

FRIENDS OF HARFORD SURVEY 2022

Wini Roche, Candidate for Council President

Harford County

443.521.1538

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?

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

I'm not in favor of expanding the development envelope at this time. Expanding the development envelope should be driven solely about improving the quality of life for Harford Countians, not by land developers who are mostly concerned with making a profit. I am in favor of prioritizing the redevelopment of neglected areas such as RT. 40 which is better economically and environmentally for the County. Developers old prefer to develop "undeveloped" land because it is significantly less costly to their bottom line. I'm not in favor any further expansion at this time, to include the mentioned MD 543 proposal.

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 such a change if the change was deemed in the public's best interest vs. solely the landowner's request.

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

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

Over development with lack of adequate road infrastructure is the primary reason for this traffic congestion, therefore first priority would be to steer this over development trend in a more responsible direction.

We have begun to see the benefit of traffic circles around the county and we should continue in the direction of moving to traffic circles or roundabouts versus traffic lights when possible. Studies show traffic circles result in fewer crashes and less severe crashes as they create lower vehicle speeds. A standard stop sign or traffic signal controlled intersection always has at least one direction of traffic stopped versus and constant flow of movement. There is less vehicle pollution, energy usage and lower maintenance costs to circles as compared to a traffic signal as traffic signals requires electricity 24 hours a day.

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

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 Filing or Service Stations and Bill 18-036 Zoning Definitions Intermittent Streams and Perennial Streams? **YES**

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? **NO**

If not, would you amend

the zoning code to uphold your views? **YES**

Would you research and recommend increased protections

for residences from commercial and industrial neighbors by increasing buffers and their types? **YES**

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

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? **YES**

10. Why are you running for office

I'm running for office because our core democratic values are under attack. I will be the people's advocate and demand transparency, accountability, and inclusivity in all council business. Public service is supposed to be for the public's benefit. Yet our county leaders continue to enable pay-to-play policy making. As a Mom of a HCPS student, I will bring a woman's perspective with nearly 30 year's experience in local government – as a department head, lobbyist, community leader and small business advocate.

