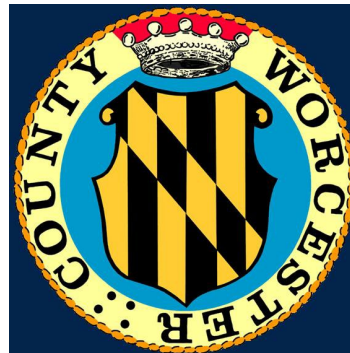


Local Government Updates



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Wicomico County Legislative Issues

Salisbury Planning and Zoning

Salisbury P&Z Board is still in work session.

Four members shall reside in the city limits; the remaining three members may live in the greater Salisbury area (21804 or 21801).

Working in these zip codes are not qualifiers; one must live in these areas.

This should appear for a first reading at the next Council meeting.





Wicomico County Legislative Issues

Septic Task Force:

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

Creation of a Sanitary Commission in Wicomico County

Adam Corry expressed intent to present legislation for the creation of a Sanitary Commission to the Wicomico County Council on July 15th. During our meeting three weeks ago, he had asked if we would offer a letter of support. I had explained that until we see a draft of the legislation, I cannot commit to doing so. I have requested the information he is willing to share with us and have compiled the following information.

Legislation will be presented soon, and the Council will have an open work session on 7/15 to view a presentation on this Commission.





Wicomico County Legislative Issues

Beginning of Sewer Expansion in Wicomico County

Sewer expansion in Wicomico County will begin with the “low hanging fruit”: the expansion of existing municipal sewer systems. On July 1st, the Council began that process with **Resolution No. 95-2025 – Approving a Multiyear Contract Agreement with KCI Technologies Inc.**

Bids were accepted until May 14th, 2025 for the **Wicomico County Septic Elimination and Salisbury Sewer Extension Project**. The Scope of work for this project includes Design Services, Permitting Services, Bidding Services, Construction Administration Services, and Construction Inspection Services.

The expected cost of this project is approximately \$8.7 million. Design work is forward funded and MDE funding information is released this month. Should the County not receive MDE funding, then they’ll reapply next year.





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

Vote this Tuesday the 22nd

Registered OCMD voters will be able to vote “against” or “for” the ordinance which prohibits rentals of less than six days, which becomes a prohibition of rentals less than 31 days in 2027, at the Convention Center this Tuesday the 22nd.

Offshore Wind

The motion to dismiss our suit against the US Department of the Interior was denied, and all counts of the suit against BOEM and US Wind will proceed.

THE OCMD Mayor and Council will be presented a Stop Offshore Wind campaign on 7/7.





Worcester County Legislative Issues

Berlin

Berlin has more parking! A new lot is open on west street.

Also, the old Tyson processing plant has been rezoned for commercial use as a part of the town's agreement with Palmer and Sandy Gillis. Their purchase of this property is for future commercial development near Heron Park.

Ocean Pines

Changes proposed by the ARC Committee that will require new "as-built" surveys at the cost to the homeowner / seller will be held for the time being. After speaking to the committee's chair, she had expressed her understanding of the need for a new look at the survey requirement. **On 7/21, there'll be an ARC meeting at 9:30AM in the Ocean Pines administrative building**, on the north side of Pines. I'm staying on top of this.



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Worcester County Legislative Issues

Offshore Wind

The EPA has decided that the US Wind's MDE permit was issued in error and must reissue the permit and clarify and make adjustments to said permit.

Failure to do so would revoke this permit.

[Read the letter here.](#)

Those curious about the failed turbine in Massachusetts last year, a settlement was just reached for \$10.5 million.





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!



MR New Addenda

Pet Addenda

MR has approved including a pet addenda on their forms page for landlords use for residential leases during their last executive meeting.

