



Appendix F

**Excerpt from the State Development
Capacity Task Force report issued
July 1, 2004**

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"4.2.1. Town of Chestertown

The Town of Chestertown is a small municipality located on the Eastern Shore of Maryland in Kent County. It is situated along the banks of the Chester River, which forms the border between Kent and Queen Anne's Counties. It is a historic town, with homes and buildings dating back to Colonial times. It also contains Washington College, a small, private Liberal Arts College. Chestertown's population in 2000 was approximately 4,746, making it the 40th most populated municipality in Maryland out of 157. Although Chestertown is a small municipality and is in a relatively slow-growth area of Maryland, it is likely to face many planning and growth related issues in the future as growth continues to creep across the Chesapeake Bay. The Town of Chestertown has a very small staff, and has no distinct planning office. The Town Manager, who wears many hats, is also the town planner. Chestertown does not have a geographic information system (GIS) in place, meaning the capacity analysis was started from scratch in terms of data inputs. Since MDP's analysis is so heavily influenced by zoning, a GIS-based digital zoning map was needed. The Town Manager faxed a paper map, with hand written zoning district boundaries and labels.

- 1). MDP took this map and digitized the zoning districts, used a 75% yield of the zoned density as an input, and ran a first cut of the analysis. After meeting with the Town Manager and Mayor, MDP fixed a few minor GIS errors, enhanced the database by locating and mapping additional parks and other undevelopable land, changed the zoning yield to 50% of the zoned density (per the Town Manager), and reran the analysis. The total residential development capacity in Chestertown is 1,183 based on MDP's analysis. Table 1 in Appendix C shows a detailed breakdown of the capacity number that MDP's analysis generated.

Comprehensive plan. The Town Manager also indicated that MDP's analysis would work well in Chestertown, since the town has no GIS and very limited planning staff. In general, there were two major lessons learned in this case study. First, MDP's analysis can work well even with crude GIS data sources. MD Property View is helpful in developing our analysis. It is not an overbearing undertaking to produce a fairly accurate GIS database that can produce an acceptable development capacity analysis. Second, MDP's analysis is greatly improved and enhanced with local government input and expertise. Chestertown is small enough that the Town Manager could look at individual parcels and have a fairly good idea if there is capacity for new development on a parcel. Based on this knowledge, MDP and the Town were able to work together to adjust the zoning density yield to reflect what is generally happening on the ground in Chestertown.

The Task Force had a long discussion related to infill and redevelopment in Chestertown. In general, the discussion was related to how MDP measures infill versus how much infill is actually happening. The Town Manager explained that a significant amount of the Town's development is infill. He also discussed how, not long ago, there was vacant housing in the Town, and how most vacant housing is now occupied. There was a long discussion about large lot residential development in Chestertown and the potential for tenant housing to become full-time housing over time. The Task Force also discussed the issue of historic preservation in Chestertown. In the end, the Task Force was basically satisfied with MDP's analysis results, as well as the assumptions used in the analysis.