

**PLANNING AND ZONING COMMISSON**  
**MINUTES**  
**July 19, 2016**

**ATTENDEES:**

**Members**

Pam Buckley  
Lauren Taylor  
John Staley  
Peck Miller  
Joel Brous  
Chris Shanahan  
Palmer Gillis

**Staff**

Bill Neville  
Kay Gordy  
Will Esham  
Gail Blazer (work session)

**5:30 PM**

**Work Session focusing on Discussion of Chapter 7 – Sensitive Areas and Environmental Protection**

Bill Neville, Planning Director, began the consideration of possible updates to Chapter 7 by suggesting that the title could be shortened to just 'Environment' to reflect the primary characteristic of Ocean City as an urban area within a natural and managed environmental setting. The Hazard Mitigation Plan section at the end of the chapter was identified as an area that needs to be updated.

Gail Blazer presented an overview of her recent activities as Town Environmental Engineer and staff support for the Coastal Policy Advisory Committee or 'Green Team'. Habitat areas including the bayside marshes and water quality control structures were described as examples of sensitive areas and environmental protection in Ocean City.

Gail explained the Town's adoption of the Critical Area Law in 2003 and 2010, and how the Town manages stormwater flow from the dune line to the bay by reduction of impervious surfaces, enhanced landscape requirements, pervious paving, outfall retrofits, and small scale infiltration basins/rain gardens. She presented an overview of the Green Team projects including the Maryland Sustainable Certified designation which credits activities such as farmers markets, adopt a beach/street cleanup programs, energy audit/LED lighting, rain barrels, etc. Details of the Town storm drain system and maintenance program were presented. Commissioners asked about incorporating the benefits of location next to the Assateague Island National Seashore, and describing the smart growth concepts of allowing development in Ocean City in order to keep other areas natural. She also explained that minimum water quality levels for the coastal bays have been set by EPA through the TMDL (total maximum daily load of nutrients) standards which do account for higher allocations for urban areas such as Ocean City.

Sections of the recently adopted Comprehensive Conservation Management Plan (CCMP) were distributed to illustrate shared objectives between the Maryland Coastal Bays Program and surrounding communities. The proposed adopt a street program for litter control was discussed with emphasis on cigarette butts. Green roof technology was mentioned and determined to not

