Accounting for Growth:
A Local Perspective
May 22, 2014
It’s Simple
Process

- Structured process
- Stakeholders represented
  - MACo MML
  - Builders/Developers
  - Agriculture
  - Environmentalists
- Guiding principles
Fundamentals

• No load allocation for new development
• Must meet and maintain standards for impacted water bodies
• Someone must physically and fiscally remove additional pollutants
• “Someone” Alternatives:
  – New development
  – Existing tax payers
Total Maximum Daily Load (TMDL)

- Has this been done elsewhere?
- Baseline assumption
- Public projects
- Public entry into trading market
- Local financial and staff responsibility

Assumes local source of funding to continue offsets
- Impact on Rural Area Development
- Redevelopment
- Phosphorous management
Fee in Lieu

- Right of first refusal to accept $
- Must install and maintain BMPs
- Fee should be set high enough to pay for all costs including O&M
Offset Management

• Determining required offsets
• Fee in lieu
• Initial inspection and specifications
• Verification and monitoring
• Jurisdiction’s projects
• Long term offsets v. short
Nutrient Trading

• Ag trading set up now—no trades so far
• Will trading work?
• What role will locals play
• Local jurisdictions permitted to use trades?
Long Term

- Adaptive management
- Who will be at the table for periodic program reviews
- Local jurisdiction responsibility to maintain BMPs long term
- Funding for long term maintenance
Workgroup Report Available at:


Sandy Coyman, Director
Talbot County Planning and Permits Department
215 Bay Street  Suite 2
Easton, MD
410.770.8030  scoyman@talbgov.org