susie Hance-Wells	A vibrant town center should be defined by more than density. It provides walkable areas and transit options. Green spaces should be included for public enjoyment, scenic value, and to provide space for special events, concerts, and parades. Town centers should have a variety of housing types, provide employment opportunities, restaurants, and enrichment centers such as libraries, art galleries, and museums. As recommended by the Sage Policy Group in the economic development strategic plan for the County, town centers should develop a sense of place with unique shopping experiences that will attract tourists and young people to the town. Also in the recommendations, incorporating a community center and farmers market adds to the atmosphere and offerings with the town center.
Mike Hart	Chose not to answer the Questionnaire & is therefore disqualified from participating in forum.
Tim Hutchins	<p>In order to effectively support the town center concept sustaining elements of growth must be embraced. These are old, long time towns that once provided sustainment and accompaniment for the agriculture and seafood industries of the past. Albeit a quite different Calvert, the concepts are still valid. The town centers must provide living accommodations of various types, including, in this day and time and as will be the case throughout the rest of Maryland, accommodations for senior and extended living requirements. Specific supporting types of housing, medical centers, nearby full range of shopping needs and mobility mechanisms both in transport and safe walking networks should be included. There will be a shift with an aging population in types of expenditures moving heavily into health related spending. Thus the health industry must be an integral part of the plan.</p> <p>That said, shopping for goods and services require a density in supporting consumers. Thus the market hubs need to have concentric rings of varying housing in close proximity to support small business development and growth, e.g. small retail shops incorporated with restaurants, health fitness and entertainment which have flats or office space above. Mobility corridors must have streetscape and small parks which breaks up parking with green space and provides natural speed damping for motor vehicle traffic thus safely accommodating pedestrian and bicyclist traffic. Within the first concentric ring emanating out from the market hub should be a combination of business offices and apartments, following in the next ring by townhouse and then senior living enclaves and the outer most rings consisting of single family dwellings.</p> <p>Other infrastructure such as reliable water and sewer, housing including work force accommodations and shelters built to hurricane standards so as not to require a total displacement of a population during extreme storm events are likewise an absolute from lessons learned elsewhere.</p> <p>As we will continue to see an aging population, we must build economic opportunity for those in the range of 18-45 years of age in order to sustain the revenue stream needed for a vibrant and robust economic basis. That would be a successful town center in my mind.</p>
Kelly McConkey	<p>Effective architectural Standards for all buildings.</p> <p>Streetscapes and sidewalks with lights.</p> <p>Effective Law Enforcement Presence so people feel safe.</p> <p>Close by Parks and Recreation so people can walk to.</p>
Tricia Powell	<ol style="list-style-type: none"> 1) Connect to the community, make the Town Centers assessable to all users, and encourage sense of ownership. 2)Invest in our Town Centers for sustainability 3)Commit support to onsite management and programming 4)Respect the Town Center's Master Plan 5)Reach out to the community for feedback and input. 6)Merge public and private interests, that is, develop a collaborative relationship between developers and the community who want to keep Calvert rural. Citizens need to be engaged and feel like they've been heard

Steve Weems	Task the newly formed Economic Development Advisory Commission (EDAC) which is a cross-section of the Business and Agricultural community, for recommendations. I will continue working with the Delegation in Annapolis, for realistic enabling legislation to enhance Town Center property.
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Check All That Apply	Matt Bennett	Greg Brown	Holly Budd	Buddy Hance	Susie Hance-Wells	Mike Hart	Tim Hutchins	Kelly McConkey	Tricia Powell	Steve Weems
6. Check if you think that the following are important in making town centers a great place to live, work, and shop.										
Effective architectural review standards for all buildings	✓	✓	✓	✓	✓	DID NOT ANSWER	✓	✓	✓	✓
Effective signage regulations that meet architectural standards	✓	✓	✓	✓	✓		✓	✓	✓	✓
Sidewalks along all streets and effective street lighting	✓	✓	✓	✓	✓		✓	✓	✓	✗
Public parks and gathering places to support the commercial and residential spaces.	✓	✓	✓	✓	✓		✓	✓	✓	✓
Public buildings should be in towns centers to support business and residential uses	✓	✓	✓	✓	✓		✓	✓	✓	✓

Residential Growth	
7. The current plan says that residential growth should grow no more than 37,000 households (about 20% more than exist today) unless the county’s roads, schools, aquifers, and environment can sustainably accommodate more growth. Do you agree or disagree. Please explain.	
Matt Bennett	The removal of the build out limit in the newest version of the Comprehensive Plan is appalling. With the narrow geography of Calvert County, there is only so much growth we can attain without threatening our quality of life. If the current BOCC has their way, there will be a rapid increase in the population of our county. This will lead to even worse traffic with a significantly higher number of vehicles trying to enter and exit the highway at the worst bottlenecks in the county. Class sizes will be increased meaning less individualized attention from our dedicated teachers. More schools will have to be built. Our water supply will run a higher risk of depletion. My top priorities are making sure Route 4 isn’t hopelessly congested, our educational system remains world class, and we all have a safe, sustainable water supply. A reasonable amount of growth would be welcome, but our commissioners have thrown caution to the wind by neglecting to conduct the proper studies to examine the impact of their proposed expansions. Reckless development is not the path to lower taxes, as seen by our highly taxed neighboring counties. Because educational costs are 50% of the county’s budget, it takes very simple math to show that housing developments never pay for themselves. We need to vote out the incumbents so the build out limit can be reinstated and our beautiful home towns aren’t paved over.

Greg Brown	<p>I agree. I believe our friends, families, and neighbors as well as future generations will continue to appreciate the beauty and desirability of living Calvert county provided we restrict residential growth to this approximate number. And I am convinced doing so is best for our local economic prosperity and will lend itself ultimately to a healthy, non-obtrusive, growing tourist industry.</p> <p>I applaud the ongoing work and efforts of each individual in each organization of Sustainable Calvert Network.</p>
Holly Budd	<p>I agree, that residential growth should grow no more than 37,000 households (about 20% more than exist today) unless the county’s roads, schools, aquifers, and environment can sustainably accommodate more growth. We must grow responsibly by ensuring that the necessary infrastructure is in place first. Traffic, schools, and our environment must all be taken into consideration when making decisions about expanding our town centers and increasing density. We need to be sure that our aquifers will be adequate enough to be able to provide water for additional residences before we expand. The current state of services available for mental health, addiction, senior, and family services do not support rapid growth. As Commissioner, I need to be assured that we can provide adequate services for our current population before we invite massive growth and density. Our county cannot afford to be over developed.</p>
Buddy Hance	<p>As we get closer to our goal and seeing the current impacts I’m not confident that we can accommodate additional households. In fact I’ve been told that some analysis suggest the current zoning may allow 50,000 households with that in mind any discussion of growth expansion could have tremendous impact on quality of life. Before decisions are made concerning additional growth we must have a plan for how we handle transportation, education, public safety, water usage, and protection of natural resources. Ultimately the citizens should and will decide how they want our community to move forward.</p>
Susie Hance-Wells	<p>I agree that residential growth should grow no more than 20% during the 2040 Comprehensive Plan unless the county’s roads, schools, aquifers, and environment can sustainably accommodate more growth. Preserving our quality of life should be an attainable and necessary goal. Grow responsibly so we do not compromise the lives of the citizens that already call Calvert County “home”.</p>
Mike Hart	<p>Chose not to answer the Questionnaire & is therefore disqualified from participating in forum.</p>

Tim Hutchins	<p>I agree we can sustain the level of projected household and accompanying population growth in 2040. In forming the answer to this question I use a base year of 2015 and reference the MAY 2018 update to the Calvert Comprehensive Plan. The projected Household Growth increase by 2040 is 37,600 households (Table ES-1), which is an 8.1% increase from 2015 (Table 6-1). The existing capabilities of the County in my estimates will accommodate that level of growth with continued improvements that are underway to MD2/4. Additional emphasis which I would push intensely addressing other signalization and safety elements to MD2/4 and MD231 are part of my assumptions. Using absolute numbers from 2015 population, households and traffic data reveals the following example: Average Daily Traffic Counts (ADTC) for Prince Frederick declined from a high in 2005 of 50,925 to 43,531 in 2015 (Table 7-1). In applying the projected population increase at the 2040 point, which is a 10% increase, it yields an ADTC increase of 4,353 trips for an estimated total of 47,448 which is less than the count in the year 2005 (my projections in the ADTC does not take into account changes in Inter-county through traffic or changes in traffic routes and for simplification counts each person in the projected population increase as a driver). If household rates are used it yields an increase of 3,526 trips for a total ADTC of 47,075.</p> <p>Other elements of the question posed “residential growth should grow no more than 37,000 households... unless schools, aquifers and environment can sustain more growth”. The projected population for 2040 is 100,450 (Table 3-3) which is a 10% increase from 2015 base data. Between now and 2040 a recent study also shows that Maryland, (I would apply this same projection to Calvert) will experience a significant change in the age of the population above age 65. This will also have an effect on all the elements that are stated in the question. For instance, public school growth has declined since 2015 and will likely remain relatively constant thus school construction should not experience a major impact rather a sustainment of current facilities.</p> <p>As to the environment, water and sewage capacity is critical to maintaining a healthy environment; in the town centers emphasis should be continuous as to updating and expanding as needed to meet adequate residential capacity and especially so for commercial economic zone expansion. More state and local assistance will also be needed as more individual septic systems experience functioning problems. Added emphasis will be required within the critical area to keep those systems functioning in that sensitive setting, as well as meeting requirements to remove nitrogen and phosphorus to adequate levels. Water will continue to be a concern and efforts need to be focused on other methods especially in providing water for industrial uses.</p>
Kelly McConkey	Yes I agree. We have to make sure our Infrastructure is in place and can handle the growth.
Tricia Powell	I agree that we need to put a cap on the number of households in order to keep Calvert's rural flavor. We need to keep the goal of preserving 40,000 acres of farmland and forestland. This means carefully planning where development should or should not go. The Comprehensive Plan needs to reflect and respect these standards which means instilling boundaries in the plan relative to the Town Centers. We need policies that protect our rural landscape, help preserve our open space and yet maintain our tourist industry that brings revenue to the County.
Steve Weems	The question dates back to the late nineties when the County was construction a school each year throughout the decade. If elected, moving forward I will advocate for monitoring growth levels through the Adequate Public Facilities Ordinance and make any necessary adjustments at the BOCC level.

Select a Choice 8. To date, the Planning Commission is reviewing a draft of the Calvert County Comprehensive Plan for the first time and they are not scheduled to review the Land Use and Transportation Sections until October. Which Board of County Commissioners should hold a public hearing on the new draft Plan?	Matt Bennett	Greg Brown	Holly Budd	Buddy Hance	Susie Hance-Wells	Mike Hart	Tim Hutchins	Kelly McConkey	Tricia Powell	Steve Weems
The next Board of County Commissioners.	✓	✓	✓	✓	✓	DID NOT ANSWER			✓	✓
The existing Board of County Commissioners.							✓	✓		