

Local Government Updates



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Wicomico County Legislative Issues

Septic Task Force:

This week I'll be meet with Amanda Pollack and Adam Corry, this is on the heels of their presentation to the Council regarding sewer extension and the County's Master Plan.

I wanted to get some more information regarding the Master Plan – the plan is generally to expand on existing sewer systems first, bringing connections into the expanded sewer. “low hanging fruit” first. But because some systems are in need of upgrades, and expansion cannot happen until these upgrades happen, projects like Parsonsburg will take nearly eight years to begin.

I had also expressed my concern with holding tanks, the devaluing of property due to them, and that impact on the tax base. Mr. Corry explained to me that under a County's Master plan, there exists different zoning. MDE cannot issue a holding tank in many of these water/sewer zones and that permission must be granted from the steward of the County's Master plan to issue a holding tank in these zones. I've requested more information on this, but it seems to be an added protection for homeowners.

They had also stressed the importance of an updated Master Plan as funding for upgrades and infrastructure will not be given without an on-time and updated plan.

Also, onsite sewage systems are not recorded by the health department, and there is no way to know the percentages of system types in Wicomico without looking at permits individually.





Wicomico County Legislative Issues

Sanitation Commission

Expect legislation for a Wicomico Sanitation Commission in the next four weeks, which will establish a three-member commission to oversee the implementation of the County's Master plan. Members serve for six years and give recommendations to the Council on spending, rate structures, and future planning. It is meant to be comprised of professionals and experts to support the Council in their decision making.





Wicomico County Legislative Issues

Landfill

Mr. Corry's office is at the Wicomico Landfill, which is an impressive operation. Between high equipment costs, manpower requirements, odd weather this year, and a rapidly filling landfill, he certainly has a lot to juggle as Landfill Administrator.

After we met Mr. Corry took me on a tour of his facility, and with the landfill in the news recently, I'm thankful to have a first-hand explanation of the increase in tipping fees, the new procurements, the dredging of the river issue, and the County's plan to slow dumping as they open a new cell on the existing landfill and begin opening the new landfill, which will be across the street.

Mr. Corry and Ms. Pollack will be joining us in future sewer/septic discussions.





Wicomico County Legislative Issues

Wicomico Planning and Zoning

The County Council passed the adoption of a County P&Z Commission, which will take effect Aug, 19th. Details are as follows:

- Start date of Sept 1, 2025.
- Meets once per month unless there is no pending business. Special sessions can be called by the Chair.
- Members can enter land to make examinations.
- Members shall be confirmed by the County Council.
- Members serve five-year terms.
- The first board will consist of three members which serve three years and four members which serve five years (to stagger members and not have seven vacancies at once).
- Members cannot serve more than two consecutive terms.
- Members must be 21 years of age, live in the county, and complete the necessary education within 6 months of appointment.

Submit a letter of intent and a resume to ltaylor@wicomicocounty.org to apply for the County P&Z board.

Salisbury had their first introduction of their own P&Z board. This began in work session and is still several weeks from adoption, but it models the Wicomico legislation closely.





Somerset County Legislative Issues

Tawes

We've sent our deposit for Tawes on Sept. 24, keeping things the same as we have previously.

We are looking for event sponsors, please direct those interested in attending, volunteering, or sponsoring the event to this link: <https://members.coastalrealtors.org/event-calendar/Details/2025-j-millard-tawes-crab-and-clam-bake-1398323?sourceTypeId=Hub>





Worcester County Legislative Issues

Nonconforming Properties

There are about 250 dwelling units that are nonconforming in the R-1 and MH zones in Ocean City. Most of these are in Caine Woods and Little Salisbury. The Council has shown the intent to address these properties at a later date, after the referendum vote ends on July 22nd. I'll be looking for any public notices as amendments to the current set of rental restriction ordinances will have to come before the Council and the public.





Worcester County Legislative Issues

Mailers to OCMD Voters

We have completed our supplemental mailer to OCMD qualified voters. Between our first and second rounds of mail, about 6,200 OCMD full time residents have mail addressed to them, which is nearly all qualified voters in the town.

I'm working through a second list from Worcester County where it is likely that their address is invalid, so I'll be sending what I can after correcting those addresses.

Thank you to all who came out to help!

