

REGULATORY REVIEW

Water and Sewer Plan Recommendations

The Water and Sewer Plan recommends that all future land development proposals be first discussed in concept with the Williamsport Planning Commission. At the time of the initial meeting a tentative agreement will be made on the allocation of sewer capacity for the proposed development. The allocation is subtracted from the total allocation granted to the Town by the Sanitary District. The developer will then advise the Mayor and Council of the proposed development. If the development is located within the Town limits, a development plan is submitted to the Planning Commission for approval. Current Town policy requires annexation of any development located outside the Town limits that will connect to the Williamsport sewage collection or water distribution system.

Zoning Patterns to Achieve the Land Use Plan

The land use plan is consistent with the present zoning with some exceptions. The plan recommends a transitional or mixed residential-commercial area between the town center and the Cushwa Basin, to strengthen the link between the commercial center and the tourist and visitor center of the C & O Canal. There are some obstacles to such a link: the distance is somewhat long, although it is certainly not an unreasonable

- Sidewalk Project - \$20,500.00. Springfield Farm Barn Funded
By Washington ARKA Funds
- Springfield Farm Barn Bathroom Project - \$50,000.00
- Painting of Spring Field Farm Barn
- Boat Ramp Project Funded by DNR \$149,000.00.
- Restoration of River View Cemetery.
- Baby Pool Restoration Funded by ARRA \$3,995.00.
- Replacement of Town of Williamsport Water Meters - MDE -
ARRA Project.
- Welcome Sign Project - Inmates
- Urban Greening Grant - Tree Planting - Funded by DNR \$15,000.00.
- Byron Memorial Recreation Trail - Funded by Md. State Highway
Administration - \$30,000.00

walking distance. Also, the structures along Potomac Street in this stretch are primarily residential. Not all areas are easily adaptable to commercial use, and their historic character must be preserved. However, to achieve a higher level of visitation, this link is important. An overlay district should be established along Potomac Street between the TC Zone on Conococheague Street and the GC Zone next to the Canal complex. This overlay should permit as special exception uses and activities such as antique stores, gift shops, and small restaurants within existing buildings, but not exterior alterations that harm the historic fabric of the area.

Building Codes and Related Regulatory Statutes and Ordinances

Further coordination of efforts between the State, County and Federal government in reference in forest conservation, floodplain controls, building codes, civil emergencies, the Forest Conservation Act, stormwater management, and adequate public facilities in reference to schools.