

## OXFORD ANNEXATION AND THE NEW 2023 COMPREHENSIVE PLAN

**1. Rodney Spring** has been trying to develop his 13.5 acres for over 24 years. He called it the “ Bonfield West Project”.

**The property is located adjacent to the Waste and Water plant on Bachelors Point Rd. The history of this property is below.**

### **2. The Lawsuit between the Town and Rodney Spring 1999.**

<https://www.leagle.com/decision/19991771733a2d103811764>

**judgment of around 35k.** Need more detailed info.

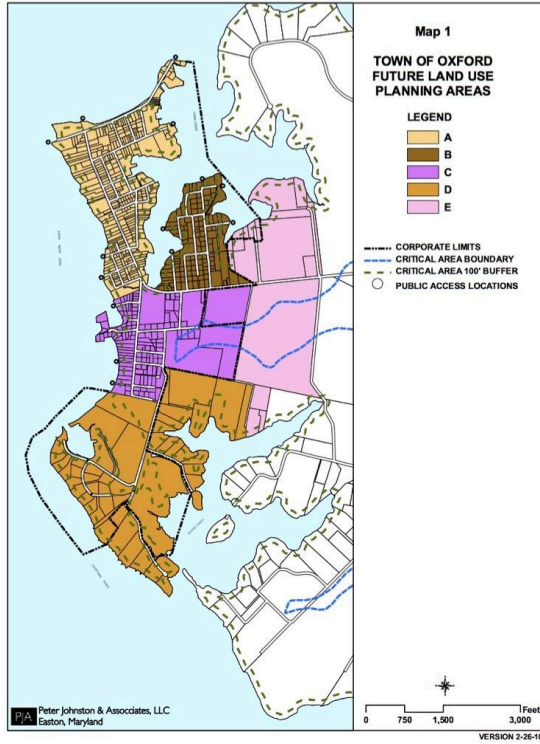
<https://www.leagle.com/decision/19991771733a2d103811764>

<https://caselaw.findlaw.com/court/md-court-of-special-appeals/1346945.html>

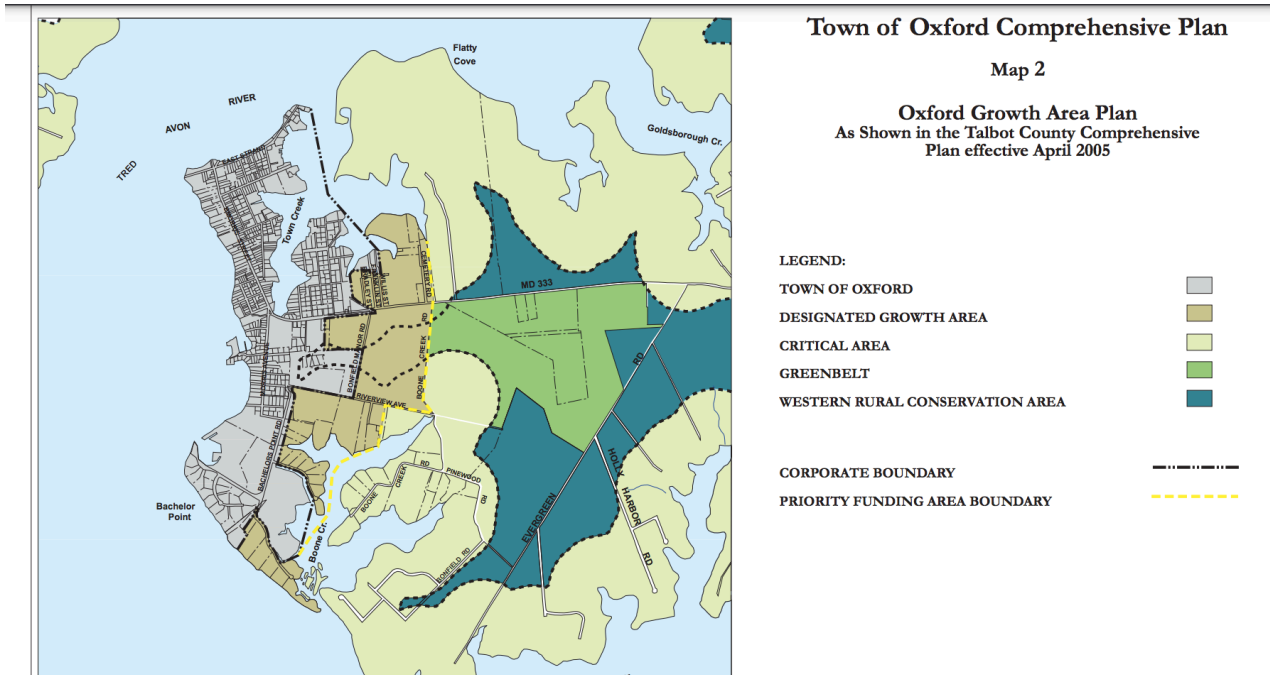
**3. From the-2010 Oxford Comprehensive Plan. (Below is a portion from the plan) Area D** on page 33 and 35. Some large tracts of undeveloped land in Area D are wetlands and are only suited for wildlife habitat. It is anticipated that little new development will occur in this area, but future annexation of existing residences could increase the Town’s population. <https://oxfordmd.net/oxford-comprehensive-plan>

**Area D** consists of the area from the NOAA research lab south to Bachelors Point. A significant portion of Area D is already located within the Town. **Some large tracts of undeveloped land in Area D are wetlands and are only suited for wildlife habitat. It is anticipated that little new development will occur in this area, but future annexation of existing residences could increase the Town’s population.** This area includes a 12+/- acre parcel immediately south of Oxford’s wastewater treatment plant that bears a **critical area classification of LDA. LDA- Limited Developed Area**

**See Map Next Page**



**Map Below shows the Designated Growth Areas**  
**From the 2010 Comprehensive Plan.**



#### 4. FROM State of Maryland website (Current)

#### Critical Area Boundary Boundary Map Viewer.

Showing the Spring Property and a neighboring property in **LDA** Areas.

See section at the end on LDL areas.



#### 5. **June 7, 2011 Rodney Spring Commissioner Minutes- “Bonfield East Project”**

“ The project has been developed under the Talbot County Planning rules and Regulations.” “ The property is located in the Town of Oxford's expansion zone. “

#### 6. April 26,2012 Cheryl Lewis swore in as Town Clerk/Treasurer

FROM THE STAR DEMOCRAT.

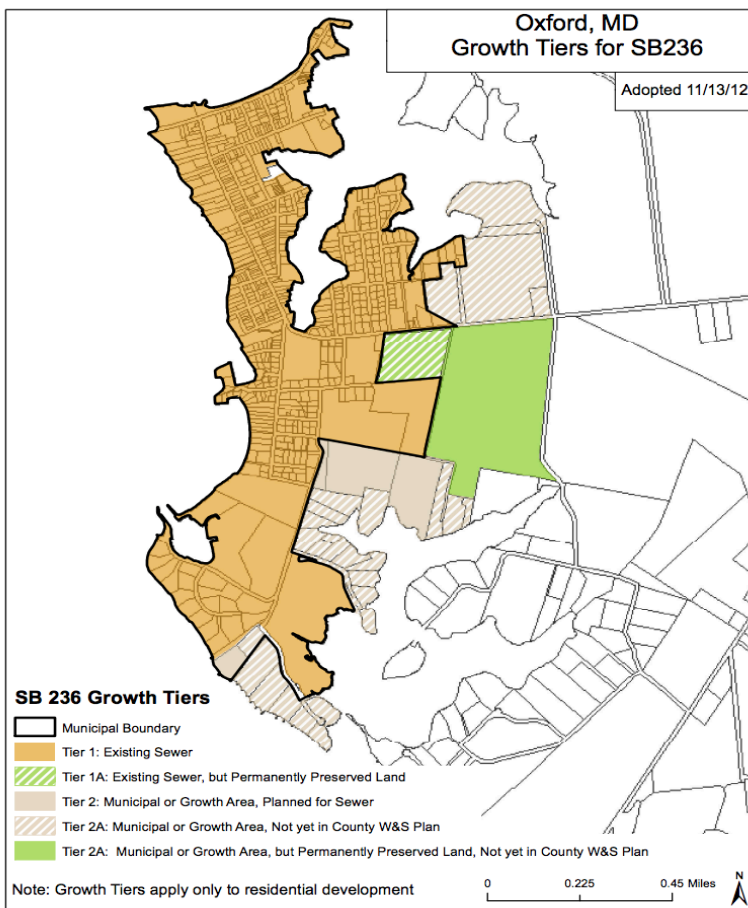
[https://www.stardem.com/news/local\\_news/oxford-welcomes-new-town-clerk/article\\_bb6270bc-af7c-5a37-954f-70a11d2d6f13.html](https://www.stardem.com/news/local_news/oxford-welcomes-new-town-clerk/article_bb6270bc-af7c-5a37-954f-70a11d2d6f13.html)

“ a former Trappe Town Commissioner, where she served for eight years until her term limits ran out.

Not wishing to give up municipal government, she quickly found a job with the nonprofit Maryland Rural Development Corporation. Lewis served as a small town circuit rider to communities which lacked the fiscal means to support full-time administrative personnel. She served as a temporary town manager, providing financial administration, land planning and zoning initiatives, grant preparation and general administrative help. Some of the towns she served included Goldsboro, Henderson, Marydel, Templeville and Barclay.”

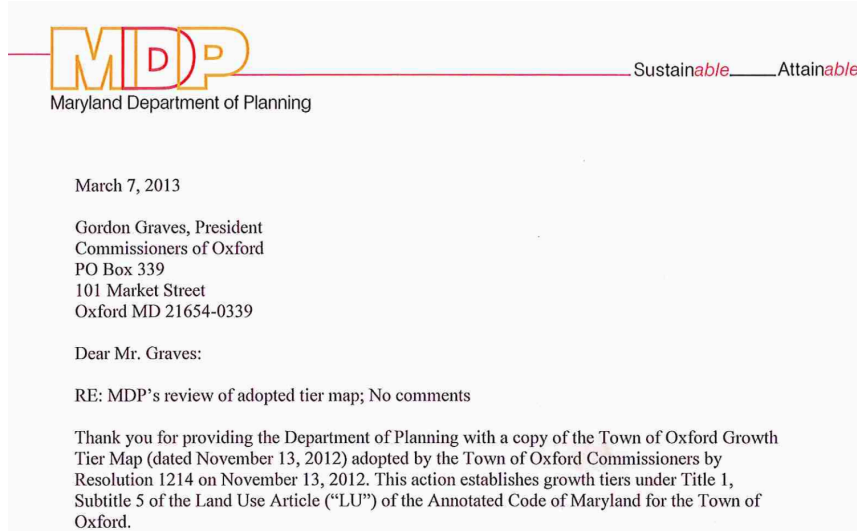
7. November 13, 2012. Oxford Commissioners Updated the Growth Tiers for Oxford and submitted it to the County. **It Shows the Rodney Spring Property as Designated for Growth.**

The County Map:

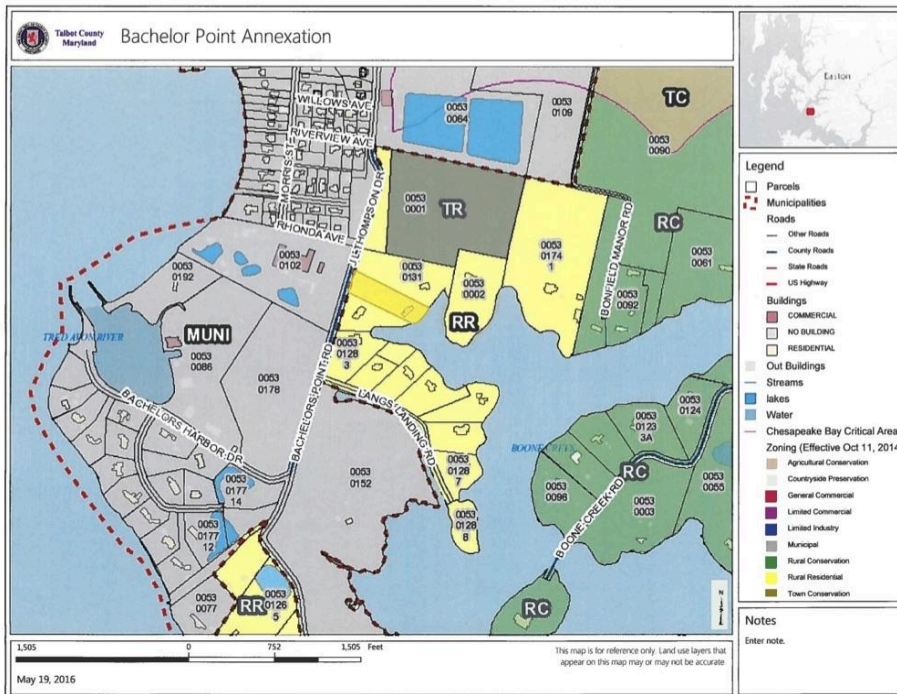


## 8. Below is the letter from the MD Department of Planning.

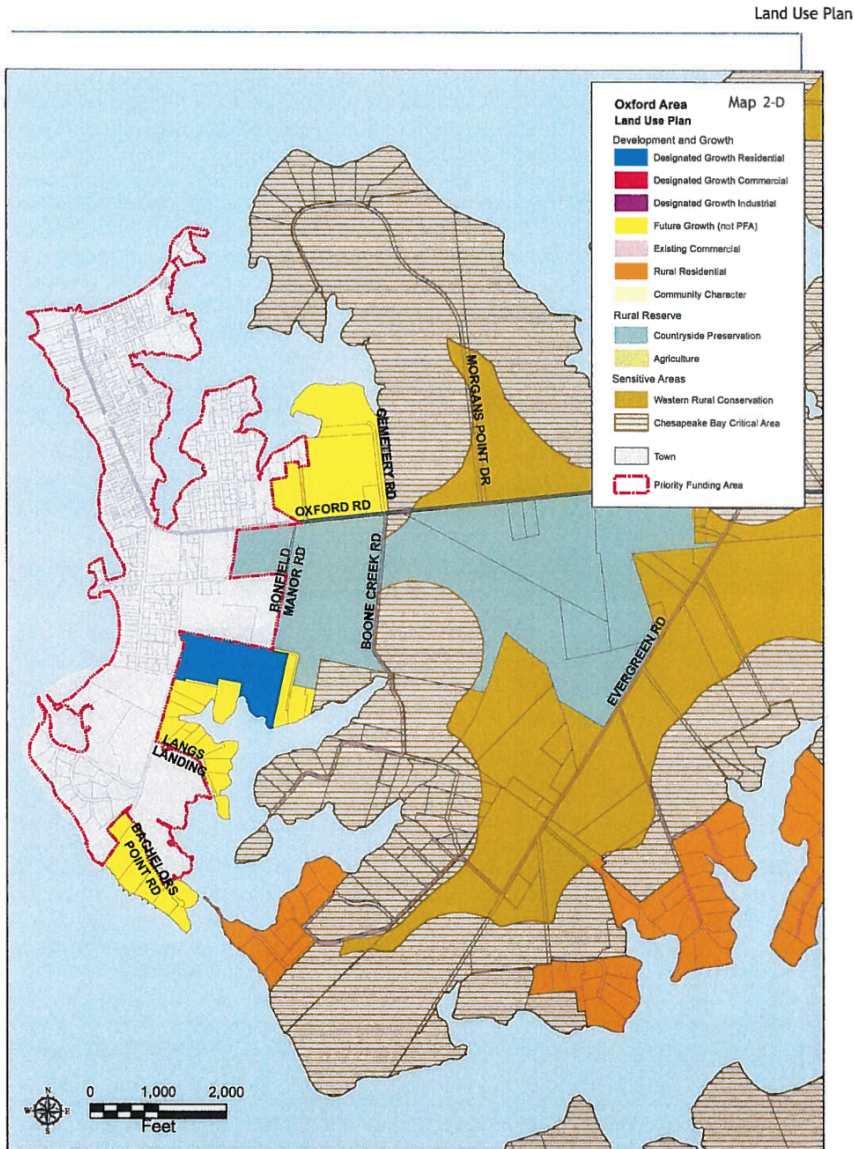
[https://planning.maryland.gov/Documents/OurWork/septicsbill/TALB\\_Oxford\\_ltr.pdf](https://planning.maryland.gov/Documents/OurWork/septicsbill/TALB_Oxford_ltr.pdf)



## 9. **May 16, 2016** (See County Resolution 226 ) This resolution shows a Map for the location of the property. On the Map, ( Below )The Rodney Spring property is identified as a TR Zoning, Town Conservation.



**10. June 2016- Map from The Talbot County Comprehensive Plan, Chapter 2 Land Use Plan, Map 2-d, Oxford be Area Land Use Plan, ( Below )shows Rodney Spring's Property, along with the property along Bachelors Point Rd ( Owned by Hebron LLC) and the lot 4724 Bonfield Manor is now highlighted in **Bright Blue** as **Designated Growth Residential**. All other areas in yellow noted as future growth residential as the same as the 2010 Oxford Comprehensive Plan.**



**11. Bob Rauch, Rauch Engineering, ( from the Lakeside development),** returned to **Oxford** last year to see how the new Commissioners felt about a small development annexing to Oxford, The Rodney Spring Property.

**12. From April 26,2022 Commissioners Meeting-**

Bob Rauch, representing Rodney Spring the owner of two parcels consisting of approximately 15.5 acres directly south of and adjoining the town's Public Works facility, approached the Commissioners to request consideration of annexation of the properties for development. Rauch stated the annexation is consistent with the town and counties comprehensive plans, is listed as Tier 2 for water and sewer, in the Special Flood Hazard Area, and has been a point of discussion over the years. He would like to present a petition for annexation with a concept plan, and there was a desire to determine what the town wants and do they support the idea of annexation. Current zoning is Town Residential and they would be seeking R1C or R1. Rauch provided information from the Comp Plan, and offered numerous other statements regarding the town's regulations. Following discussion of the possible annexation and process, Lewis noted that there would be multiple steps, which would include the Planning Commission and public involvement, and recommended that any proposed development should be clarified prior to annexation so that a proper Annexation Agreement would be prepared inclusive of all costs and expectations. She stated after the office completed the initial investigation, an annexation process specific to the request could be detailed. Attorney Ryan stated the town would need to review any proposed development prior to annexation in order to determine the level of services like water and sewer that would be required, along with addressing roads and fire service, etc. Further discussion was held regarding possible development and what the needs of the town would be. The Commissioners stated they would review the prior annexation information, review water and sewer and other services availability, and a developed process, over the next month.

ATTORNEY Ryan noted that the County Council had a resolution on the agenda of their meeting this evening that basically stated when a property within a municipal incorporation wanted to go to the county for a water and sewer amendment, which is a requirement to connect new hookups or add infrastructure, the current application procedures would not apply to the county.

Currently the municipality is the certifying agent of water and sewer changes within their boundaries. This new language, in effect, allows the county to initiate an amendment to the water and sewer plan within an incorporated municipality without seeking approval from the municipality.

Ryan stated that the Town of Easton had submitted a letter opposing the resolution, she had submitted a letter on behalf the Town of Oxford, and a letter on behalf the Town of Trappe, and that Easton Utilities had also submitted a letter opposing the language. Ryan said she did not think the intent was to take rights away from the towns, and that it was most likely a drafting error that could be addressed, but it was important the opposition to be on the record.

### **13. July 16, 2022**

The Talbot Spy. Letter to the Editor, **Dan Watson. “Conflict of Interest”**

<https://talbotspy.org/letter-to-editor-conflict-of-interest-you-be-the-judge/>

#### **FROM DAN’S LETTER.**

“Rauch, Inc., as contractor, is not bound by the Ethics Ordinance even in such a fraught position. Rauch did not need to disclose who else the firm works for, or what interests the firm and its principals hold which might be impacted by the CWSP. It has no limitation on using information it learns for the benefit of itself or others. I don’t think Talbot County has even confirmed whether or not Rauch, Inc. or its principals are partners in Lakeside in some fashion, as had long been thought. (Rocks’ attorney wrote in August 2021 that “the project has always been, and is still, owned and controlled by the Rocks family.”)”



**14. August 10, 2022**, Bob Rauch, ( Rauch Engineering ) writes to Commissioner Jaramillo, and the Town Manager, Cheyl Lewis.

**Bob is now representing Talbot County.**

See RAUCH LETTER TO THE TOWN.

Here are the first two paragraphs.

*Dear President Jaramillo:*

*Talbot County has contracted with RAUCH inc. to complete a review and update to the Talbot County Comprehensive Water and Sewer Plan (CWSP). The County's Comprehensive Water and Sewer Plan is a utility planning tool to assure that the planned growth and development adopted in the Municipal and County Water and Sewer Plans can be achieved in accordance with the County's Comprehensive Plan goals and priorities. The Talbot County CWSP includes the municipal water and sewer plans for each of the incorporated municipalities in Talbot County, as well as the County's plans for the unincorporated villages and utility service areas of the county.*

*Once the incorporated municipalities develop and adopt their individual water and sewer plans, those plans are incorporated by reference into the County's CWSP, as mandated by the State of Maryland. The 2022/2023 update of the Talbot County Comprehensive Water & Sewer Plan is an opportunity to ensure that each municipal plan and the vision for that municipality's water and sewer service is up to date and reflects the current views and goals of the municipality.*

*RAUCH inc. would like to schedule a meeting/work session with the representatives of the Town of Oxford to review the current Water and Sewer Plan and to discuss any updates that should be included in the 2022/2023 Talbot County CWSP. The introductory meeting/work session would include representatives from the Town Commissioners, the Town Planning Commission, Department of Public Works and Planning directors or consultants, advisory board representatives, and any others in your organization who are involved in utility planning. We will discuss the schedule to complete the update to the County's CWSP, future progress meetings, and public participation.*

**At the bottom of his letter** are requests for information regarding the waste and water plants, size etc. And a section on planned Growth.

**Here is the complete letter below.**

<https://talbotcountymd.gov/uploads/File/publicworks/Comp%20water%20and%20sewer/Rauch%20CWSP%20Update%20-%20Meeting%20Request%20Letter%20-%20Oxford.pdf>

**History is Continued in Oxford Development 2022-2024 PART 2**

