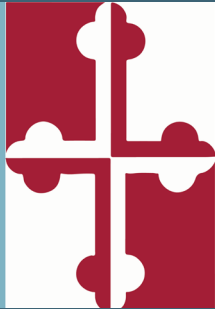


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1983 MARYLAND PLANNING COMMISSIONERS ASSOCIATION 2023
ANNUAL STATEWIDE CONFERENCE OCTOBER 24-26 KENT ISLAND, MD.
"FORTY YEARS OF CHANGE; FORTY YEARS OF OPPORTUNITY"



MPCA
Maryland Planning
Commissioners Association



Welcome Message from MPCA President, Danny Winborne



It is with great pleasure to welcome you to the 40th Annual Conference of the Maryland Planning Commissioners Association.

We are honored to be hosted by Queen Anne's County in this beautiful location on Kent Island. We are appreciative of the tireless work required in putting together our first three-day conference for those who are passionate about the issues of planning across the state.

This year's Conference Theme is *Forty Years of Change; Forty Years of Opportunity*. We'll be taking a look at the accomplishments of the past and considering the important challenges that lie ahead. The role of the citizen planner is now more important than ever, collaborating with professional planners and member of our Maryland communities, writ large.

We have a wonderful line up of sessions, many of which provide AICP credits, ranging from topics such as redevelopment of brownfields to re-purposing of empty houses of worship, and improving inclusiveness of the Native American perspective to ethics in the planning profession. This promises to be an exceptional experience for all!

MPCA leadership has come back stronger than ever from the effects of the pandemic to be responsive to our members. We conducted virtual conferences and webinars, and last year resumed in-person. In 2023, we also launched our Peer Leadership Network.

The conference also offers numerous opportunities for information sharing, education, collaboration, and enrichment for our local, regional, and state planning and boards of appeals leadership. We hope you enjoy our conference and we invite you to join us on the MPCA Board as we strive to take on the planning opportunities of the next 40 years!

Sincerely,

Danny Winborne
President, Maryland Planning Commissioners Association and
Chair, Gaithersburg Planning Commission

Rebecca L. Flora, AICP, , LEED ND / BD+C: Secretary, Maryland Department of Department Keynote Speaker

Secretary Flora proudly joined the Maryland Department of Planning in 2023. Secretary Flora comes to MDP having founded and directed ReMAKE Group, LLC since 2010, a certified woman-owned business providing strategy development, predevelopment, and project management services for non-government, government, and private sector clients with a deep commitment to sustainable development practices and collaborative processes.



Previously, she spent nearly two decades in Pittsburgh working in community development, project management and performance-based metrics, including management of the Hazelwood Green project, a 178-acre mixed-use waterfront development, advancing more than \$20 million in infrastructure improvements. During her time in Pittsburgh, she also worked with numerous organizations in prestigious roles, including as the founding Executive Director of the Green Building Alliance; a member of the Board of Directors, Phipps Conservatory and Botanical Gardens; an Adjunct Faculty Member, School of Public Policy and Management, Heinz College, Carnegie Mellon University; and as the Executive Director of the South Side Local Development Company.

Secretary Flora graduated from SUNY Plattsburgh with a Bachelor of Arts in Environmental Studies and received her master's degree in Urban and Regional Planning from Virginia Tech.

Tuesday, October 24, 2023

- 7:30 a.m. Registration begins
- 9:00 a.m. **Concurrent Sessions**
Planning Commissioners Training Course
9:00 a.m. to noon
Open Meetings Act Training (Academy of Excellence)
10:00 to Noon
- 12:00 p.m. Lunch
- 1:00 p.m. Queen Anne's County Planning Overview
- 2:00 p.m. **Queen Anne's County Staff Led-Tour
Transportation Provided) (3 hours)**
- 7:00 p.m. **Dinner**

Wednesday, October 25, 2022

- 7:30 a.m. Registration begins
- 8:30 a.m. Breakfast
- 9:00 a.m. Conference Opening
- 9:30 a.m. **Plenary Session**
- 11:10 a.m.. **Concurrent Sessions (1.5 hours)**
- 12:00 p.m. **Keynote Speaker**
- 12:30 p.m. Lunch
- 1:30 p.m. MPCA Annual Meeting
- 2:00 p.m. **Concurrent Sessions (1.5 hours)**
- 3:45 p.m. **Concurrent Sessions (45 minutes)**
- 5:30 p.m. Networking Reception
- 6:00 p.m. **Dinner & Reception**

chedule*

Thursday, October 26, 2022

- 8:00 a.m. Breakfast
9:00 a.m. Plenary Session
11:45 a.m. Concurrent Sessions (45 minutes)
12:30 p.m. Conference Addresses

* See all speaker bios at the end of the program

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Conference Sponsors



Maryland
DEPARTMENT OF PLANNING



EPRPC



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EXPERIENCE EXCEPTIONAL

Maryland Planning Commissioners Association 2023 Conference

October 24-26, 2023 Program

Tuesday, October 24

7:30 a.m. Registration begins

9:00 a.m. Planning Commissioners Training Course (3 hours)

The Smart and Sustainable Growth Act of 2009 passed in the 2009 session of the Maryland General Assembly requires local jurisdiction's (county or municipal) Planning Commission/Board and Board of Appeals members to complete an education course. The Maryland Department of Planning created this course with input from the Governor's Task Force on the Future for Growth and Development, the Maryland Association of Counties (MACo), the Maryland Municipal League (MML), the Maryland Planning Commissioners Association (MPCA) and others.

(Farmstead)

Chuck Boyd; Adam Snyder; and Joe Griffiths

10:00 a.m. Open Meetings Act Training (2 hours)

In the 2017 legislative session, the Maryland General Assembly passed legislation requiring at least one member of each public body to take a training class on the Open Meetings Act. Under current law, each public body must designate at least one individual who is an employee, officer, or member to take the training class. While employees or staff can continue to take the training class, at least one member of the public body must also be designated to take the class. This training satisfies the requirement. **(Garden)**

Frank Johnson and April Ishak

12:00 p.m. Lunch

1:00 p.m. Queen Anne's County Planning Overview

Planning staff from Queen Anne's County will provide an overview of planning activities, long range efforts, and development projects in the county.

2:00 p.m. Queen Anne's County Staff Led Tour (Transportation Provided)

Kent Narrows Boatel

Grasonville/Slippery Hill Mixed Use Development

Church Hill/Bluegrass Solar

Cascia Vineyards

7:00 p.m. Dinner

Wednesday, October 25

7:30 a.m. Registration begins

8:30 a.m. Breakfast

9:00 a.m. Conference Opening

Welcome Remarks by

Chris Corchiarino, Queen Anne's County Commissioner

9:30 a.m. Plenary Session

40 years of Change, 40 Years of Opportunity

A panel composed of both experienced professional planners and community planners will share & discuss aspects of the Plenary Session topic, including:

- What have been the strongest impressions & insights you've gained from your community planning experience over the past several decades?
- What have been the biggest changes & challenges you (or your PC) have faced?
- Looking forward, how do you expect the role and challenges facing PC's & BZA's to further evolve? What issues do you feel will be the most challenging?
- In your opinion, what tools & preparations could help local planners & commissions more effectively deal with these challenges?

(Farmstead)

Deborah Carpenter, Planning Director for Frederick County, Seth Harry, Professional Planner & Architect, Tay Harris, Calvert County Planner, Edward Erfurt, Director of Community Action at Strong Towns

11:00 a.m. Break

11:10 a.m. Concurrent Session

Prophets and Profits: Reusing and Redeveloping Houses of Worship (11:10 – 11:55 a.m.)

0.75 AICP Credits, #927-9156

This session will cover a national perspective, Maryland examples, and local initiatives for redeveloping houses of worship. Several U.S. municipalities and at least one state are considering or have passed legislation to allow density bonuses for faith properties building affordable housing. The session will address the topics recently published in Planning Magazine at <https://www.planning.org/planning/2023/spring/transforming-empty-churches-into-affordable-housing-takes-more-than-a-leap-of-faith/>.

(Farmstead)

*Rick Reinhard; Dr. J. Howard Kucher;
Reverend Sam Marullo, Ph.D.*

Planning for PFAS: Addressing Emerging Contaminants at the County, City, and Community Planning Levels (11:10 – 11:55 a.m.)

0.75 AICP Credits, #927-9373

Per- and Polyfluoroalkyl Substances (PFAS) are a group of manufactured chemicals that have been used in industry and consumer products since the 1940s. There are thousands of different PFAS found in household products such as shampoos and cosmetics; industrial products such as food packaging and upholstery; and products for government/military use such as firefighting foam. One common characteristic of PFAS is that many break down very slowly and can build up in people, animals, and the environment over time. This session will focus on incorporating PFAS identification and remediation into local project planning and reducing existing and future PFAS contamination through community planning.

We will outline the elements of a successful PFAS Planning Road Map. We will address the impact changing regulations at the state and federal levels have on the ability to plan for PFAS remediation.

The session will also provide community planners with an action plan outline to understand the levels in your community and human health risks; identify additional areas of concern; prepare for forthcoming guidance; and influence rulemaking.

(Garden)

Simon Fong; Joshua Mullis

12:00 p.m. Keynote Speaker

*Rebecca L. Flora, AICP, LEED ND / BD+C
Secretary, Maryland Department of Planning*

12:30 p.m. Lunch

1:30 p.m. MPCA Annual Meeting

- Treasurer and Board Member Elections
- MPCA Initiatives

2:00 p.m. Concurrent Sessions

The Maryland Zoning CheckUp (2:00 - 3:30 p.m.)

1.5 AICP Credits, #927-9374

If you are a small or rural jurisdiction with planning authority (zoning), then The Zoning CheckUp is for you. The Zoning CheckUp has been prepared by the Maryland Department of Planning (MDP), Local Assistance and Training (LAT) Section, as a zoning code, or zoning ordinance, review guide for small and rural jurisdictions. Learn how small jurisdictions, many without planning staff, or with limited resources, have evaluated and have improved their zoning codes. In this session, participants will learn how two small jurisdictions used guidance from LAT to evaluate and update their zoning codes to reflect community standards, as well the experiences that LAT encountered while providing technical assistance. The Zoning CheckUp addresses some nuts-and-bolts zoning practices and provides a primer for a variety of planning topic areas. Jurisdictions can choose to review one, or all the available topic areas, such as, maintain the zoning map and zoning ordinance, and updating the zoning ordinance to address missing middle and accessory dwelling units, lot sizes, uses, and parking standards, and other best practices. Speakers include Ken Confalone, Chairman, Town of Charlestown Planning Commission, and Joe Rogers and David Dahlstrom, AICP, of the Maryland Department of Planning.

(Garden)

Inclusion of Native American Perspectives and People in Maryland Planning – 40Years of Change, 40 Years of Opportunity (2:00 - 3:30 p.m.)

1 AICP Equity Credit, #927-9375

The time has come to rewrite history and usher in a new era of inclusivity in Maryland's state planning. For centuries, the voices and contributions of Native Americans, like the Piscataway Indians of Maryland, have been overlooked and marginalized. Together, we can change the course of history, reverse the unspoken policy

of removal and replacement that has persisted since 1632, and help pave the way for a more inclusive and equitable future where Maryland's Native American communities for the first time are included in shaping the state's planning and development. Will you be a part of this transformative journey? The session will include an Introduction to Maryland's Native American History, a discussion of key figures and events in Maryland Native American History, a county-by-county look at some of the tribes and relationships to the land, the current state of Native Americans in Maryland, best practices for working with Native Americans in Maryland, the importance of working with Native Americans in Maryland, and opportunities for public engagement. **(Farmstead)**

Peter Brooks; Peter G. Landeros

3:45 p.m. Concurrent Sessions

Establishing an Action Plan: The Key to Unlocking Government Funding (3:45 - 4:30 p.m.)

0.75 AICP Credits, #927-9376

The Bipartisan Infrastructure Law established the Safe Streets and Roads for All discretionary program that will ultimately provide up to \$6 billion in grants over the next five years. Planning boards and commissions, supported by planning staff, have a unique opportunity as funding for this program supports regional and local initiatives designed to prevent roadway deaths and serious injuries. However, the key to accessing this funding is through the development and establishment of an Action Plan, a key component of this program. This session will guide participants through the Action Plan development process and requirements. Given the complicated nature of the application and time requirements, Wes Guckert, PTP, would be able to fully walk through details, touching upon who is eligible, necessary requirements, and eligible projects and activities, among other important components to securing a portion of the federal grant.

Wes Guckert, PTP

(Garden)

Forestry Guidance to Local Governments (3:45 - 4:30 p.m.)

0.75 AICP Credits, #927-9377

The Maryland Department of Planning's *Forestry Guidance to Local Governments*, written with input from the Maryland Department of Natural Resources (DNR) and other stakeholders, has two main goals: (1) help local officials become familiar with the many facets of forestry and wood processing in the state and the Maryland laws and regulations that govern them; (2) provide examples of how local planning efforts and zoning mechanisms

can accommodate the different aspects and activities of forestry and manufacturing products from forests, thereby making local officials more familiar with forest production practices within their jurisdictions. This session will provide an overview of the guidance document and relevant planning and zoning considerations, a discussion of challenges and opportunities for local governments to consider regarding Maryland's forest industry, and one local government's approach to managing and supporting forestry at the local level through planning and zoning requirements. Participants also will learn more about an underutilized climate resilience strategy that helps landowners manage forests at healthy climate-adapted densities and rewards them for keeping land in forest land use. **(Farmstead)**

*Jason Dubow; Dr. Anne Hairston-Strang; Dan Rider;
Tom Bradshaw; Charles Rice*

5:30 p.m. Networking Reception

(Pavilion)

6:00 p.m. Dinner and Reception

(Pavilion)

- 6:00 Address from **Sharon Dobson**, Queen Anne's County Planning Commission Chair
- 6:30 Dinner Served
- 7:00 Citizen Planner Recognitions

Thursday, October 26, 2023

8:00 a.m. Breakfast

9:00 a.m. Plenary Session

Comparative Ethics for the Planning Profession (9:00 - 10:30 a.m.) (1 AICP Ethics Credit, #927-9382)

This session will use direct instruction, breakout groups, and skits to address the importance of the AICP code of ethics, the three components of any ethical code, and what the codes are truly telling practitioners. The breakout groups will examine how and why the AICP code of ethics differs from those of other professions with whom planners often collaborate, including lawyers and engineers. The skits will engage session participants in potential scenarios in which ethical dilemmas present themselves and choices must be made. The session will provide ample time for analysis, group learning, and discussion.

(Farmstead)

Sharon Suarez, MPA, AICP; Joe Griffiths, AICP

10:45 a.m. Concurrent Sessions

Critical Area Commission for the Chesapeake and Atlantic Coastal Bays (10:45 - 11:30 a.m.) 0.75 AICP Credits, #927-9383

The Maryland General Assembly created the Critical Area Commission in 1984 to improve Bay water quality and habitat while accommodating and balancing shoreline development. This session will highlight accomplishments of the program over the past 40 years and feature a panel of citizen planners discussing how climate change and sea level rise will impact the Critical Area, the goals of the law, and shoreline development over the next 40 years.

The session will inform about Critical Area law and how decisions made by citizen and professional planners have long-lasting impacts. Panelists will share their experiences and decision-making processes when reviewing development projects within the Critical Area, using specific examples from their jurisdictions.

(Garden)

Erik Fisher; Jennifer Dindinger; Megan Reiser; Tom Leigh

Achieving Equity in the EV Charging Reliability Act (10:45 - 11:30 a.m.)

0.75 AICP Credits, #927-9384

Governor Moore signed the new EV Charging Reliability Act of 2023 (EVCRA), which mandates that electric utilities must provide charging infrastructure to Multifamily Dwellings (MUD) in underserved communities. The EV Charging Reliability Act is a noble attempt to equalize the EV landscape in Maryland and increase EV adoption rate. It is critical that the EVCRA becomes an equitably designed program. If done equitably, the resulting program can move Maryland forward to a clean energy future. Utility Working Groups will soon engage in discussions to determine the most effective approach for fulfilling the requirements set by the legislation. How will the Working Groups address the issue of equity? How will they decide which MUD's will benefit from the program? Will they identify the MUDs with the highest potential for EV adoption?

How can underserved communities have an equal opportunity to own an EV? These questions and others will be covered in our session. The primary objective of the session is to educate the audience about the EV Charging Reliability Act (ECRA) and empower them with the necessary knowledge and skills to advocate more effectively for the fair and equitable distribution of funding. By providing comprehensive information and insights, participants will be equipped to actively engage in discussions and initiatives related to funding allocation, ensuring that all communities have equal access to resources for EV infrastructure development.

(Farmstead)

Brooke Smallwood

11:45 a.m. Concurrent Sessions

Leave No One Behind in an Aging Maryland: Creating a Multisector Plan (11:45 - 12:30 a.m.)

0.75 AICP Credits, #927-9385

Maryland is home to over 1.4 million people who are over the age of sixty and like the rest of the country, we will see considerable growth of older adults over the next several decades. Older Marylanders are increasingly diverse, reside in a mix of urban, suburban, and rural locales, and their lived experiences vary greatly depending on their race, ethnicity, income, education, disabilities, and zip codes. To plan, prepare, and serve our rapidly changing population, we must examine local and state infrastructure and policies to determine barriers, challenges, and opportunities for coordinated action.

Developing a Multisector Plan for Aging (MPA) is proving to be a promising strategy to address the structural and social factors that perpetuate disparities and inequities that impact people across the lifespan. Attendees will learn about Maryland's MPA; how the MPA will create an aging friendly and longevity ready Maryland; and strategies that can be utilized to benefit stakeholders of all ages and sectors.

(Garden)

Jenna Crawley, MSW

North Prong Park – A Brownfield History & the Sequel (11:45 - 12:30 a.m.)

0.75 AICP Credits, #927-9389

The session will inform attendees about how the idea for a brownfield reuse project germinates, what parties/partners are involved in the process from the spark of an idea through actualization, why All Appropriate Inquiry is required, what the steps are from planning documents to a Phase I Environmental Site Assessment to a Final Remediation Design, what to know about MDE requirements and assistance, and what grant opportunities and other financial incentives are available for brownfield projects. Attendees will also learn about assistance that is available from MDP and WVU TAB, with the goal of equipping citizen planners with the knowledge necessary to promote brownfields inventorying, planning, assessment, cleanup, and reuse in their communities, for the next 40 years of opportunity.

(Farmstead)

*Sylvia Mosser, AICP; Rick Baldwin;
Tracey Green Taylor, Joe Nowak;
Katie See*

12:30 p.m. Lunch

Conference Adjourns after Lunch

MPCA 2023 Annual Conference

Distinguished Guests



Rebecca L. Flora, AICP, LEED ND / BD+C

Secretary, Maryland Department of Planning

Rebecca L. Flora, AICP, LEED, is Secretary of the Maryland Department of Planning (MDP), which she proudly joined in 2023. Secretary Flora comes to MDP having founded and directed ReMAKE Group, LLC since 2010, a certified woman-owned business providing strategy development, predevelopment, and project management services for non-government, government, and private sector clients with a deep commitment to sustainable development practices and collaborative processes.

Previously, she spent nearly two decades in Pittsburgh working in community development, project management and performance-based metrics, including management of the Hazelwood Green project, a 178-acre mixed-use waterfront development, advancing more than \$20 million in infrastructure improvements. During her time in Pittsburgh, she also worked with numerous organizations in prestigious roles, including as the founding Executive Director of the Green Building Alliance; a member of the Board of Directors, Phipps Conservatory and Botanical Gardens; an Adjunct Faculty Member, School of Public Policy and Management, Heinz College, Carnegie Mellon University; and as the Executive Director of the South Side Local Development Company. Secretary Flora graduated from SUNY Plattsburgh with a Bachelor of Arts in Environmental Studies and received her master's degree in Urban and Regional Planning from Virginia Tech.



Chris Corchiarino

County Commissioner, Queen Anne's County

Chris Corchiarino is a County Commissioner for Queen Anne's County and an attorney licensed to practice in Maryland, Virginia, Pennsylvania, and Washington, D.C. Commissioner Corchiarino served as President of the Board of Queen Anne's County Commissioners in 2021 and 2022. He was appointed by Governor Hogan to the Board of Trustees for the Chesapeake Bay Trust in 2021 and he is a member of the Upper Shore Regional Council Executive Board, where he served two years as Chairman.

Since 2023, he has served on the Board of Trustees for the Local Government Insurance Trust.

Commissioner Corchiarino earned a B.A. from the University of Maryland at College Park and a J.D. from the University of Baltimore School of Law. He was named Maryland Super Lawyer® in 2020 and 2021. He was Editor of the Maryland chapter of the Tort Law Desk Reference: A Fifty State Compendium (2008-2022). He resides on Kent Island with his wife and three daughters, where his family is actively involved with many Queen Anne's County community organizations and activities.



Sharon Dobson

Queen Anne's County Planning Commissioner

Sharon Dobson has been a member of the Queen Anne's County Planning Commission since 2013 and became its Chairperson in 2021. She is the founder, President, and CEO of Priceless Industries, a company with more than 46 years of experience in all phases of construction. Chairperson Dobson is also a certified professional estimator, soil and erosion control manager, and traffic manager. Within the community, she is an active volunteer for numerous organizations including the Kent Island Volunteer Fire Department, Hospice of Queen Anne's, Shore Health, Queen Anne's County Arts Council, Ducks Unlimited, Chesapeake Bay Environmental Center and Chesapeake Republican organizations. In 2012, Dobson received the Queen Anne's County Republican of the Year award. In 2014, she was selected by the Girl Scouts of the Chesapeake Bay as a Mid-Shore Woman of Distinction.

Presenters



Adam Snyder

Adam Snyder joined the Maryland Department of Planning (Planning) in early May 2022. Principal Counsel Adam heads up the division of the Maryland Attorney General's Office that provides advice to Planning, the Maryland Historical Trust (MHT), and various other state entities, and represents

them in litigation, as necessary. He is currently representing MHT in two lawsuits involving the administration of historic preservation easements in Baltimore City. Adam worked with the Office of Attorney General for 25 years with his first 13 years representing the Maryland Department of the Environment's (MDE) Wetlands and Waterways Program in cases involving the environmental effects of land development. Over the next six years, Adam served as the Office's Chief of Opinions, followed by another half-dozen years representing the state of Maryland in federal appellate litigation.



Dr. Anne Hairston-Strang

Dr. Anne Hairston-Strang is Acting State Forester for Maryland Department of Natural Resources Forest Service, where she has worked since 1997, beginning as a Forest Hydrologist. She received an undergraduate degree in Forestry from Virginia Tech, a Masters in Forest Soils from the University of Minnesota, and a Ph.D. in Forest Hydrology from Oregon State University.



April Ishak

A graduate of Rutgers University and Rutgers School of Law-Camden, April C. Ishak, began her legal career more than 25 years ago representing parties in class and derivative stockholder litigation in the Delaware Court of Chancery. She shifted her career to practice law with her husband in Bel Air, Maryland in 2009. April's interest in municipal law developed while working at the Bel Air law firm, which represented municipalities in Harford County. In 2017, April was appointed City Attorney for the City of Havre de Grace. She opened her solo practice in June 2018. The remainder of her legal practice is dedicated to estate planning, estate administration, business law, and civil litigation. Governor Hogan appointed April in 2015 to serve on the three-member Open Meetings Compliance Board. She was re-appointed and

served as Chairperson until her term expired in June 2020. She was recently appointed by Governor Hogan to serve on the State Advisory Council on Administrative Hearings. April is also a member of the Maryland Municipal Attorneys Association and is General Counsel to the Maryland Federation of Republican Women (MFRW). In 2020, April began teaching Open Meetings Act classes for the Academy for Excellence in Local Governance.



Brooke Smallwood

Brooke Smallwood has a career in energy spanning over 20 years. She has managed and implemented various energy programs for companies including Lockheed Martin, Exelon, WGL Energy (Alta Gas) and AECOM. Smallwood is a Thought Leader in Energy. She is nationally recognized for her expertise in energy efficiency, program management, and resiliency. She has chaired and spoken at the ACEEE National Symposium, ACEEE Industry Summer Study, AEE National Conference, Globalcon, World Energy Engineering Congress (WEEC) National Conference, National Facilities and Management Technologies (NFMT) Conference, and the National Building Commissioning Conference. She has received honorary membership in both AEE and the National Building Commissioning Association. In 2023, Smallwood founded OASIS Energy Partners, a firm dedicated to creating new and novel concepts in energy. Grounded in principles of equity, diversity, and justice, she is a “servant leader” working to disrupt the industry to usher in a clean energy future for all. She is proud to lead a Minority Woman Owned Company. Smallwood holds degrees in Communications and a Master of Science in Management and Technology. Since 2021, she has served as an Advisory Board Member of the Maryland Clean Energy Center, where she actively participates in multiple committees.



Charles Rice

Charles Rice has been working in the field of natural resources conservation and planning for nearly 30 years. Most of his career has been with Charles County Government, where he currently serves as the Planning Director. Charles has managed several land preservation programs, comprehensive plan updates and zoning administration. Throughout his career, Charles has served in multiple leadership roles, including Chairman of the Southern Maryland Agricultural Development Commission, Chairman of the Charles Soil Conservation District Board and President of the Maryland Association of Soil Conservation Districts.



Chuck Boyd, AICP

Mr. Boyd is the Director of Planning Coordination within the Maryland Department of Planning's Division of Planning Services. He is responsible for coordinating, preparing, and implementing major policy and management initiatives related to local planning assistance, environmental planning, and infrastructure policy planning. Tasked with a wide range of assignments, he works with staff from the department, other State agencies, local officials, stakeholders, and the public. He has over 30 years of planning experience working in both the public and private sector..



Dan Rider

Dan Rider is a Program Manager for the Maryland Forest Service, managing the Forest Stewardship and Utilization Program for the past 20 years. The Forest Stewardship Program provides Maryland's 150,000+ forest owners with access to the best expertise and services of professional foresters and financial incentives to implement improvement actions. The Utilization Program seeks to establish and grow the markets for wood products which results in more forests retained, healthier forests, local jobs and stronger local communities across Maryland.



David Dahlstrom, AICP

David Dahlstrom, AICP, is a Regional Planner with the Maryland Department of Planning (MDP) with over 30 years of planning experience. He serves Maryland's Upper Eastern Shore region, covering Caroline, Cecil, Kent, and Queen Anne's Counties Dahlstrom earned a Masters' degree in Urban and Regional Planning from Florida State University and prior to moving to Maryland, he worked for the Florida Department of Community Affairs and the South Florida Regional Planning Council.



Edward Erfurt

Edward Erfurt is the Director of Community Action at Strong Towns. He is a trained architect and passionate urban designer with more than 20 years of public- and private-sector experience focused on the management, design, and successful implementation of development and placemaking projects that enrich the tapestry of place. He believes in community-focused processes that are founded on diverse viewpoints, are concerned with equity, and guided through time-tested, traditional town-planning principles and development patterns that result in sustainable growth and community character embraced by the communities that he serves.



Erik Fisher

Erik Fisher is Chairman of the Critical Area Commission as appointed by Governor Moore in April 2023. He is responsible for coordinating the work of the 29-member body, its dedicated staff, and state and local partners. Prior to his appointment, Erik worked for 16 years as first a planner and later as Director of the Chesapeake Bay Foundation where he provided policy guidance and strategic direction for a staff of 20 scientists, lawyers, outreach, and restoration professionals. He began his career in municipal government with the City of Westminster in the areas of comprehensive planning, historic preservation, development review, and downtown revitalization. Erik holds a master's degree in community planning from the University of Maryland at College Park. He currently resides in the Annapolis area with his partner Molly and Schroeder the Intrepid Cat. When not working on the Bay, Erik can usually be found somewhere in it.



Frank Johnson

Frank Johnson has served local government in a variety of roles – as a staff member, an appointed official, and an elected official – and in those roles has worked on Open Meetings Act issues in several contexts since 2000. He is certified by the Academy for Excellence in Local Governance as an Open Meetings Act trainer. After serving on several local boards and commissions, including the Planning Commission (which one?), Frank was elected to the Mt. Airy Town Council in 2000, and as Mayor in 2006. He has served as an appellate attorney for the U.S. Department of Justice and as Assistant Attorney for Carroll and Montgomery counties, and since 2014 as an attorney for the City of Gaithersburg. There he serves as counsel to the Planning Commission, Board of Appeals, Historic District Commission, and several other city boards.

Howard Kucher



Dr. J. Howard (Jim) Kucher is an Associate Professor of Social Innovation in the Graduate School of the University of Maryland, Baltimore, where he directs the groundbreaking Master of Science in Health & Social Innovation program. An award-winning teacher and internationally recognized thought leader in social entrepreneurship, he cultivates strong entrepreneurial skill development for students, researchers, and professionals through experiential learning courses and workshops. He is the lead author of *Social Entrepreneurship-A Practice-Based Approach to Social Innovation*, recently published by Edward Elgar Publishers, a leading independent academic and professional publisher. Previously, Jim was the Founding Executive Director of Entrepreneurship Programs at the University of Baltimore, where he led the Baltimore Social Enterprise Collaborative. In addition to his teaching duties, Jim works as a consultant to leading and emerging social benefit initiatives to help them improve outcomes and increase sustainable revenues. He has successfully secured over \$70m in working capital on behalf of mission-oriented enterprises and assisted over 100 area nonprofits and social enterprises in developing new models for meeting the needs of their constituents while increasing the sustainability of their organizations.



Jason Dubow

Jason Dubow, Manager, Resource Conservation & Management, has worked at the Maryland Department of Planning (Planning) for 15 years, where he is responsible for administering a variety of state environmental planning laws and regulations, many related to land preservation and water resources planning. Prior to joining Planning, he worked as

a water resources and water/sewer planner for Worcester County, Maryland for three years, and as an environmental consultant with ERG (Eastern Research Group), Inc. for seven years, largely serving federal clients. Jason has a master's degree in sustainable development and conservation biology, and undergraduate degrees in music and zoology/animal biology from the University of Maryland at College Park.



Jennifer Crawley

Jill Baker is Director of the Washington County Jennifer (Jenna) Crawley is Deputy Secretary of the Maryland Department of Aging. She has 25 years of combined experience in local government and the private healthcare industry, including program administration, population health, patient advocacy, building and facilitating

collaborations, stakeholder engagement, care coordination, and leading cross-functional teams. Prior to joining the department as the Director of Multisector Planning for Aging, she served as the Area Agency on Aging Administrator for Howard County, where she oversaw programs and services for older adults, caregivers, and individuals living with disabilities, including establishing and directing pandemic response services and initiating Howard County Age-Friendly. Before serving in Howard County, Deputy Secretary Crawley oversaw daily operations of Medicaid home and community-based long-term care services for the District of Columbia Department of Healthcare Finance and was the Chief Social Worker for a home-based primary medical care team. Crawley earned her Master of Social Work from the University of Maryland, Baltimore, and her Bachelor of Science in Family Studies from University of Maryland at College Park.



Jennifer Dindinger

Jennifer Dindinger is Chairperson for the Town of Easton's Planning Commission and has been a member of the Commission since 2018. She is also a Regional Watershed Restoration Specialist for University of Maryland Sea Grant Extension. Based in Cambridge, she works on Maryland's

Eastern Shore assisting communities with identifying stormwater problems and funding and implementing restoration projects that produce a measurable improvement in water quality. Jennifer holds a Bachelor of Science in Medical Technology from the University of Delaware, a master's degree in environmental policy from Bard College, and is pursuing a law degree from University of Maryland Carey Law School. She is a Senior Fellow in the Environmental Leadership Program and an active volunteer in her community.



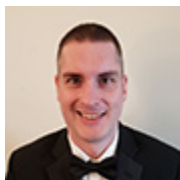
Joe Griffiths, AICP

Joe manages the Maryland Department of Planning's Local Assistance and Training Division. Joe previously worked for the Loudoun County Department of Planning and Zoning, where he oversaw outreach and support functions for the county's major planning initiatives. Prior to that, he was program manager with the Pathways Community Development Corporation in Petersburg, VA, directing brownfield remediation and workforce development efforts. Joe holds an undergraduate degree in History from the College of William and Mary and a Master in Urban and Regional Planning from Virginia Commonwealth University.



Joseph Nowak

Joseph Nowak has worked in the Brownfields program at EPA Region 3 since December 2004. He has managed grants and Targeted Brownfields Assessments (TBAs) and is currently serving as the West Virginia Lead. Previously he worked with the US Army Corps of Engineers and the Philadelphia Naval Shipyard.



Joseph Rogers

Joseph (Joe) Rogers is a Regional Planner with the Maryland Department of Planning (MDP) for the western region of Maryland serving Allegany, Garrett, and Washington Counties. He assists the counties and their municipalities with day-to-day planning tasks and by providing technical assistance. Prior to joining MDP in 2020, he worked for the City of Frostburg -- first as an intern and later as City Planner for 14 years. While at Frostburg, Rogers assisted with a comprehensive plan update, conducted permitting and plan reviews, and code enforcement for the city. He is a graduate of Frostburg State University with a Bachelor of Science in Urban and Regional Planning.



Joshua Mills

Mr. Mullis has eleven years' experience in field operations including concrete core sampling oversight, continuous head-space monitoring, groundwater and surface water sampling, sub-surface vapor sampling, PFAS investigations, and monitoring well inspection and sampling. He has served as the project manager on groundwater sampling projects for industrial complexes in Middle River, MD and the US Coast Guard Yard in Baltimore. Mr. Mullis is currently the Deputy PM for the PFAS Initial Site Analysis Investigation, Public Safety Training Center, Westminster, Maryland.



Katie See, AICP

Katie See, AICP, is the Project Lead for West Virginia University Technical Assistance to Brownfields (WVU TAB) provider for EPA Region 3. She assists communities and stakeholders with brownfield redevelopment by navigating environmental site assessment and cleanup, identifying funding resources, grant review, and general technical assistance. Through support for the redevelopment of industrial legacy sites, she helps communities establish sustainable economic development initiatives to enhance the well-being and quality of life of community members, attract investment to communities, and maximize resources. She has over 15 years of experience as a city and county planner, having worked for communities in WV, FL, NC, and SC. This experience includes community engagement, long-range planning, development and site plan review, and extensive coordination with residents, developers, and committees, as well as local, state, and federal agencies. She received an undergraduate degree in Urban Affairs and Planning and master's degree in environmental policy & management from Virginia Tech. .



Ken Confalone

Kenneth (Ken) Confalone currently serves as Chairman of the Charlestown Maryland Planning and Zoning Commission. He has recently served as the town's treasurer and as an elected Commissioner. The town has just completed revamping its zoning code, a challenge involving balancing the needs of an historic town with changes necessary for modern living. Once such challenge is balancing the benefits of homeowner occupation with a rise in short-term rental properties.



Kristen Humphrey

Kristen E. Humphrey is a planner in the Local Assistance and Training (LAT) division at the Maryland Department of Planning (Planning), helping to implement education and outreach efforts to Maryland jurisdictions. In this role, Kristen has taken the lead as writer-editor-producer of the department's e-newsletter, Planning Practice Monthly, and provides staff support to the Maryland Planning Commissioners Association (MPCA). Kristen came to Planning from the non-profit and private sectors; as program coordinator with the Neighborhood Design Center (NDC), she worked to revitalize Baltimore's neighborhoods, engaging communities in the re-design/adaptive reuse of abandoned buildings, vacant lots, beleaguered streetscapes, and open spaces. Kristen earned her bachelor's degree in conservation of natural resources from the University of California Berkeley and her master's degree in landscape architecture at Morgan State University.



Megan Riser

Megan Riser is a Planner IV with the Prince George's Planning Department where she has worked for the past 15 years reviewing forest conservation and critical area plans for development proposals. Previously, she worked for a private engineering firm preparing the same types of environmental plans. She also served for nearly a decade on the Chesapeake

Beach Planning Commission where she reviewed many development applications, two comprehensive plan updates, zoning map amendments, and other planning and zoning related matters.



Peter Brooks

Peter Brooks is a former Commissioner of Indian Affairs in the state of Maryland and works with the Native American House Alliance in Philadelphia for regional solutions for state recognized tribes. With a Master of Fine Arts from NYU in Film/TV production, Peter produces a variety of media and games to support his work as a professional teaching artist

that specializes in adult education. He also produces sound baths, powwows, afterschool programs, and other events and ceremonies to help people come to terms with indigenous people's history. Like Peter Landeros, he is a family member of the Piscataway Indian Nation.



Pete Landeros

Peter G. Landeros is the Director of the Eastern Woodlands Territory Support Band of the American Indian Movement and a Yacqui tribal member who grew up in Maryland. An expert security consultant and one of the state's leading experts on the Native American Graves and Repatriation

Act (NAGPRA), Peter serves as the official spokesperson for the Tayac and the Piscataway Indian Nation.



Rick Baldwin

Sandy Hertz serves as Director for the Office of Climate Change Richard (Rick) Baldwin is the Director of Infrastructure and Development for the City of Salisbury, Maryland, appointed in July 2022. Previously, he served as the Supervisory Engineer for the city for nine years. Before working for the City of Salisbury, he was the Director of

Operations for the Virginia Commercial Space Flight Authority (at Wallops Island) for 13 years. Mr. Baldwin has his Master of Science in Civil Engineering from the University of Maryland, College Park, and his Bachelor of Science in Physics from American University.



Rick Reinhard

Richard (Rick) Reinhard is principal of Niagara Consulting Group and counselor to The Lakelands Institute, advising faith-based organizations and communities how to better employ the nation's hundreds of thousands of underutilized houses of worship to build better communities. For the past six years, he has led United Methodist organizations, as Chief

Administrative Officer of the church's global social-justice agency on Capitol Hill and Executive Director of a not-for-profit agency based in New Jersey. For 30 years, Rick led business improvement districts and other economic- and community-development organizations throughout North America and the United Kingdom, including in Richmond, Buffalo, Atlanta, Washington DC, and Northern Ireland. Previously, Rick served as chief of staff to the Mayor of Buffalo. As consultant to the Mayor, he created the Buffalo-Niagara Medical Campus, leading to more than \$750 million in public and private funding on a 120-acre inner-city campus. As an adjunct faculty member, he has taught urban planning and public policy at six major research universities and co-founded the Urban Design Project at the University at Buffalo. Rick earned a bachelor's degree in biology from the College of William and Mary and a master's degree in business and public management from Rice University. He also served as a mid-career Loeb Fellow in Advanced Environmental Studies at the Harvard University Graduate School of Design.



Rev. Sam Marullo

Rev. Sam Marullo, Ph.D. is an ordained Deacon in the United Methodist Church (UMC). He serves in the Baltimore Washington Conference as consultant for UMC churches seeking to develop affordable housing. He is Chairman to the Greater Washington District's Affordable Housing Committee, which supports local UMC churches to develop

their underutilized properties as affordable housing. Rev. Marullo also serves through his home church, Capitol Hill UMC, directing the affordable housing program of GRACE in Action. His is a social justice ministry, connecting the church with those who are poor or experiencing housing insecurity, developing church-owned property for affordable housing, and advocating for social change. Dr. Marullo is Professor of Sociology emeritus at Wesley Theological Seminary. There, he helped initiate the seminary's Community Engagement Institute and taught courses in the missional church, urban ministry, spiritual formation, and community engagement. Previously, he served as Professor and Chairman of the Sociology Department at Georgetown University. He was also a co-founder of Enterprise Community Partner's Faith Based Development Initiative.



Sharon Suarez, AICP

Sharon Kemper Suarez is a certified planner with nearly 30 years of professional experience in the public and private sectors. She joined the staff of the City of Frederick's Planning Department in 2021. Prior to that she served for six years on the Frederick County Planning Commission (FCPC), serving as Secretary, Vice Chair, and Chair. Sharon enjoys training commissioners and planners on the topics of social equity, public participation, and ethics, and she has done so at local, regional, and national venues. Sharon has served on the boards of the Center for the Study of Economics (Philadelphia), the Montgomery County Affordable Housing Conference, the City of Frederick's Fair Housing Commission (Organizing Chair), the Maryland Chapter of the American Planning Association (MDAPA) (President, 2011 to 2013), and the Maryland Planning Commissioners Association from 2016 to 2017. Additionally, she is a member of the American Institute of Certified Planners (AICP), the American Planning Association (APA), the Greater Washington Chapter of Lambda Alpha International, the Pi Alpha Alpha National Honorary for Public Administration, and the Golden Key International Honour Society. Originally from Morgantown, WV, Sharon has lived in the heart of Historic Frederick for nearly 30 years. She has a bachelor's degree in interdisciplinary studies from West Virginia University, an MPA in executive leadership from American University, and Preservation Planning Certification (Section 106 Certification) from Goucher College's Welch Center for Graduate & Professional Studies.



Simon Fong

Simon Fong is a Maryland-registered Professional Engineer (PE) and Project Manager with more than 20 years of experience managing and performing environmental due diligence, compliance, site assessment, and remediation for government and commercial clients. Clients include United States Army Corps of Engineers (USACE), National Guard Bureau (NGB), United States Air National Guard Bureau (ANGB), United States Department of Navy (Comprehensive Long-Term Environmental Action Navy [CLEAN] program), United States Department of Agriculture (USDA), United States Forest Service (USFS), and Micron. His field work includes performing per- and polyfluoroalkyl substances (known collectively as PFAS) investigations, preparing remedial investigation work plans, human health and ecological risk assessments, groundwater sampling, and alternatives analysis. He is currently managing a task order to evaluate PFAS-impacted groundwater at the Public Safety Training Center in Westminster, MD.



Sylvia Mosser, AICP

Sylvia A. Mosser, AICP, is a Resource Conservation and Management Planner with the Maryland Department of Planning (MDP) with a lead role in MDP's Brownfield Assistance Program. In the program, she works with local governments and developers to promote brownfield redevelopment throughout the state. Previously, she worked as a project manager for a N.J. environmental consulting firm where she managed environmental assessment, investigation, and remediation projects for commercial and industrial facilities, especially environmental due diligence. Mosser graduated from Carnegie Mellon University with a Bachelor of Arts in Professional Writing and a minor in Minority Studies and earned her Master of City and Regional Planning (M.C.R.P.) with a concentration in Environmental Planning from Rutgers University Edward J. Bloustein School of Planning and Public Policy.



Tom Bradshaw

Tom Bradshaw has been with the Maryland Forest Service for 4 years. Tom has worked in the timber industry, working for the former Spicer Inc. sawmill in Golden Hill and with Burton Logging from East New Market. Tom also served 2 terms on the Dorchester County Council representing District 5 from 2010 to 2018. Tom lives with his wife Donna in Reid's Grove right in the heart of farm country.



Tom Leigh

Tom Leigh is an almost 50-year resident of Queen Anne's County and product of the local school system. He currently serves as Vice Chairman of the Queen Anne's County Planning Commission, for which he is in his eighth year. Resource protection and enhancement are paramount for a county surrounded by water – the county's forests, wetlands, and farm fields are crucial to economic and recreational opportunities for residents, visitors, and businesses. Thus, Chairman Leigh has sought to preserve the natural resources of the county through two Comprehensive Plan updates as both a resident and citizen planner.



Tracey Green Taylor

Uri Avin's career in planning has spanned more than 40 years. Tracey Greene Taylor has been practicing planner for 34 years and has been with the Maryland Department of Planning's (MDP) Lower Eastern Shore (LES) Regional Office in Salisbury for 25 years; serving 19 of those years as the Office's Director. The MDP LES regional office provides planning and zoning technical assistance to county and municipal governments on Maryland's Lower Eastern Shore. Previously, she worked as the Assistant Planning Officer for Talbot County, Maryland, and as a planner for the Salisbury/Wicomico County Department of Planning, Zoning, and Community Development. A native of the Eastern Shore, she graduated from Salisbury University with an undergraduate degree in Geography and Regional Planning, and Old Dominion University with a master's in urban planning.



Wes Guckert

Wes Guckert, PTP, is President & CEO of The Traffic Group, a Service Disabled Veteran-Owned Small Business (SDVOSB) traffic engineering and transportation planning firm. He founded the firm in 1985 and has played a major role in nearly 9,000 urban and suburban area projects throughout the United States and internationally. He has testified in administrative hearings throughout the country as an expert in traffic engineering and transportation planning over 1,000 times. A regular speaker at industry conferences, he is Fellow with the Institute of Transportation Engineers (ITE), a former Instructor in the Office of Executive Education at Harvard University and is a member of Texas A&M Transportation Technology Advisory Council. He has been honored with numerous awards, including being named an Influential Marylander and Most Admired CEO.

Maryland Planning Commissioners Association Executive Board



Danny Winborne

President

Danny Winborne currently serves as the president of the MPCA, as well as Chairman of the 2019 Conference Planning Committee. Danny is a planning commissioner for the City of Gaithersburg, Maryland, serving since 2001 and is currently chair. He helps to direct the growth and development of the city by reviewing all annexation requests, zoning applications, subdivision plats, development review plans, applications and plans for municipal improvements. Many of these processes are done in conjunction with the mayor and city council. Planning commissioners frequently attend joint public hearings and work sessions with the mayor and city council on current development and long range planning issues. The commission is supported by the City Planning Division of the Department of Planning & Code Administration. Danny has worked in the Information Technology field in both the Public and Private Sector for the past 35 years. He holds a Bachelor of Arts Degree in Economics (with a concentration in Systems Analysis and Design) from Morgan State University, a Master of Science in Business Information Technology Management from Johns Hopkins University and an MBA from John Hopkins University.



Bill Butts

Vice President

Bill Butts currently serves as the Vice-President of the MPCA. Bill has been a member of the Mt. Airy Planning Commission since 2010, and its chair from 2011-16. During that time, he directed an update of the Town Master Plan. In his professional capacity as a Registered Financial Advisor & Licensed Insurance Broker, Bill designs and develops financial programs and plans for individuals and small companies responsive to their financial goals and needs. Bill is very active in civic and youth programs in his community. He joined the MPCA Board in early 2018.



Doug Wright

Treasurer

Doug was born and raised in Hagerstown. Since 1988 he has served on the City of Hagerstown's Planning Commission, where he has had the honor to serve as its Chairperson since 1990. Doug has also been a member of Maryland Planning Commissioners Association Board for three years and currently serves as its Treasurer.



Roxanne Hemphill

Secretary

Roxanne Hemphill has been a Planning Commission Member in the town of Mount Airy since 2015 and before that was a member of the Board of Appeals for 12 years, 9 years as its chair. She holds a Master in Education from McDaniel College and has been a licensed real estate agent since 1990, serving Maryland and Northern Virginia. She is certified by the National Association of Realtors as a Short Sale and Foreclosure Specialist. She is also active in her church, singing in various choirs and serving on a several committees within her church.



Teresa Pico

Teresa Pico is the Chief of Staff and Senior Manager of Fraud Programs at Adobe, Inc. based in the Washington, D.C. office. Digital Fraud & Consumer Protection is a global team designed to detect, mitigate, and prevent internal and external fraud. Spanning both public and private sectors, Teresa possesses a depth of experience in program management, utility planning, design, and construction. Providing visionary leadership, coupled with developing her teams to achieve extraordinary results, has been the hallmark of her career. As a veteran of the U.S. Navy, and former national board member of The Elite SDVOB (Service Disabled Veteran Owned Businesses) Network, Teresa led efforts to qualify, recruit, and expand service-disabled, veteran-owned businesses across the country. She holds a master's degree in Public Affairs from Indiana University and dual bachelor's degrees in Business Management and Marketing from the University of Phoenix. She is currently pursuing her second master's degree in Cybersecurity and Risk Management at Georgetown University and serves on the Annapolis Planning Commission.



A.C. Alrey

A.C. Alrey is an urban and rural development professional with extensive experience in education, business-government-community relations, marketing, and business/client development. He has extensive interest and experience in the overall well-being of communities. Throughout his career, A.C. served in a variety of public sector roles in

Michigan, Ohio, Texas, Alabama, and Maryland, at both the state and local levels, including: the governor's office and house of representatives in Michigan; a city council in Texas; and a county commission in Alabama. In addition to serving on the City of Cambridge's Planning & Zoning Commission, he is a member of the Maryland Economic Development Association, the Maryland Chapter of the APA, the National Trust for Historic Preservation, the National Alliance of Preservation Commissions, and the International Economic Development Council. Previously, A.C. served on planning boards in Holly and Kalamazoo, Michigan, and in Birmingham, Alabama.

Notes





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Aruna Miller, Lt. Governor



Maryland

DEPARTMENT OF PLANNING

Maryland Department of Planning

Rebecca L. Flora, AICP, LEED ND / BD+C

Secretary

2023 MPCA Annual Conference

October 24 - 26

Kent Island Resort, Stevensville, MD

Queen Anne's County