



Friends of Harford, Inc. focuses on Harford's land use issues, working for a fair balance between the rights of those wanting to develop a property and the rights of neighbors who might be impacted by that development.

Land use is controlled by the County Executive and County Council members. In anticipation of the upcoming election, **Friends of Harford** is asking you to please respond to the questions below, so we may understand your perspectives and reasoning on these issues. We will post your responses on our website and notify our members that they are available.

Responses from candidates are due back to us by June 20, 2022 (email@friendsofharford.com). Thank you for your cooperation and assistance in keeping Harford County citizens aware and informed of your goals and objectives.

1. The Master Plan, HarfordNEXT, calls for a study on expanding the development envelope in an area beginning at I-95/MD 543 moving northwest along MD 543/Shucks Road to Harford Community College and beyond to US 1 at Hickory. What is your view on expanding the development envelope, specifically the aforementioned MD 543 proposal?

Like the rest of Maryland, Harford will continue to grow. Our priority should be on growing through redevelopment of those areas within the existing Development Envelope that have not been effectively redeveloped, including much of the old development along the Route 40 corridor. Any effort to expand the Development Envelope must ensure that the necessary infrastructure is in place to accommodate growth. We must not continue past practices of overburdening roads, schools, recreation facilities, etc. If expansion is to be considered, it must be done in a manner that benefits Harford County, not as a vehicle to reward campaign contributors and political allies.

Will you support any expansion of the Development Envelope? If yes, what location(s) and reason for expansion?

I have not considered any expansions of the Development Envelope.

2. Would you approve a request by a landowner or other interested party, as done in neighboring Baltimore County, to downzone their property? If yes, under what circumstances?

I would consider citizens' requests for downzoning properties. The County's *Green Infrastructure Plan* highlights properties across the county that should be protected and preserved. Properties once thought suitable for commercial and industrial use might be better suited for less intense uses.

3. Would you consider introducing legislation to define, measure and reduce noise, light and air pollution?

Keeping residential areas buffered from industrial development is the best way to avoid the above-mentioned pollutants. The many technical advances in controlling lighting, from motion detectors to shields that focus light on specific areas and prevent it from disturbing neighbors, are easy to implement. Vegetative buffers are excellent ways to reduce both noise and air pollution and I am open to legislation that will address these quality-of-life issues.

4. Traffic congestion problems are encountered daily by Harford County citizens. What do you propose to address traffic issues?



Unfortunately, much of the traffic congestion we are encountering is from the poor development practices of the last eight years. The County must ensure that traffic studies completed to support additional development are quality and done for the County's benefit. To alleviate existing traffic challenges, we need to leverage technology, like smart traffic signals, and work effectively with our state partners to address traffic challenges; the current administration has failed on all of these accounts.

5. Would you support amending approval procedures of Zoning Code 267-39 - Retention and Afforestation, specifically (F) tree waiver grants and, to commission a Waiver Advisory Board?

Such an amendments to the Code is helpful when the County Executive is unwilling to do what is right and necessary to put the citizens' interests above those of contributors and allies. I would consider such an amendment but do not feel that such an amendment will be necessary to make my administration do the right thing.

6. Do you commit to meeting with advocates to discuss the amendment or repeal of legislation that citizens find changed the Zoning Code unfavorably? For example, Bill 21-003 Motor Vehicle Filling or Service Stations and Bill 18-036 Zoning Definitions Intermittent Streams and Perennial Streams?

Yes, I will gladly meet with those who seek to improve the County that I love. Bill 21-003 actually replaced the protections I put in place in 2004 as a county councilman to protect groundwater from contamination of underground gasoline tanks. I support efforts to protect the public's drinking water supplies from harmful pollutants.

7. Do you approve of Light Industrial (LI), Commercial Industrial (CI) or General Industrial (GI) zoning adjacent to residential communities or within a Village District? If not, would you amend the zoning code to uphold your views? Would you research and recommend increased protections for residences from commercial and industrial neighbors by increasing buffers and their types?

To maintain our quality of life and property values, it is essential to protect residential communities from all types of industrial development. Well recharge areas need to be protected from development and chemical contamination, residential roads need to be free of ongoing large truck traffic, and industrial emissions should be monitored to ensure safe air quality standards are being met. It is essential that our government take the steps necessary to protect citizens and enhance their quality of life.

8. Do you support legislation to create graduated zoning districts next to residential except Mixed Use districts?

This is very specific. I would need to see the actual legislation.

9. Would you consider reestablishing the public's right to receive a timely interpretation of the Zoning Code rather than the current determination definition used? If not, why?

I support the public's right to a timely interpretation of the zoning code. Over the last eight years we have witnessed a reckless interpretation of our zoning codes, which has resulted in the county being sued numerous times. The public deserves better from their elected officials and I will ensure the timely and transparent interpretations of zoning codes.

10. Why are you running for office?



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I was born and raised in Harford County where my family has lived for over 200 years. I grew up swimming and canoeing on Deer Creek, sailing the Susquehanna flats and camping on the islands near Havre de Grace. I could ride my bike across the county and walk safely to school in downtown Bel Air. I am the product of Harford County public schools, as are my children and grandchildren. My career has taken me across the country and overseas. These travels have reinforced what I have always known, that Harford County is a wonderful, special place to grow up and raise a family. I know what we must do to keep our County safe and beautiful. I love Harford County and am committed to preserving our quality of life here for future generations to experience, as I have been privileged to do.