

KEEDYSVILLE COMPREHENSIVE PLAN IMPLEMENTATION

INTRODUCTION

There are several sections of the Comprehensive Plan that have implementation goals, policies, and strategies. To avoid the past idea of a Comprehensive Plan being placed on a shelf to pick up dust, a Plan Implementation section has been included. Not only will all goals, policies, and strategies be placed in a logical order, the Planning Commission may make recommendations to the Mayor and Council relative to what priority the specific actions should have. Determinants of prioritization may be, but are not limited to: budget, grant availability, logical sequence of accomplishing one priority before the other, and timing of the needed action. Certainly there are other reasons to assign one priority before the other; however, these will surface at the time of prioritization.

There should be three levels of priorities. The first is Priority 1: those items that are short term and/or critical; Priority 2: those items that should be done within the approximately the next ten years; and Priority 3: those items that should be completed by the end of the planning period in 2030. However, it is recognized that the priorities may change with the six year update of the Comprehensive Plan or when funds become available via grants. On going projects or tasks will be designated as OG rather than Priority 1, 2, or 3.

Obviously, the highest priorities will be completed first. In addition, each priority will be the responsibility of an appropriate agency, staff, jurisdiction, or several entities and assigned as such. Some tasks will require a partnership between different entities; however, the main entity listed will direct and manage the project and assure completion. Some tasks are dependent on other tasks to be done first: before they can be completed. This is true with phasing of infrastructure goals, policies, and strategies.

Following are abbreviations that will be placed in the column next to a priority that represents the entity that is responsible for completing the priority. In some cases, two or three entities may be placed in the box, if there are partnerships to complete a task. Additions may be made to this list as the need arises; however, any major change in this or any other section of the Comprehensive Plan should receive approval of the Mayor and Council after the appropriate public hearings.

CIP	Capital Improvements Program
DA	Developer/Applicant
DPW	Department of Public Works
MDE	Maryland Department of the Environment
FIN	Keedysville Treasurer
GD	Grant Dependent
KAT	Keedysville Attorney
KE	Keedysville Engineer
KMC	Keedysville Mayor and Council
KPC	Keedysville Planning Commission
MD	State of Maryland
OG	Project On-Going
POL	Police
SHA	State Highway Administration

TB	Town of Boonsboro (includes Fire and Rescue Companies)
TS	Town of Sharpsburg (includes Fire and Rescue Companies)
WCC	Washington County Commissioners
WCE	Washington County Economic Development.
WPC	Washington County Planning
WCPS	Washington County Public Schools
WCT	Washington County Tourism
WWRF	Washington County Antietam Water Reclamation Facility

Policy and Implementation Strategy		Priority	Responsibility
<i>Land Use</i>			
LU.1	Promote new or redevelopment that incorporates environmental resources as site amenities. This can be incorporated in the Zoning Ordinance as a low percentage of SWM and be increased if it proves beneficial to the Town.	OG	KPC
LU.2	Require new or redevelopment projects to provide handicap accessible access on pedestrian walkways and public sidewalks.	1 OG	KPC
LU.3	A Town Tree list should be prepared and adopted so that the appropriate species of Street Trees and landscaping for public and private projects would be used which may provide a cost savings to the Town. Appropriate street trees and landscaping should be added to the Town's gateways.	1	KPC
LU.4	Provide incentives for adaptive reuse of historic structures and incentives to preserve or document historic structures in Town rather than demolish them.	3 OG	KPC
LU.5	Review and amend the Development Regulations to expand and further define screening and buffer yard requirements when incompatible uses are adjacent to each other; and, to accommodate future increased density.	3 OG	KPC/KMC
LU.6	Continue to require Best Management Practices and Low-Impact Development (LID) in site design techniques to minimize the impact of infrastructure on adjacent environmentally sensitive areas.	2 OG	KPC
LU.7	Avoid potential negative impacts on the built environment through site design with emphasis on facility access, building heights, scale, massing, and setbacks.	3 OG	KPC
LU.8	Require developers to partner with the Town to fund infrastructure improvements associated with their development and develop and approve developer agreements for all proffers made during the review and approval of final site plans.	1 OG	KPC
LU.9	Reduce sign pollution by amending land use regulations to promote the use of monumental signs and avoid pole and temporary signs. Encourage residents to clear sidewalks of obstacles and vehicles that impede handicap accessibility.	OG	KPC
LU.10	Encourage new development and redevelopment to be compatible with the character of existing or already approved planned development in the neighborhood.	1 OG	KPC
LU.11	Avoid commercial traffic from traveling in Residential neighborhoods.	OG	KPC
LU.12	Prohibit inappropriate land uses in the well head protection overlay when established.	1 OG	KPC
LU.13	Practice good site design and protect environmental resources when approving new development.	OG	KPC

Policy and Implementation Strategy		Priority	Responsibility
LU.14	Ensure that any increased impact or strain on Town infrastructure that is results from new development is financially shared by the developer of such development.	1 OG	KPC
LU.15	Establish fee in lieu of parking, parkland, and recreational facilities and resources required by new development in the Zoning Ordinance so that new development pays its fair share.	1 OG	KPC/KMC
<i>Environmental</i>			
EN.1	Encourage protection and minimize adverse impacts of public and privately owned wetlands and the 100 year floodplain, nontidal wetlands, and well heads.	OG	KPC
	<i>1. Identify areas that flood and pose a threat to adjacent development and establish a greater buffer from the stream bank than is in the current Zoning Ordinance.</i>	2 OG	KPC
	<i>2. Promote appreciation of the natural environment by capitalizing on the educational and recreational values and opportunities in the natural area at the north end of Town.</i>	OG	KPC
	<i>3. Establish development regulations to protect well heads by establishing a zone of influence overlay which prohibits certain land uses that could result in pollution of the spring and the Town's water source. This action may include County and Town properties and coordination with the County Planning Department.</i>	1 OG	KPC
EN.2	Encourage regeneration of lost or damaged natural and man-made environmental features.	OG	KPC
	<i>1. Establish a Tree City program to enhance streetscapes that provide shade and reduces stormwater. A tree list should be used that lists trees in public areas that are indigenous to the area, survives during storms, and does not break up concrete and macadam in the streetscape. Private land owners should be encouraged to use the tree lists for plantings during development review.</i>	3	KPC
	<i>2. Establish a tree species list for planting within the Town public right of way and public lands so that trees are not of the type to damage side walks and species are mixed to avoid loss of major tree stands due to blight, disease or storm damage.</i>	1	KPC
	<i>3. Identify properties within the 100 year flood plain and discourage any expansion of existing buildings that are flood prone and encourage land uses like parking lots with permeable paving surfaces and park land in these areas.</i>	1	KPC
	<i>4. Protect steep slopes and require landscaping and trees to be part of the site planning process.</i>	OG	KPC
	<i>5. Identify sites available for tree planting and off-site mitigation.</i>	OG	KPC
	<i>6. Require forest conservation plantings to be placed on a parcel that is developing if the tract is vacant and over 40,000 square feet in size unless it is in the downtown area and there is impervious surface already on the parcel. Modifications and fee in lieu of forest conservation should only be used in areas where they are appropriate.</i>	OG	KPC
EN.3	Promote and plan educational programs to foster and provide a greater public awareness of the importance for conserving and sustaining natural and man-made resources.	OG	KPC

Policy and Implementation Strategy	Priority	Responsibility
	1. Encourage citizens to use techniques to save water, properly dispose of pollutants, and to recycle household waste.	OG KMC
	2. Establish a public education campaign for recycling solid waste and reduce the waste stream taken to the landfill.	OG KPC
	3. Encourage voluntary cooperation by the Town's citizens, businesses, and landowners in conserving as much of the natural vegetation as is feasible.	OG KPC/KMC
	4. Encourage and educate Town residents to voluntarily use rain barrels to collect water from their roof drains for their yards; and, to compost and mulch their own yard waste such as grass clipping, leaves, and twigs to reduce the waste stream and to improve the saturation rate in their yard.	OG KPC/KMC
	5. When reviewing final site plans, consider the use of pervious surface materials for parking if there will not be much traffic or impact on the lot. This application is not appropriate for heavy parking usage.	2 OG KPC/KMC
EN.4	Continue to maintain a sufficient and potable water supply for consumption and fire-protection. Coordinate efforts with the town of Boonsboro to maintain adequate water taps to support necessary future development.	1 OG KMC/TB
	1. Continue meeting with the Town of Boonsboro relative to potable water issues.	1 OG KMC/TB
EN.5	Maintain a safe and efficient collection and treatment of sewerage, and continue to provide for efficient and innovative storm water management.	OG KMC/WWRF
	1. During development review, establish pocket parks to provide passive recreation and bio-retention (rain gardens) to absorb, clean, and reduce storm water management.	2 OG KPC
EN. 6	Coordinate implementation of new and existing environment protection programs and regulations in partnership with Washington County and the State.	OG KPC
	1. Encourage State Highway Administration to make planned public improvement to Main Street and to underground utility lines.	1 KMC/SHA
EN.7	Resolve unavoidable competitions between economic and environmental policy through the use of flexible regulations and innovative development techniques.	2 OG KPC
	1. Periodically review updates to any Environmental regulations and update land use regulations for compliance.	OG KPC/KMC
	2. Continue to improve and streamline development regulations.	OG KPC/KMC
	3. Promote green building and low impact development.	2/OG KPC/KMC
EN.8	Protect rare, threatened and endangered species.	OG KPC/MDE
	1. Establish standards in the development review process to require evaluation of the presence of rare, threatened and endangered species on development sites.	OG KPC/MDE
EN.9	Evaluate and seek funding for the Town's storm management water facilities and provide for upgrades for the benefits of all citizens.	1 KMC/SHA
	1. Continue to eliminate or control storm water problems by enforcing the Town's storm water management ordinance and identify any innovative ways to reduce storm water.	OG KPC

Policy and Implementation Strategy		Priority	Responsibility
	2. Require storm filters in new and reconstructed parking lots to treat storm water.	1 OG	KPC/KMC
	3. Strive to reduce impervious cover and promote best practices for storm water management.	OG	KPC
	4. Incorporate Low Impact Development (LID) techniques into the Land Use Regulations.	2 OG	KPC/KMC
Community Facilities			
CF.1	Work with the Fire Department to determine what types of obstacles impede their service within the Town.	1	KPC/KMC/ TB/TS
	<i>1. Encourage the fire and rescue service providers to review development plans during an early stage in the development process, especially with large projects.</i>	1 OG	KMC
	<i>2. Support any efforts to have electric lines put underground.</i>	3	KMC
	<i>3. Continue to prohibit open burning in Town.</i>	OG	KMC
	<i>4. Continue to test fire hydrants on a regular basis, especially when new construction that may affect pressure in water lines is being reviewed during the development process.</i>	1	KMC
CF.2	Encourage fire related public awareness to the citizens by providing education programs for children and the community.	OG	KMC
CF.3	Consider adopting an ordinance to require having fire suppression on all new or redeveloped properties.	3	KMC
CF.4	Support your local public safety organizations.	1	KMC
CF.5	Provide statistics of crimes that are occurring in Town and report any sex offenders to the public periodically. Make public awareness a priority.	1	POL/KMC
CF.6	Work closely with the Emergency Service organizations to identify and preserve sites for future public service expansion.	3	KMC/TB/TS
CF.7	Establish a neighborhood watch program and fund signage and publications necessary to publish it.	3	KMC/TB/TS
CF.8	Ensure that private developers bear their fair share of the burden of providing public facilities and services to the residents or users of their projects or when their development has decreased the level of service for a specific facility.	1 OG	KPC/KMC
CF.9	Support the library and identify needs and funding to support those needs.	1 OG	KMC
CF.10	Continue to encourage residents to recycle, and reuse household items. Shred yard waste to reduce the waste stream and provide mulch for yards.	3 OG	KMC
CF.11	Continue to dispose of yard waste if not mulched; save water by using soaker hoses for gardens, and rain barrels to collect rain water to water yards.	3 OG	KMC
CF.12	Define, identify, retain, and preserve the historic buildings in the Historic District.	1 OG	KMC
CF.13	Identify the physical characteristics and qualities that need to be strengthened to revise and/or expand the existing Zoning Ordinance with design guidelines relative to proper height, scale, articulation, massing, setbacks, and elements of design that the Town is trying to achieve.	3	KPC/KMC

Policy and Implementation Strategy		Priority	Responsibility
CF.14	When planting replacement trees and landscaping in the Town use appropriate species that will uptake water, will not raise sidewalks, be invasive, and will provide shade.	1	KPC/KMC
CF.15	Streetlights, trash receptacles, street furniture, and in ground planters should be encouraged; however, a design for future placement of these structures should be adopted and placed in standard details so that development in Town will be compatible as the Town continues to develop.	3	KPC/KMC
CF.16	Amend the Zoning Ordinance to include design guidelines that contains elements of the historic fabric of Keedysville as guidelines to maintain the historic district and require new development or major development to be compatible with the existing community character.	1	KPC
CF.17	New building design should be integrated into the overall design of the historical features of existing buildings in Town. Encourage design elements that have historically appeared in Keedysville to complement the design and make it compatible with adjacent development: but, do not to replicate the design.	1	KPC
CF.18	Infill development should be compatible architecturally and meet the set backs, height, and style of the adjacent development, if historical in character.	1	KPC
CF.19	Design of major additions of historical structures should be supported with appropriate historical, pictorial, or physical documentation before approval or any demolition takes place.	1	KPC
CF.20	Encourage a shared public-private partnership in promoting and achieving high quality development and design especially in downtown. Explore the possibility of providing incentives to encourage the use of design guidelines in proposed plans.	3	KPC/DA
CF.21	Review design guidelines concepts and study application of the same before revising the Zoning Ordinance and establishing specific requirements that must be well written and clearly understandable.	3	KPC
CF.22	Building heights should not be permitted that exceed the maximum height dictated by the Zoning Ordinance. The Zoning Ordinance should be amended to include a list of criteria that is required to be met if it is necessary to consider a variance from height requirements.	1	KPC
CF.23	Loading areas, mechanical equipment, and dumpsters should be screened and should not be visible from the public right of way. Walls, fences, and vegetative screening should be used to obscure or mitigate the line of sight from public view, if possible.	3	KPC
CF.24	Exhaust fans, and roof mounted equipment should be screened from the public right of way and adjacent properties. Commercial antennas and satellite dishes should be integrated within or close to the top of the building.	1	KPC

Policy and Implementation Strategy		Priority	Responsibility
CF.25	Include Low Impact Development (LID) techniques, rain gardens, and vegetation to uptake and help to collect storm water during construction of new facilities. Require storm filters in new and reconstructed parking lots to treat storm water.	3	KPC
CF.26	Support and seek funding for bicycle and pedestrian shared use paths as a component of recreational activities planned and an alternative transportation option in the Town.	3	KMC/MD
CF.27	Encourage the use of monument signage and discourage paper, plastic, balloons, and other types of temporary signs.	1	KPC
CF.28	Cross walks should have a change in paving material from the street, such as brick or stamped concrete, to make drivers aware of the crossings.	3	KMC
CF.29	Appoint a committee to study the concept of constructing a phased share use path system in the Town. Recommendations should include alignment of paths, crossings, materials and widths, identifying the necessary right of way for paths, destinations, and safety features. New development should incorporate a shared path into their design.	3	KMC
CF.30	Increase the amount of active open space and public recreation amenities by requiring developers' contribution or construction of public park facilities as part of the impact of adding new residences to the Town.	2	KPC/DA
CF.31	Amend the Zoning Ordinance to provide for dedication of public parkland to the Town which would be required by new residential development for recreational purposes. Adopt standards relative to size, amount of land that may be in the floodplain or nontidal wetlands, and fees in lieu of parkland if a development does not have appropriate parkland for public purposes.	2	KPC
	<i>1. Review the Zoning Ordinance relative to parkland, floodplain, and nontidal wetland regulations that may be associated with providing park land in the Town.</i>	3	KPC
	<i>2. Amend the Zoning Ordinance to provide for regulations for the provision of parkland or a fee in lieu or parkland policy for new residential developments that will burden the park's system.</i>	3	KPC
	<i>3. Establish a committee to work on a Park's Plan that will be coordinated with population growth in the Town. A Park's Plan would designate locations for new parks as well as expansion of existing parks. The Park's Plan should provide an assessment of existing resources and needs of new equipment to serve the growing population.</i>	3	KPC/KMC
	<i>4. Establish regulations for lighting, landscaping requirements, and parking for new or expanded park areas.</i>	3	KPC
CF.32	Ensure that there are multiple activities and programs for all residents and tourists that visit the Town.	3	KMC

Policy and Implementation Strategy	Priority	Responsibility
<i>1. Provide an assessment of recreational needs in the community and forecast the amount of park and recreational facilities will be necessary based on the National Recreation and Park Association standards.</i>	3	KPC/KMC
<i>2. During the update of the Zoning Ordinance incorporate the National Recreation and Park Association's standards and create requirements for new or redevelopment of residential site to provide parkland based on the number of units in the development.</i>	3	KPC
<i>3. Identify sites for small pocket parks.</i>	3	KPC
<i>4. Develop passive park amenities or features in lieu of landscaping or part of the landscaping requirement in downtown developments. Amend the Zoning Ordinance to add this provision.</i>	3	KPC
Housing		
H.1 Promote the availability of an adequate housing supply for current and future residents.	3	KPC/KMC
<i>1. Encourage a mix of dwelling types that are affordable to all citizens.</i>	3	KPC
<i>2. Encourage higher density dwelling units in Medium Residential district when merited by population increase.</i>	3	KPC
<i>3. Balance additional housing stock development with the preservation and conservation easements as dictated in the County Comprehensive Plan and to preserve Keedysville's Historic Preservation district and Rural Legacy designated properties.</i>	2	KPC/KMC
H.2 Promote the development of a mix of housing that is commensurate with the range of incomes for all citizens.	3	KPC/KMC
H.3 Support housing for the elderly and individuals that are disabled.	1	KMC
<i>1. Encourage new buildings to have features that could be adapted to accommodate elderly or the disabled.</i>	1	KPC/KMC
<i>2. Encourage developers of new or rehabilitated dwellings to be adaptable to accommodate the elderly or those who are disabled.</i>	1	KPC/KMC
H.4 Encourage the rehabilitation or adaptive reuse of substandard housing through public and private actions and grants.	2	KMC
H.5 Support and encourage Historic Preservation.	1	KPC/KMC
<i>1. Promote the presence of the historic structures in Town, and provide incentives to encourage the use of the design guidelines in the Community Facilities chapter of this Comprehensive Plan.</i>	2	KPC
<i>2. Consider appointing a Historic District Commission as provided for in the Zoning Ordinance or amend that section to reference use of design guidelines for historic structures that the Planning Commission may use when encouraging good design for projects in the historic district.</i>	3	KMC

Policy and Implementation Strategy		Priority	Responsibility
H.6	Support and encourage Home Based Businesses; however, uses should be compatible with the character of the neighborhoods that they are located in.	2	KMC
<i>Economic</i>			
EC.1	Promote a diversified economic mix of uses in Town.	1	KMC
	<i>1. Explore the financial impact of acquiring additional sewer and water taps for future development to provide for density in the Medium Density Residential area to provide for seniors and affordable housing for singles and younger families as the population grows.</i>	1	KMC
	<i>2. Encourage any opportunity to provide less vehicular trips on Main Street and promote walking and a bicycle route to connect the west side of Town with the Washington County bike path that accesses Mt. Briar Road. Request striping for bicyclists and pedestrians to use the shoulder of Maryland Route 34 for trips to Boonsboro.</i>	1	KMC/WCC
	<i>3. Encourage and attract a retail mix of small businesses and specialty goods and services that contribute to the economic mix while respecting the size, scale, and historic character of the community. Encourage small business development that can provide parking and maintain the historic character of the Town.</i>	1	KMC
EC.2	Encourage car pooling by supporting Park and Ride lots in South County.	2	KMC/SHA
EC.3	Encourage infill development before considering annexation of additional land.	2	KMC
EC.4	Seek Planning Commission future infrastructure improvement recommendations to be made and heard at a public hearing as part of the capital improvement budget approval process.	2	KMC
EC.5	Analyze the cost of review of development applications and compare the Town's fees to other jurisdictions to be sure they are comparable.	2	KPC/KMC
EC.6	Encourage and assist the private sector in obtaining State funding for neighborhood business revitalization projects that further the objectives of this Plan.	2	KMC/DA
EC.7	Continue to apply for outside sources of revenue for needed capital improvements and maintenance of the same and coordinate major public improvement with adjacent jurisdictions, County, or State to save infrastructure costs.	1	KMC
EC.8	Revisit and reaffirm the Home Occupation regulations to be sure that businesses will not be operated that negatively impact residential neighborhoods.	1	KPC/KMC
	<i>1. Consider amending the Zoning Ordinance to provide more definitive criteria for granting of a special exception for appropriate home occupations that are compatible with the neighborhood.</i>	2	KPC
EC.9	Continue to develop a strong public participation program in government decision-making.	1	KMC

Policy and Implementation Strategy		Priority	Responsibility
EC.10	Continue to provide adequate notice for public hearing and provide information on the issues that will be discussed at the public hearings.	1	KMC
EC.11	Explore opportunities to secure grant monies to fund infrastructure and recreational projects.	1	KMC
Transportation			
T.1	Coordinate with state and federal agencies, local governments, and providers of transportation services when planning and funding transportation links and services.	3	KMC
	<i>1. Coordinate funding and development of transportation projects with public and private investment and in combination with other jurisdictions, if possible.</i>	3	KMC/DA
	<i>2. Support striping and signage along Maryland Route 34 between Keedysville east to Boonsboro to provide alternate short range transportation and recreational opportunities for citizens and tourists.</i>	3	KMC
	<i>3. Amend the Zoning Ordinance to provide parking criteria that solidifies shared parking in the Town Residential zoning district and explore shared parking when two land uses operate at the different times.</i>	3	KPC
	<i>4. Discourage commercial truck traffic routes through residential neighborhoods.</i>	1	KPC
	<i>5. Design and construct well lighted and safe parking areas that are compatible with adjacent residential areas.</i>	2	KPC/KMC/DA
	<i>6. Provide handicap accessible parking areas and bicycle rack parking in areas of Town that can support bicycle routes, if established.</i>	2	KPC/KMC/DA
	<i>7. Encourage bioretention areas for storm water management and pervious paving in new parking areas when at all possible.</i>	2	KPC
	<i>8. Coordinate new entrances onto Rt. 34.</i>	1	KPC/SHA
T.2	Educate Citizens on the Transportation Goals, Policies, and Implementation Strategies.	3	KPC/KMC
	<i>1. Provide information on the web site and at Town Hall if bicycle paths and County Commuter service becomes available in future years.</i>	1	KMC
T.3	Provide Street classification designations and descriptions in the Town's Standard Details and Specifications. Describe streets, confined streets, bicycle pedestrian paths and other transportation related improvements.	2	KPC/KMC/KE
	<i>1. Provide standard details and specifications for all types of motor vehicles, transit, bicycle, and pedestrian, for each street classification. Include sidewalks, street lights, and street trees that are in conformance with this Plan.</i>	2	KPC/KMC/KE
T.4	Support a bicycle and pedestrian path.		
	<i>1. Make development of a shared path plan a Town effort with coordination from the County; establish a mechanism to ensure coordination.</i>	2	KPC/WPC

Policy and Implementation Strategy	Priority	Responsibility
2. <i>Develop a bicycle and pedestrian program that focuses on safe, direct routes that serve all neighborhoods.</i>	2	KPC/KMC
3. <i>Promote bicycling and walking and encourage safe travel habits.</i>	1	KPC/KMC
4. <i>Safe and convenient bicycle parking should be provided along routes to nearby link shopping, residential communities, park lands and other activity centers.</i>	2	KPC/KMC
T.5 Amend the Zoning Ordinance to include the option of traffic calming devices, when necessary, and add selected measures to the Town's Standard Details and Specifications.	1	KPC
1. <i>Consider traffic calming measures in areas were there are safety issues or hazard due to vehicular/pedestrian conflicts and consultant the proper authorities before making decisions.</i>	1	KPC/KMC
T.6 Support Public Transit.		
1. <i>Support and encourage public transit services to provide transportation opportunities for the seniors who live in Town.</i>	1	KMC
T.7 Improve parking, sidewalks, streets for pedestrian/vehicular safety.	1	KMC
1. <i>Support improvements to Main Street by repairing or installing sidewalks, curb, parking and streetscape and apply for grant assistance from the State Highway Administration utilizing funding from the Community Safety and Enhancement Program and/or Streetscape Program.</i>	1	KMC
2. <i>Implement shared bicycle/pedestrian paths through Town where feasible.</i>	1	KMC
3. <i>Install or repair sidewalks through Town to create a safe and continuous path.</i>	1	KMC
4. <i>Require new development assess transportation impracts, provide a well connected street network including pedestrian and bicycle facilities and connect the adjacent neighborhoods.</i>	1	KPC/KMC
Water Resource Element		
WR.1 In order to minimize nutrient runoff and erosion, Best Management Practices including environmental site design to the maximum extent possible as required by the 2007 State stormwater design guidelines to reduce impacts from development is recommended to be completed. Such techniques include the following implementation strategies.	1	KMC
1. <i>Minimizing disturbance by clustering development and preserving open space.</i>	2	KPC
2. <i>Vegetative filter strips and other multi-functional landscape areas.</i>	1	KPC
3. <i>Utilizing roof top storage on new construction.</i>	1	KPC
4. <i>Develop bioretention or microbioretention facilities in appropriate places such as parking lots.</i>	2	KPC
5. <i>Use drywells onsite.</i>	1	KPC
6. <i>Encourage the planting of street trees and landscaping to reduce temperature and enhance nutrient reduction.</i>	1	KPC/KMC
7. <i>Use infiltration trenches and rain gardens.</i>	1	KPC/KMC

Policy and Implementation Strategy	Priority	Responsibility
	8. <i>Limit overall impervious surfaces to twenty-five percent or less on new construction.</i>	2 KPC
	9. <i>Rainwater harvesting.</i>	2 KPC
WR.2	Major capital and operational improvements that address long-range needs for public water and sewer must be utilized.	KMC/WWRF/ TB
	1. <i>Add Backflow Preventers to individual water services for existing customers to prevent potential contamination of the water supply.</i>	1 KMC
	2. <i>Develop a system for allocating and monitoring sewer and water taps.</i>	1 KMC
	3. <i>Since there is a limited amount of taps available to Keedysville, the Town should consider a Sunshine Policy where the taps must be used in a certain time period or they must be placed back into the tap pool to be available for other applicants.</i>	1 KMC
	4. <i>Replace aging water line along Main Street to reduce leaks.</i>	1 KMC
	5. <i>Add additional water sources and water treatment capacity.</i>	1 KMC/WWRF/ TB
	6. <i>Expand the existing wastewater treatment plant by year 2020.</i>	1 KMC/WWRF
	7. <i>Reduce unaccounted for water loss through reducing pressures, monitoring, and leak detection.</i>	1 KMC
	8. <i>Initiate a wellhead protection plan to identify the spring recharge area and implement land use controls to prohibit certain potential contaminants from development activity..</i>	1 KMC