



Coastal Zone Management Program – Development Policies Checklist

Name of Project:

5.3 COASTAL USES

5.3.9 Development

Development Policy 1 – Sediment & Erosion Control. Any development shall be designed to minimize erosion and keep sediment onsite. MDE (C4) COMAR 26.17.01.08.

Select appropriate response:

Project will be consistent with the Sediment & Erosion Control policy.

Not Applicable.

Describe situation and/or actions to make project or activity consistent with the above policy:

Development Policy 2 – Erosion and Sediment Control Plan. An erosion and sediment control plan is required for any grading activity that disturbs 5,000 square feet of land area and 100 cubic yards of earth or more, except for agricultural land management practices and agricultural best management practices. MDE (C9) COMAR 26.17.01.05.

Select appropriate response:

Project will be consistent with the Erosion and Sediment Control Plan policy.

Not Applicable.

Describe situation and/or actions to make project or activity consistent with the above policy:

Development Policy 3 – Stormwater Management. Development or redevelopment of land for residential, commercial, industrial, or institutional use shall include stormwater management compliant with the Environmental Site Design sizing criteria, recharge volume, water quality volume, and channel protection storage volume criteria. MDE (C9) COMAR 26.17.02.01, -.06

Select appropriate response:

Project will be consistent with the Stormwater Management policy.

Not Applicable.

Describe situation and/or actions to make project or activity consistent with the above policy:



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Development Policy 4 – First Avoid then Minimize Wetland Impacts, Minimize Water Quality, Habitat & Forest Damage & Preserve Cultural Resources. Development must avoid and then minimize the alteration or impairment of tidal and non-tidal wetlands; minimize damage to water quality and natural habitats; minimize the cutting or clearing of trees and other woody plants; and preserve sites and structures of historical, archeological, and architectural significance and their appurtenances and environmental settings. MDE/DNR/CAC (D6) Md. Code Ann., Envir. §§ 4-402, 5-907(a), 16-102(b); Md. Code Ann., Nat. Res. §§ 5-1607(a), 8-1801(a); Md. Code Ann., Land Use § 8-102; COMAR 26.24.01.01(A).

Select appropriate response:

Project will be consistent with the First Avoid then Minimize Wetland Impacts, Minimize Water Quality, Habitat & Forest Damage & Preserve Cultural Resources policy.

Not Applicable.

Describe situation and/or actions to make project or activity consistent with the above policy:

Development Policy 5 – Proposed Development Projects Must Be Sited Where Adequate Water Supply, Sewerage and Solid Waste Services & Infrastructure Are Available. Any proposed development may only be located where the water supply system, sewerage system, or solid waste acceptance facility is adequate to serve the proposed construction, taking into account all existing and approved developments in the service area and any water supply system, sewerage system, or solid waste acceptance facility described in the application and will not overload any present facility for conveying, pumping, storing, or treating water, sewage, or solid waste. MDE (C9) Md. Code Ann., Envir. § 9-512.

Select appropriate response:

Project will be consistent with the Proposed Development Projects Must Be Sited Where Adequate Water Supply, Sewerage and Solid Waste Services & Infrastructure Are Available policy.

Not Applicable.

Describe situation and/or actions to make project or activity consistent with the above policy:

Development Policy 6 – Proposed Construction Must Have Water and Wastewater Allocation or Provide Onsite Capacity. A proposed construction project must have an allocation of water and wastewater from the county whose facilities would be affected or, in the alternative, prove access to an acceptable well and on-site sewage disposal system. The water supply system, sewerage system, and solid waste acceptance facility on which the building or development would rely must be capable of handling the needs of the proposed project in addition to those of existing and approved developments. MDE (D6) Md. Code Ann., Envir. § 9-512.

Select appropriate response:

Project will be consistent with the Proposed Construction Must Have Water and Wastewater Allocation or Provide Onsite Capacity policy.

Not Applicable.

Describe situation and/or actions to make project or activity consistent with the above policy:



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Development Policy 7 – Structures Served by On-Site Water and Sewage Waste Disposal Systems Must Demonstrate Capacity Prior to Construction or Alteration. Any residence, commercial establishment, or other structure that is served or will be served by an on-site sewage disposal system or private water system must demonstrate that the system or systems are capable of treating and disposing the existing sewage flows and meeting the water demand and any reasonably foreseeable increase in sewage flows or water demand prior to construction or alteration of the residence, commercial establishment, or other structure. MDE (D6) COMAR 26.04.02.03F.

Select appropriate response:

Project will be consistent with the Structures Served by On-Site Water and Sewage Waste Disposal Systems Must Demonstrate Capacity Prior to Construction or Alteration policy.

Not Applicable.

Describe situation and/or actions to make project or activity consistent with the above policy:

Development Policy 8 – Grading or Building in the Severn River Watershed Requires Approved Development Plan. Proponents of grading or building in the Severn River Watershed must create a development plan and have it approved by the soil conservation district. The plan shall include a strategy for controlling silt and erosion and must demonstrate that any septic or private sewer facility will not contribute to the pollution of the Severn River. MDE (D4) Md. Code Ann., Envir. § 4-308(a).

Select appropriate response:

Project will be consistent with the Grading or Building in the Severn River Watershed Requires Approved Development Plan policy.

Not Applicable.

Describe situation and/or actions to make project or activity consistent with the above policy:

Development Policy 9 – Siting Requirements for Industrial Facilities. Industrial facilities must be sited and planned to ensure compatibility with other legitimate beneficial water uses, constraints imposed due to standards of air, noise and water quality, and provision or availability of adequate water supply and wastewater treatment facilities. MDE (D4) Md. Code Ann., Envir. §§ 2-102, 4-402, 9-224(b), 9-512(b); COMAR 26.02.03.02; COMAR 26.11.02.02B.

Select appropriate response:

Project will be consistent with the Siting Requirements for Industrial Facilities policy.

Not Applicable.

Describe situation and/or actions to make project or activity consistent with the above policy:



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Development Policy 10 – Citizen Engagement in Planning & Development. Local citizens shall be active partners in planning and implementation of development. MDP (D6) Md. Code Ann., St. Fin. & Proc. §§ 5-7A-01 to -02.

Select appropriate response:

Project will be consistent with the Citizen Engagement in Planning & Development policy.

Not Applicable.

Describe situation and/or actions to make project or activity consistent with the above policy:

Development Policy 11 – Protect Existing Community Character & Concentrate Growth. Development shall protect existing community character and be concentrated in existing population and business centers, growth areas adjacent to these centers, or strategically selected new centers. MDP (D6) Md. Code Ann., St. Fin. & Proc. §§ 5-7A-01 to -02.

Select appropriate response:

Project will be consistent with the Protect Existing Community Character & Concentrate Growth policy.

Not Applicable.

Describe situation and/or actions to make project or activity consistent with the above policy:

Development Policy 12 – Site Development Near Available or Planned Transit. Development shall be located near available or planned transit options. MDP (D6) Md. Code Ann., St. Fin. & Proc. §§ 5-7A-01 to -02.

Select appropriate response:

Project will be consistent with the Site Development Near Available or Planned Transit policy.

Not Applicable.

Describe situation and/or actions to make project or activity consistent with the above policy:

Development Policy 13 – Design for Walkable, Mixed Use Communities. Whenever possible, communities shall be designed to be compact, contain a mixture of land uses, and be walkable. MDP (D6) Md. Code Ann., St. Fin. & Proc. §§ 5-7A-01 to -02.

Select appropriate response:

Project will be consistent with the Design for Walkable, Mixed Use Communities policy.

Not Applicable.

Describe situation and/or actions to make project or activity consistent with the above policy:



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Development Policy 14 – Communities Must Identify Adequate Water Supply, Stormwater & Wastewater Services & Infrastructure to Meet Existing & Future Development. To meet the needs of existing and future development, communities (geographically defined areas with shared interests, values, resources, and goals) must identify adequate drinking water and water resources and suitable receiving waters and land areas for stormwater management and wastewater treatment and disposal. MDE (D6) Md. Code Ann., Land Use § 3-106.

Select appropriate response:

Project will be consistent with the Communities Must Identify Adequate Water Supply, Stormwater & Wastewater Services & Infrastructure to Meet Existing & Future Development policy.

Not Applicable.

Describe situation and/or actions to make project or activity consistent with the above policy: