

**Council Member Stephen Domotor**

Informal Comments on Draft 2023 Mt. Airy Master Plan (October 7, 2024, Draft)  
Provided at the Town Council - Planning Commission Workshop and to the Public  
October 23, 2024

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1.	General		<p>I want to thank the Planning Commission volunteer members and Chairperson for their exemplary efforts in drafting the 2023 Master Plan, and their process of networking with the various town Commissions to get their perspectives and suggested input for formulating the document.</p> <p>The informal comments and views offered below are from my perspective as an individual town resident of over thirty years where my wife and I raised our family, as a voice in representing the views and preferences of the constituents I was elected to serve, and from my perspective as an elected town official. I hope these comments are given consideration and incorporated into the next version of the draft plan. Some of the comments below I view as essential to be addressed for arriving at a place where I can support approval of the final plan.</p>
2.	General		<p>I have attended almost all Planning Commission meetings, and almost every Master Planning Session of the Planning Commission through 2023 and 2024. This gave me a “first-hand” unfiltered perspective on the master planning and development process. One item to highlight related to this is noted below:</p> <p>The 2013 Master Plan contains over a total of 38 goals and 98 strategies (e.g., 136 “to dos”). This is too much to manage, implement, and track progress of for implementation of such a plan. The draft 2023 Master Plan contains 25 objectives organized around a set of strategic objectives. This approach is refreshing and (even with the addition of several new objectives I have recommended below) will allow the town to more easily focus on key actions that need to be taken in support of the plan’s implementation. Job well done in this regard.</p> <p>My comment set is offered below.</p>

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3.	1	19-27	<p>The newly proposed Vision statement needs some refinement. I do not like the reference to “rich array of housing, businesses, industrial, and recreational offerings” because some of these elements are not what we are or in my view what we want to continue to be: a bedroom community that values and is protective of the high quality of life that our citizens have sacrificed for and worked so hard for in order to live here.</p> <p>I prefer a higher-level, “vision” more in line with the 2013 version. Consider my new proposal: “To provide a future for Mount Airy founded in our “small town charm” community identity where growth is managed in a manner that safeguards and enhances our quality of life and protects our environment, safety and health.”</p>
4.	1	31	<p>Replace “growing” with “responsible, values-based growth of our Town via the Master Plan.”</p>
5.	2	35-52	<p>I suggest a re-write of these five strategic goals. Several of them are not truly strategic. I suggest paring them/collapsing them down to three.</p> <p>Keep A as this is clearly strategic/broad based.          I don’t support C as written because it says, “provide an array of housing options....”          Take B and C and combine them into a new B. Call it “Responsible Growth.” Describe it as “deliberate and values based.”          Combine E and D into a new C. “Encourage and Promote Economic Development in the Town.”</p> <p><i>More rationale for my suggestions above:</i>          Current goal A has 13 supporting objectives broad based across multiple chapters. This therefore makes sense as a strategic goal.          Current goal B has 7 objectives across multiple chapters. Again, sensible as a strategic goal.          Current goal C has only 2 objectives and both from chapter 4. This does not support a standalone strategic goal level. (so, combining B and C has merit).</p>

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			<p>Current goal D has 2 objectives, both from chapter 5. Same logic as above. Does not therefore translate to a strategic level goal.</p> <p>Current goal E has only one objective, from chapter 5. Same logic as above. Does not therefore translate to a strategic level goal. (So, combining D and E has merit; plus, as you will see through my further comments there is more that needs to be added that fits under a strategic “Economic Development” Strategy.</p>
6.	7	178-190	<p>It says “amid our growth we have...” ”And it continues to focus on quality of life for its residents through emphasis on Open Space... This is not true. Our town has NOT put an emphasis on open space. If we had, how then would we be at our current 80 acres of open space deficit?</p> <p>I am hesitant to include the section on the challenges faced by the town because it comes across as someone’s opinion rather than because of a deliberative current and future state type of documented analysis. It also imprints in someone’s mind, at least in mine, that you are trying to set up the reader to support either or both increased development and raising taxes as a necessity. I don’t like “leading the witness” in this manner. I don’t think it is needed to support this chapter which is titled “Master Plan Purpose and Process.” And the previous 2013 plan did not contain this language.</p>
7.	7	192	First bullet: rewrite as “acknowledges a Town Vision that focuses on safeguarding and enhancing our citizen’s quality of life and maintaining a genuine sense of community.”
8.	7	196	Rewrite bullet to: “leverages past master plans, studies, and citizen-based surveys to align our guidance with the wishes of our citizens”
9.	8	219-225	Section is written as if it is yet to happen when it has indeed already happened. Change all tenses to past tense (e.g., “local <u>studies formed</u> the basis for” “as the process <u>unfolded</u> ...” The planning commission <u>sought further refinement</u> ...”
10.	9	242	“Although not listed as a requirement, public interest...” Unless you need to use the EXACT language from the Land Use Article, suggest taking this phrase out. It sounds like we don’t care

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			about public involvement and that even if so, we are just going through the motions to meet minimal requirements, which I hope is not the case.
11.	9	249	You currently have 5 goals but here you say 6. Fix. Ideally these will be re-framed into 3 per my suggestions earlier.
12.	12	353-359	Section on Maryland Main Streets. Says “As a participant, Mt. Airy has made a commitment to improve the economy, appearance and image of our downtown business district.” IF SO, then to this end, what actions do we plan on taking over the next 10 years of this Master Plan to deliver these improvements? These should be identified at least as concepts and captured as additional “objectives” to be added to the action plan portion of this Master Plan tied to the Economic Development strategic objective.
13.	20	581-673	These sections describe master planning and future growth trends to our surrounding boundary counties. The previous 2013 master plan gave a substantial focus on the need for “buffers” and buffering to protect and shield us from this external rapid growth (e.g., see 2013 goal 1, Better manage the effects of regional growth on the town of Mount Airy; and goal 2, Mitigate the impacts of regional growth on town character). I don’t see that same emphasis in this current master plan. Perhaps I missed this emphasis (which I think is needed).
14.	21	693-696	This is a key recognition. Be sure to look through the full master plan and ask yourselves, are the objectives and actions proposed in the plan reflective/responsive to this? You use the term “ability to meet any more than essential growth.” What is essential here? Does this inform our priorities? That is, the 2013 Master Plan said in goal 1 to “prioritize and concentrate near-term (8-10 years) development on in-fill rather than annexations.” Are we setting any development priorities in this 2023 plan? Maybe I missed them. The point: what is considered “essential growth” in this 2023 plan? Infill development? Other? Please describe the intent and implementation of this term.
15.	22	716-720	Mentions that severe limits were placed on annual number of houses constructed in residential developments. You mention this several times more in different ways throughout the plan. Understanding that 24 units/year is now a code requirement, I believe we should also include this

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			<p>as a specific action objective in support of strategic goals. Something like: “Apply a target of no more than 12 housing unit permits per development per year, and a strict cap of no more than 24 housing units per development per year to promote deliberate, managed growth that does not outpace or threaten degradation of our adequate public facilities.” Other towns list specific housing permit targets/limits to manage growth.</p>
16.	23	750-753	<p>Mentions the 2019 Downtown Vision Plan under the section “Past Master Plan Accomplishment Which Inform this Plan.” So, how has the DT Vision pan <u>informed</u> this master plan? Please provide specifics. The town spent around \$170,000 dollars on the DT Vision Plan with strong community, public and town official stakeholder involvement. From my reading, the stated guiding principles for the DT Vision Plan were to “announce identity, create walkable centers, integrate a mix of uses, strengthen building frontage, establish open space amenities, and promote complete streets.” The positive outcomes and lessons learned in these areas should be carried forward in this Master Plan so that the taxpayer’s money is not wasted.</p> <p>As an example, further in the plan you speak to “complete streets” but only in passing. The DT Vision Plan has an excellent overview of complete streets, their definition and value to the community and to safety, and the recommendation that they be incorporated into future development, specifically: “require new development near MD Route 27 and in other areas to design new streets to meet the complete streets principles and enhance and expand pedestrian, bicycle, and vehicular networks.” This should be added as an actionable objective in this current plan.</p>
17.	29	882-885	<p>Bedroom Community. This is the “organizing principle” that our master plan should recognize and be centered around. Mount Airy is indeed and always has been a bedroom community. Refer to additional research on and descriptions of bedroom communities: what they are and where the trends are headed, especially following COVID. Bedroom communities are highly sought after. Indeed, this is why many people moved here from Rockville, Germantown, Columbia, and more urban congested environments.</p>

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			<p>Bedroom communities are documented as providing more home for the money, providing a small town feel, and providing stronger schools with low crime rates. Bedroom communities typically offer limited or very basic shopping and entertainment opportunities for residents and do not include local industry.</p> <p>The pandemic has dramatically reshaped many people’s work life and lifestyle preferences. They want more room and safe space for their families, making bedroom communities in even greater favor. Also, per the Pew Research Center, about 6 out of every 10 U.S. workers are working from home all or most of the time. This reality factors into the shift to bedroom-community living, making it easier for large numbers of Americans to live outside their place of employment. This is Mount Airy. Please keep it this way! Our citizens, through the results of the 2020 Community Survey (and previous 2008 Survey) have consistently told us what they want in terms of housing types (single family homes; NO high density housing) and growth and development in this regard.</p> <p>See also the article “Study: Carroll is a “bedroom community” (12/23/23; Carroll County Times by Sherry Greenfield). Highlights: 70% of county residents travel outside of Carroll, with only 22% employed in the county. People come to do life, then travel out for work. If you run around my portion of the county, you won’t hear people saying, “we need more high-paying jobs here”; their comments are that “we need to preserve this wonderful way of life we have in Carroll County.” The report/study was designed to help government officials to develop the county’s next master plan.</p>
18.	29?	TB Added	<p>Following up on the comment above (17), I suggest you broaden the overview description (e.g., using the examples above) of what a bedroom community is and the fact that Mount Airy is a bedroom community. Then, I suggest you add reference to the results of the 2020 (and 2008) Community Surveys which both consistently identified the following as the most-liked quality of life attributes by our citizens: The top five most-liked attributes of living in Mount Airy are: 1 small town environment, 2 sense of safety, 3 family oriented, 4 quiet community, and 5 location. This</p>

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			really describes the quality of life that our citizens value, and that need to be safeguarded in the context of any future growth and development. If the Municipal Growth chapter is not the best place, then find it.
19.	29	908-909	<p>“This plan suggests a reduction of residential development capacity for future annexation areas.”          ???</p> <p>This does not appear to be the case for the proposed annexation of the Harrison Leishear 245 acre property, for which the master plan currently proposes that about ¼ to 1/3<sup>rd</sup> of this property be zoned to mixed use (MXD). On behalf of my constituents and as a Town Council Member, I do not support the inclusion of any additional MXD zoning within or annexed into the town at this time. This would be a significant issue for my potential approval of this master plan.</p>
20.	34	1029-1030	<p>“The town will continue its downtown revitalization as well as the development of a major corridor leading into downtown (Center Street)”. Please give specifics on the “how.” Perhaps adding some objectives focused on downtown revitalization and associated infrastructure improvements into the action portion of this plan, under at least the “Economic Development” strategic goal I have proposed</p>
21.	42	1209	Is this “1958” report the most current report/study available?
22.	48	1412	General question: where is PFAS spoken to in general as a water quality issue? Here, in the contamination from land use section, may want to also note the threat of PFAS contamination from land surface sources and runoff, etc.
23.	51	1523-1538	Says regarding NPDES permit...”Mount Airy will be attached to their permit and therefore in compliance with the program.” Is this an action that needs to be done or is already done? If not, then when?
24.	53	1600	Bullet: “Well #10 was brought on due to development activity.” What specific development activity?
25.	59	1773-1781	Section on “respecting the results of the 2020 town survey, public comments expressed during 2022-2023 public hearings held on two mixed use developments, public comments offered on a

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			<p>recent residential-to-commercial rezoning application, and the generally positive public sentiment towards Accessory Dwelling Units.”</p> <p>First comment: instead of “respects” suggest “incorporates and acts upon the citizen’s...”</p> <p>Second comment: I cannot see the logic behind how you proposed MXD for almost 1/3 of the proposed HL Annexation if you were truly respecting the results of the 2020 Community Survey and the public charrettes and hearings on the past Greentree and Mount Airy Crossing Mixed Use Developments. This proposed MXD zoning for HL is unsupportable.</p> <p>I was not aware of the “generally positive public sentiment for Accessory Dwelling Units.” Are there specific studies or surveys that provide such evidence?</p>
26.	61	1820-1825	The description here on the 18% of zoned land inside the town boundary as undeveloped. I’m trying to relate these statements to the graphic at the top of page 62. The two data sets do not match. Perhaps I am missing something. In any event, just looking at the graph on the top of page 62, your total pie pieces do not add up (comes to 107% not 100%). Fix as needed.
27.	62	1842-1845	Not sure if we know yet that “newly created zoning classifications (such as mixed use)” are “truly of benefit to the community.” As I mentioned on record at a Master Planning Workshop or Commission meeting earlier in 2024, I believe that a full lessons-learned review of our MXD Ordinance/Code and its application to date needs to be conducted, with results used to improve the current MXD Ordinance/Code and supporting codes or take other appropriate actions, prior to any further implementation of MXD.
28.	63	1859-1861	Is there a priority for each of these development paths? One over the other first? The text gives a general “will focus on...” with no clear priorities. Perhaps this is intentional.
29.	65	1915	Remove the bold effect on the text.
30.	67-68	2009-2014	Line 2010: change the word “should” to “could” Keep in mind that regarding the text...”encouraging duplexes, multiplexes, cottages, courtyards, and townhouses among others.”

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			If it looks like a duck and quacks like a duck, then it's a duck. This is essentially high density housing, for which our citizens have loudly, consistently told us in both the 2020 Community Survey and 2008 Survey they do not support. Accordingly, I do not embrace "encouraging" high density development.
31.	71	2111-2117	<p>Description of MXD District Zoning. This definition is missing the intent of MXD at its inception. The 2013 master plan did not yet have a formal MXD zone, and it was at that point merely a "twinkle in the eye" of our Planning Commission at the time. It states (page 65) that <u>"...the intent of implementing a Mixed Used Zoning Classification is to incorporate the general characteristics of existing historic centers into new development."</u></p> <p>Thus, I believe the original intent was to "carry forward" the characteristics of existing historic centers into new development, such as carrying our Downtown zone vertical mixed use and historic character and extending that to Center Street which was I believe the driver for this new zoning category. Was it really intended for "stand alone" zoning of a large piece of property away from our historical center?</p> <p>The specific addition I suggest: ADD "The intent of implementing a Mixed Use Zoning Classification is to incorporate the general characteristics of existing historic centers into new development." THEN continue with the definition as currently stated on line 2111. This gives important context to the definition, and therefore hopefully those who consider where and why MXD might be considered.</p>
32.	74	2207	Table on Buildable Land and Potential Population Increase. This is good. Need a similar one for Commercial, showing first the land use designation(s) for Commercial, then all the commercial zoning types that fit into the Commercial land use. Understand that it will not have the density / yield / and population columns. Also include same for "Industrial."
33.	75	2217	Full property is going from existing zoning of R-2, TO: Industrial. Why?

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34.	77 / and Future Annexation Map	2221/Future Annexation Map	<p>I am somewhat concerned about the rezoning of these South Main Street properties; and more so of the future annexation area designated as “the South Main Street Area” to MXD.</p> <p>Also, in this area of town, the entranceway from South Main Street into our town is increasingly looking cluttered, uninviting and unattractive. I met an elected town official at a meeting who said, “ when people drive into your town, they are asking themselves two things: Would I want to live here? And would I want to open a business here?” I am concerned that the gateways to our town are in danger of becoming so unattractive that they turn away visitors to our town. This is also an example of where we need to “announce our identity” better as noted in the DT Vision Plan. We need a more attractive entryway with archways / signage befitting the quality of our town. Perhaps this could be an action step or objective under Economic Development.</p>
35.	86	2388	<p>“The town embraces its small town character while providing excellent opportunities for small local businesses to flourish.” How so? What are the excellent opportunities? What are the strategies and incentives? These should be identified and included as needed in an action “objectives” statement in support of my suggested “Economic Development” strategic goal.</p> <p>In this regard, consider the comment provided by the EDC sent under separate cover to the town: “Part 4. Regarding types of preferred future commercial growth, respondents to the town's 2020 Community Survey indicated they wanted more small businesses, in the form of restaurants and boutique shops as examples. Based on these preferences, the town should consider strategies to attract and incentivize small businesses to our town, to include our downtown zone and new development. Additionally, the town should consider conducting a review of town permitting and approval processes to ensure they are time-efficient and business-friendly, and to identify other means for helping new small businesses get "up and running." Again, some specific action steps / objectives should be crafted and tied to the strategic goal for Economic Development.</p>

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36.	94	2525	<p>Future annexations table. I do not support the proposed partial zoning of MXD on the HL property. Question: what percentage is currently proposed as MXD? What acreage of the 245 available acres?</p> <p>I could support a combination of conservation, with low density residential (R-1 and R-2) in lower proportions.</p>
37.	95	2525	What is being proposed for the Warfield property?
38.	96	2531	Rigler property. Is this the same property that the Town Council denied for annexation in I believe 2022-2023 timeframe? If so, why is it back on the table for annexation?
39.	94-96	tables	In the annexation tables, please add in columns similar to the table on page 74, line 2207. Key: having a column that identifies the potential population based on the total of the proposed zonings for the property will be valuable to the public in then assessing through a “screening assessment” the potential impacts to adequacy of public facilities resulting from those annexation scenarios.
40.	109	2883	Throughout this Chapter: Your top page headers are labelled incorrectly: Currently labelled as “Chapter 7 Community Facilities and Public Services.” Need to fix to reflect this is Chapter 6 Transportation.
41.	111	2961	<p>Change last sentence and add a new last sentence TO: “The right-of-way and paving width for Main Street is very narrow and pedestrian accessibility and safety must be addressed. Especially in the Downtown business zone, pedestrian accessibility and safety, traffic roadway safety, and hazards posed by existing parking spaces along the narrow roadway must be addressed.”</p> <p>This is supported by the EDC comment also provided under separate cover: “Part 3. I know this has been brought up before, but Main St downtown needs to change. It gets worse every day. It’s extremely tight driving from Park Ave to past the Upper Deck. Parking spots on the southbound lanes need to be removed. I know that contradicts Part 2 above, but it is getting dangerous parking and driving through that area. “</p>

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			And by the Mount Airy Police Department (MAPD) Crash Data Downtown Zone Study that states “As you can see by the data reported above, there is a significant threat to safety in the downtown area, specifically on N./S. Main Streets between Prospect Rd. and Hood St.” (Report available upon request).
42.	112	2983	Change TO: “ for these safety improvements.”
43.	114 118	3052	<p>States that “A comprehensive long-term road system improvement plan is much needed. The aforementioned MD 27 Corridor Study is outdated, and any road system improvement plan will require a more contemporary study which considers the region’s growth.”</p> <p>And further, page 118 line 3133-3139: “With the limited data available a complete picture of the existing traffic conditions in the town is not obtainable. ... It is recommended that these studies be completed, and that the town invest in the development of a model of the town’s transportation network. A corridor analysis of MD-27 from north of I-70 to north of Leishear Road should also be performed.”</p> <p>These seem important given that transportation safety is a “rate limiting” APFO element for supporting any future development.</p> <p>Comment: If so for both statements, then where are the specific action steps / objectives specifically for such studies and models? These are key and must be included, perhaps with wording stating that funding must be prioritized/budgeted for such studies.</p>
44.	118	3131-3134	Take that sentence and also add this sentence as a footnote to the table on page 117 line 3117. This gives important context/information regarding Twin Arch Road and it being substandard.
45.	120	3233	Section on COMPLETE STREETS. Per the earlier comments on Complete Streets, add the details here and make this an action step / specific objective in the plan, to include a requirement for inclusion of complete streets features in future site development plans.

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46.	127	3409	Change “ageing” to “aging”
47.	128	3456-3463	Regarding the text, “There is an opportunity to extend this requirement [for open space] to non-residential development.”  Add this as an action step under a specific objective statement and tie it to the appropriate strategic goal(s). Such as: “Explore opportunities to extend the requirement for provision of open space beyond new residential development, to encompass commercial and industrial development, via a regulatory code revision or other means.” We need to be much more aggressive and innovative in addressing our open space deficit, as it will likely not be addressed through annexations for some time to come.
48.	131	3523	Excellent use of 2020 Community Survey data to provide basis for directing resources to nature trails and recreation in the natural environment.
49.	134	3527-3603	I believe we are now budgeted for 12 officers, which is the full complement needed to staff police coverage for the town over a 24/7 period, which was a key desire of our citizens, and an expectation tied to moving to our own police force over the MD State Trooper program. Need to fix as appropriate.
50.	134	3605-3616	I suggest softening the specific language about specific requirements/preferences for a police station location. Saying that it needs direct access to MD 27 is not necessarily an essential requirement for an acceptable location. Same with the language about the specifics of what a fully functional police station should have. I would keep the language at a higher level so that there is flexibility for the town to identify a location that is most workable for a police station, with the focus on the building-specific codes, standards and requirements.
51.	134	3618	Fire and Rescue Emergency Services. This section provides a good overview of the challenges and opportunities facing our Mount Airy Volunteer Fire Company (MAVFC). I fully support MAVFC, as I do our MAPD. These organizations provide more than essential public safety services. They make up the fabric of our community through their safety services as well as their dedication to our citizens through community events, education, and other functions.

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			<p>Several challenges are noted, such as: “Currently, the primary focus of DFEMS is to provide full time EMS service at the paramedic level. This sometimes cannot be maintained due to numerous calls at a given time or temporary lack of paramedic trained personnel.” AND “the first due service area... extends well beyond the town limits into Carroll and Frederick counties and a small portion of Howard County” and “in addition to other Maryland counties and surrounding states on “mutual aid” calls.” AND “Calls have been into the 2,000’s over the past several years. The incident total for 2023 is 2,397. The number of alerts was 2,756. These numbers are expected to continue to increase.” “The average response time to calls in the first due area from dispatch to arrival on scene is between 5 and 10 minutes.”</p> <p>Given these challenges and increasing call volumes, and the anticipated residential growth in our surrounding counties (as noted in this draft plan) in addition to any future growth of our town through infill or annexation, it is essential that we understand growing resource needs of the MAVFC and have a plan for providing these resources to maintain and exceed our current 5 to 10 minute response times on behalf of our citizens. Operational and future equipment needs (e.g., such as rescue trucks and other trucks/apparatus) should also be researched and understood. An action item or objective added to this master plan stating the need to study these resource needs and have a plan for fully resourcing them to help our MAVFC be successful is warranted.</p>
52.	136	3663	<p>Flat Iron Building.          [Commenter’s Note: Understanding that the Town Council voted orally to restore the building, as a datapoint, respondents who answered the question, “How do you want your tax dollars spent on the future of the Flat Iron Building” in the 2020 Community Survey indicated that 75% of them selected an option other than “restore the building.” And write-in comments on the building favored non-restoration of the building by 75% as well.]</p>

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			<p>The first section from line 3664 through the word “Service” on line 3676 is acceptable. The remaining text could benefit from some revised language as suggested below.</p> <p>One key suggestion: In the 2013 master plan, it stated for the Flat Iron Building that “Future uses must be carefully considered to the best benefit to Mount Airy, its businesses, and residents.” I suggest that this same language be carried over as a more representative description of where the town is in the process of addressing the Flat Iron Building.</p> <p>In the 2023 draft it states on line 3679 “...a path to preserve the building and property in a manner which facilitates pedestrian access, promotes historical tourism and enhances economic development for Main Street businesses.” This wording suggests that the town may already have a predetermined use and purpose for the building.</p> <p>Here is my suggested language to follow line 3676 as noted above:        “Future uses must be carefully considered to the best benefit to Mount Airy, its businesses and residents. Structural deficiencies have been identified through several town-sponsored engineering assessments and the building is not currently in a suitable condition for public use and occupancy. The current estimate for the rehabilitation option selected by the town is \$3.6 million dollars. The town, in cooperation with other organizations, intends to draw from a wide array of funding sources potentially including grants, bonds, nonprofit fundraising, and some municipal funds to pursue a path to rehabilitate the building and property. Rehabilitation will be done in a manner that addresses existing pedestrian access and safety issues, roadway safety, and parking safety issues.”</p>

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			<p>This suggested version also gets at the traffic safety and parking safety issues already highlighted earlier in this comment set (e.g., sourced from EDC and an MAPD study). Refer to those comments as supporting evidence.</p> <p>I would remove the reference to historical tourism here specifically referring to the Flat Iron Building, and instead carry this forward more broadly as a goal/initiative for town-wide or certainly Main Street-wide application. I suggest adding an action item / objective to increase historical tourism more broadly, with plans to pursue this, later in an objective to be tied to the Economic Development strategic objective.</p> <p>Lastly, I would replace the term restoration or preservation with the term “rehabilitation.” The Dept. of Interior National Park Service has very specific definitions for preservation, restoration, and rehabilitation. Rehabilitation seems to match the best description of what we intend to do with the building.</p>
53.	137	3737	<p>Community Center. “The most recent 2020 Town Survey comments consistently advocate for a center which offers after-school and weekend programs for both children and adults.” This statement is a bit strong considering the data contained in the Survey Report. In the “results of customized word search on key words and phrases” table (page 34 of the Survey Report), out of 834 written comments provided by respondents, only twenty contained/addressed the topic of a Community Center. Suggest you give heavier reference to the 2008 Community Survey along with a special survey conducted that focused on gathering input on the need for a Community Survey. I believe these are available through the town.</p>
54.	138	3741	<p>Looks like a typo or missing/grammar error.</p>
55.	139	3780	<p>Under Solid Waste and Recycling. You may want to add that the “town downtown trash and recycling center’ was replaced with all new fencing and materials as an upgrade to this feature (I believe completed in spring 2023).</p>

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56.	139	3787	States that Mount Airy is committed to” state-of-the-art” recycling programs in the future. What are these state of the art programs? Please describe our future vision here.
57.	139	3799	States that “the town should explore the viability of implementing a composting program for biodegradable wastes with a commercial company as part of the waste collection program.” If this is a recommendation, shouldn’t this be an action step / objective in the plan?
58.	146	3962	Change “traffic routing” TO: “traffic safety.”
59.	150	4295	Here and elsewhere similarly: add in PFAS treatment as well as monitoring. “Implement the installation of PFAS treatment technology and better PFAS monitoring...” We are not just trying to better monitor, but also install treatment to achieve drinking water standards and goals at or below Federal PFAS drinking water standards.
60.	151	4264	Reduce our open space deficit. Need to get more aggressive here. Consider, as mentioned earlier, requiring commercial and industrial properties to contribute in some manner. Consider changing the open space waiver requirement such that it occurs at the preconcept phase for MXD properties.  Can add here, or to another objective that states: “Identify lessons learned from past zoning and site development plan review and approval processes and decisions for any improvement needed to the town code through legislative actions.” This would be a good catch-all objective for improvement of our zoning and site development plan processes.
61.	157	4269	We need to take care to respect the rights of property owners involved in the urban renewal process.
62.	158	4292	“Maintain the calculations of future growth demands upon water, sewer, and police services.”  This is excellent! Suggest broadening to ALL APFO elements. This would allow the town and any citizen to see the big picture on the status of ALL APFO elements at any given time, and when considering an additional property for development or annexation. Further, I suggest that a user-friendly DASHBOARD be created to display this information. It need not be too sophisticated.

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63.	158	4278; 4300	I suggest putting some “curbstone language” on these statements such that these “missing middle” [in my view Mixed Use high density] housing types must be appropriately scaled and proportioned within an individual development to ensure they do not impact the community identity of the local surroundings and more broadly the town of Mt. Airy.
64.	159	4268	<p>Regarding your proposal for pursuing medical facilities or same day surgery centers, consider the comments offered by the EDC provided under separate cover and also provided here:</p> <p>“Part 1. The commission was informed that the master plan included zoning for a medical campus within the town limits. While the commission does not take issue with that type of business, we feel that it may be unrealistic without a healthcare system like Life Bridge or Medstar already on board. Typically, medical campuses are developed around an anchor hospital, which Mount Airy does not currently have. Attracting a health system to build a medical office building park with doctors' offices, diagnostic imaging, etc. as a stand-alone facility may be difficult. The commission has not seen the master plan, so the details of the proposal are not known to us. The commission feels that a more realistic use of available land would be for commercial warehouse and retail buildings.”</p>
65.	160	4266	<p>Regarding “Create world-class industrial campuses within our two existing Industrial Districts.”</p> <p>Define what “world-class” is. And how many vacant lots remain within our two existing industrial districts that could support such “campuses”?</p>
66.	160	4268	<p>Add after the word “environment” ...”while protecting our environment, safety and health, and preserving our cultural/historical resources and community identity.”</p> <p>END OF COMMENT SET.</p>