

**Rural Communities Leadership Program**  
**Grassroots Forum**  
**11/23/02**

During the Grassroots Forum, participants broke for 90 minutes into six discussion groups of about 10 people each. Each group also included a facilitator and a recorder. During their break-out time, participants discussed two questions:

1. *If you had the power to decide, what would be the future of natural resources, the economy, and landscapes on the Delmarva Peninsula?*
2. *What tools, policies, methods, or ideas do you believe would be most effective and equitable in achieving the future Delmarva Peninsula that you prefer?*

In discussing the questions, participants first talked among themselves for about 50 minutes. Using ground rules for effective discussion that all participants had accepted in the general session, facilitators kept the conversations moving and recorders wrote on newsprint. After they had talked and listened to others, participants wrote their answers to the questions on “sticky notes,” which were then sorted by program staff and typed. Staff also retained and typed the newsprint records. This document includes, first, individual written answers to the questions and, second, comments recorded on newsprint.

**INDIVIDUAL ANSWERS**

Answers for each of the two questions follow. Headings represent titles that staff gave to clusters of similar answers.

**The Future of the Delmarva**

Ideas about the future of the peninsula sorted into seven categories: valued, protected and enhanced natural resources; balanced development; the sense of a unique place; preserved open space; a cultural and natural heritage economy; a diverse economy; and a resource-based economy.

Valued, Protected and Enhanced Natural Resources

- Forests are perceived as a viable resource of plant and animal diversity
- Landscape would preserve our historical character with extensive forests connected by grass, fields and farmland. Planting would provide adequate filtration to protect our waters
- Continued efforts toward goals of Chesapeake Bay Program
- We would replenish our natural resources including water quality, water grasses and

fisheries. Our forests and grasslands would also be replenished, developing green ways and ample habitat

- In my vision, people understand that water quality = quality of life
- We restore our rivers and the living resources that depend on them
- We upgrade sewage treatment and storm water mgt. efforts
- We agree that clean water attracts families & business to communities
- The population of the Delmarva would appreciate the value of the environment in which they live including land, water, air surrounding them
- The residents of the Peninsula would appreciate and be committed to the Delmarva as an increasingly unique rural area with small towns, farms, open water, fields and forests. They would be proud of it and work to sustain its rural character (resources, economy, & landscapes)
- I see the Delmarva Peninsula as a garden for the western shore - it's the source for fresh food and healthy fisheries. We need thriving small towns with their natural resources intact - places where you can take a walk & go fishing before breakfast. Green fields with family farms surround these towns. Healthy rivers flow past them. There is a rich cultural life-biodiversity abounds in both human, plant and wildlife
- Natural resources would be treasured, restored and protected

#### Balanced Development

- Plan, develop & create an appropriate balance between goals of resource, landscape and the economy, quality of life and managed growth and the will of the people appropriately reflect the tradition, culture, economies and lifestyles reflecting the will of the people and the natural changes of the times.
- We need livable town centers with a balance of job and housing
- Poverty and pollution are eliminated as we maintain and enhance our environment and the livability of our communities
- Possibility for all levels of society to earn a sustainable living

#### The Sense of a Unique Place

- We should seek to understand, preserve, and enhance the unique combination of resources - farms and fields, woods and waters, small towns and country roads - that is the Eastern Shore - a place like no other in the Eastern United States
- Power to decide future
- Creation of working landscapes (farming, forestry, fisheries), cultural, environmental resource areas to focus tools and complement viable rural towns where compatible businesses locate
- The landscape is rural - meaning farms, parks, and small thriving towns
- Landscapes would be rural with farms, fields and woodland predominating
- Future should include a strong sense of place with limited western shore influence
- Future should include a heavy focus on rural character

- Develop regional pride and an awareness in our communities, of what makes this place special
- Small towns would be small towns, not sprawling areas that grow together
- Towns that promote low impact, high value businesses and low impact development
- People who own 2nd & 3rd homes in the area will be drawn in to identify with regional goals and support them financially and ideologically
- Beautiful landscapes and towns

### Preserved Open Space

- E.S. becomes a national park surrounding clusters of towns
- Open landscape which will be more attractive not only to those who live on the peninsula, but to all those who visit and pass through the peninsula

### A Cultural and Natural Heritage Economy

- An economy based on the unique cultural and natural heritage of the Eastern Shore
- Vibrant towns and working landscapes
- Historical significance of Delmarva should be celebrated often to remind all residents that preservation is important and that our resources were equally important to those people who came before us, just as it will be important to those who will be here after we are gone
- Future should include no deterioration in quality of life
- Preserve rural historic attributes of the Delmarva. e.g., improve local transport and services so as to revitalize the small market-center towns as desirable residences and tourist assets
- We need a cultural revolution - ask ourselves what questions do we want answered
  - greenbelts around towns
  - towns more livable
  - sewage/septic solutions
  - share vision
  - economy should replace itself

### A Diverse Economy

- Have diverse opportunities not dependent on one industry
- Job opportunities for all skill levels
- Save family farms by diversifying crops, expanding markets and increasing local processing and packaging - sell the Delmarva label
- Farms would be treated as manufacturing with the same care given to it by local and state government as is given to business
- A diverse economy based on the assets that are unique to the Eastern Shore

### A Resource-Based Economy

- There would be a strong diversified agricultural economy with housing centralized around existing towns and communities
- A region of villages, greenbelts, farms between them with resources for the farmers (equipment, services, etc.) available
- A recognition that economic development does not necessarily mean "growth", but supporting existing and future resource-based industries (forestry, fishing, agriculture)
- Vibrant economy in balance with the environment
- Agriculture would be smaller farms supplying the multitude of niche markets in the heavily populated areas around us
- The working landscapes permanently protected - fishing, farming and forestry - and kept viable by having the public willing to support them
- Our economy would become more self-sufficient and agriculture (unknown). Local businesses and town centers would become prosperous and vibrant. Farming would find greater profitability
- Stabilize the land and economy for our natural resource based industries
- The peninsula would be an agricultural community based on small scale agriculture and  
the economy based on agricultural products with a niche market
- You have a sustainable economy you have natural resources that are sustainable  
you have a diverse working landscape that is sustainable
- Viable farm industry
- The future would showcase a profitable, diverse and progressive agricultural land base

### **Tools, Policies, Methods, and Ideas to Achieve the Preferred Future**

To achieve the futures they prefer, participants suggested many ways and means, which the staff clustered into ten categories: plan and target development; compensate for change; educate; foster citizen involvement and collaboration; promote heritage history and rural character; manage by watersheds; regulate land use; design new tax and other incentive policies; make changes in agriculture and other economic sectors; and others.

#### Plan and Target Development

- Promote regional planning efforts that identify opportunities and goals beyond the county level (Delmarva wide)
- Use a planning tool such as a financial impact study to understand the "cost" of a land use plan
- Promote development in designated growth areas.
- Provide a new development model for the Eastern Shore for new

- residential/commercial developments
- Slow down forces for development through growth management tools to allow preservation, conservation and development of appropriate uses (farm, small town economies) to get underway
- Continue to promote development in and around town centers and prevent the large lot subdivision of rural property
- Policies to be used are zoning, visioning and detailed planning. Our objective will be to have developers build what we want, not what he feels we should like
- First, identify Delmarva's responsibility to accommodate growth pressures
- Economic development planning must include high technology, medical and light industry in the town centers. There should be strong links between economic development planning, the comprehensive plan and the zoning code.
- Land Conservancy models should have corollary land development authorities that promote mixed-use development in town centers
- Create a regionally focused oversight committee with funds to distribute to small towns for planning
- Look at redevelopment. Maybe a non-profit group to manage
- Develop marketing strategies to promote small town life and discourage sprawl
- Attract people to town, not developments
- Define a working landscape boundary
- Include, in all plans, a test for new projects/development and funding: is it good for the environment - is it good for working landscapes - is it good for the community
- A Delmarva-wide effort should be made to test each project against 3 questions
  1. Is it good for the environment?
  2. Is it good for the community?
  3. Is it good for the economy?
- Prioritize environmental and adequate infrastructure concerns, when developing residential/commercial development plans
- Require an Ag/Nat. resource industry element in local & regional economic development strategies
- Additional incentives for "downtown" investment and redevelopment
- Towns master planned, using urban growth boundaries, selling the development rights of the greenbelt to ensure appropriate density in the master planned areas
- Cluster development in conjunction with land preservation programs - should be the focus of effective and equitable land use
- Encourage land use policies that manage and direct growth and direct growth to existing Communities and shift the cost of infrastructure to the development community
- Create economic development programs to encourage diversification of ag & natural resource enterprises
- Support economic viability of rural villages
- Need ways to revitalize town centers. Must find ways to finance infrastructure other than development which is way out-of-scale with historic character
- Restructure planning and zoning to plan for natural resource protection and agriculture first, and new residential development second
- Define objectives in terms of "heritage" and "stewardship" of environment

- Review and collect data on environmental assets
- Zone for the diverse uses as we do for commercial, etc.
- Delmarva wide plan that incorporates working lands
- Incorporate scenic vistas and places into regional business plan

### Compensate for Change

- We need new methods for compensating landowners for their development rights - better TDR programs or tax credits
- Be willing to pay farmers to preserve scenic views by providing land easements in perpetuity
- Give farmers more financial incentive to address clean water and natural resource restoration issues on their farms. Farmers should be paid for being the stewards of wildlife communities
- Create tax credits in support of desired land use
- Tax credits, purchase of development rights, system where citizens pay fair market value of loss of rights (sharing of costs among all who value open space)
- Transferable tax credits for conservation (another form of transfer of dev. rights)
- Alternatives such as purchase of development rights that preserve private property rights in key areas before citizen-based planning and involvement kicks in
- Incentives that encourage voluntary cooperation
- Subsidize full time waterman to allow certain fisheries to rebound
- As growth pressures and change pressures increase, finding effective and equitable solutions will be more and more difficult. We must deal with difficult decisions, winners and losers
- Tax breaks given for maintaining forests greater than ten acres

### Educate

- Encourage thru education (school/public) an understanding of who we are, where we're going, what's to become of us? - so we discover our place in the system of life -see ourselves as belonging to the natural world - our green infrastructure -the support system for our lives
- Understand that private property rights affect the public as a whole, including those who insist on their rights
- Education concerning land use
- Education, education, education from pre-school on up on the importance of the environment & how human's can reduce their everyday impacts
- Cultural/social change through educational examples of sustainability on the landscape
- Education of public to uniqueness and importance of the rural Eastern Shore in school, by organizations, by government (local & state)
- Education should be the basis of all planning and engaging both this and the future generations to value the benefit and use of natural resources

- Education to learn about current ag practices being done to conserve soil and water quality
- Educate people about farms and where food comes from
- Educate people where food comes from
- There is a need to retool or reeducate policy makers view about efficient use of resources without damage to them
- Education is nearly always the first step toward achieving any worthwhile goal we must learn what we have, interpret it to ourselves and to others who will shape our future, and thereby deepen the connectedness of residents and visitors to what the Eastern Shore has been, is now, and can be in the future
- Bring public/local attention to the need for careful/thoughtful use of the fresh water resource to the aim of ensuring its long term availability

#### Foster Citizen Involvement and Collaboration

- Communication especially between ag community and environmental groups to find common ground on where they agree and to find methods to achieve these goals
- Quarterly meetings among county planning and zoning boards to identify issues, problems, and ideas for a regional vision
- Create a shared vision for the Delmarva that defines the elements of our community including land use, economy and natural environment
- Develop a real in-depth dialogue
- We need to engage thousands of people in developing a shared vision for Delmarva.
- We need to make this process stimulating and rewarding and economically important
- Citizen awareness, education and involvement
- Conduct a Delmarva wide poll to assess the layman's view of what about the region needs protecting and/or enhancing
- Build a shared vision of what Delmarva could be
- The principle tool would be the development of a comprehensive vision for the entire region, adjusted for local preferences, concrete goals to be accomplished, specific strategies for achieving these goals. Actions, policies, programs, education to implement. Accountability for those who accept responsibility for each
- Our method will entail returning to basic planning by defining our objectives then developing the detailed plan to achieve those. Before this process proceeds too far we will create a vision
- How can we increase public access to the Bay?

#### Promote Heritage History and Rural Character

- Work locally to identify and protect (with local, state, federal and private financial resources) the scenic vistas and historic villages of Delmarva
- Tourism (not water parks!) but historic and eco tourism would be larger part of

economy

- Develop river towns as destinations
- Through a community visioning process. Identify "sacred" places and vistas that are critical to protect and promote rural/historic character, environmental resources, working landscapes, and vital rural communities
- I would like to see public investment and public decisions that respect what is already here - our natural resources, our small towns, our working landscape, our way of life. Change should fit our needs and we should demand this of those who would seek change
- Market the rural character of the Eastern Shore as a way of life; its products - to the Eastern Shore itself, to the public at large for tourism, sales
- Develop appreciation for history of Eastern Shore. Treasure and preserve it
- Support ESHI and Route 213; scenic byways strategies

#### Manage by Watersheds

- More watershed based management
- Planning and decision making would be based on the watershed in which it occurs

#### Regulate Land Use

- Homes are not allowed to be built in woods
- Financial impact plan
- APFO/impact fees
- Recognize and require (and respect) professionalism in the development of plans and ordinances that regulate the future
- Incorporate the latest Low Impact Development and other technologies into zoning ordinances
- Farming and agricultural areas should be zoned/designated as industrial. This should lead to less conflicts with new residents, however, all industries must accept the burden of increased paperwork and regulations
- Regional regulations for all developers on the Eastern Shore
- Developing a regional plan to save farming by increasing business opportunities for farmers
- Effective agricultural zoning - i.e. no non-ag uses allowed
- More common sense regulations
- More incentives to do best management practices (BMPs)
- Less restrictions and regulations
- Delmarva wide comprehensive planning and zoning that promotes economic growth while enforcing working land corridors that protect areas for farms, forests and fishing efforts
- Small towns - keep as small towns, build carefully within, not sprawl beyond
- Discourage development of prime ag land
- Set strict regs for developers, less wells and septic, more sewage and treatment

plants

### Design New Tax and Other Incentive Policies

- Find a fair, equitable method to find a way to help farms sustain themselves by a private & regional partnership. Consider an excise tax
- If you want it be prepared to accept a personal responsibility to pay for it through taxes or personal acquisition
- Those who deplete resources should contribute to replenishment
- Require performance boards for developers to revert land to original use when intended use is abandoned
- Levy fees to developers that fund planning & zoning activities
- Change the various levels of government tax codes to individual making land use decisions
- We need to develop a diverse "tool" box to achieve our vision. Policies must be balanced with financial programs. Fees, taxes, private funding and government investment will support our policies
- Examine solution (financial/technological) for failing septic systems

### Make Changes in Agriculture and Other Sectors

- A formal system addressing land tenure and farm business transition
- Explore alternative markets for improving agricultural profitability\
- Encourage farming as a business from the state level
- Improve local markets for agricultural products, e.g. ensure local schools are buying local produce to feed students; farmers markets, etc.
- Tax breaks or grants for BMP
- Find ways for farming to be economically viable (e.g., ethanol production, organic farming, equine, etc.)
- Create new myths-examine and discard old myths, such as growth is good, bigger is better, grow or die
- Integrate agriculture into local economic development plans
- Support small family farms and businesses
- Deter large agribusiness based on monoculture that send profits back to headquarters
- Encourage market developments that are unique to local products
- Deter large "Big Box" retailers who send their profits back to headquarters
- Enhanced ag land preservation funding
- Seek employment to keep the young here, using traditional skills of the population to draw investments
- Sustainability and diversified agriculture should be the basis of our rural communities
- Implement policies (local, state, federal) that will encourage and maintain existing farms to be financially profitable
- Enhanced funding to support diversity as products
- Diversified ag based economy with direct marketing to the public. i.e., dairy that also

- produces and markets ice cream/or cheeses at farmer's market or produce stands
- The economy would be agricultural based
- Funding for bio-fuel research
- Jobs would be attracted or created in tech area, certain kinds of manufacturing (guitar factory at Bay Bridge) so that Eastern Shore residents don't have to commute to Western Shore
- Restructure assistance programs within and across agencies to focus on results (environmental, social, etc.) rather than programs and processes
- Create a market for niche crops
- Fit the economic development to the Delmarva-not the Delmarva to the industry
- Use innovations-CSA's (community sustained agriculture)
- Develop tools that would encourage an immigration of farmers
- Have local stores sell local products (grown locally, baked locally)
- Develop farming as a sustainable business especially for niche markets
- Focus business development on low-impact, high-value research/industry

#### Others

- Reform Health Department regulations on soil & water quality
- Clean water is everyone's concern & everyone contributes to the problem & to the Solution
- Aggressive deer management/hunting

### **A RECORD OF BREAKOUT GROUP DISCUSSIONS**

The six breakout groups all focused their initial discussion on the two questions, although approaches to answering the questions differed among them. A record of the conversation, as captured from pages of newsprint, follows.

#### **Group 1**

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Future/ Goals:

Rely on professionals

Who decides?/ priorities?

Local needs

Looking at larger picture/ put local into context

Way for governing bodies to be effective

What is the E. Shore/the sense of place?

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Why do people come here?

Cost/ affordable

Communities/ interaction

Land, “farmette”, spaciousness

But end up wanting K-mart?

-Need to let commercial development know what we want/ better ways to incorporate  
“Changing landscapes”- recognize all elements of history

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-Room for change; cannot be a standstill

-Decision makers create opportunities

-Core Values: Agree and move forward

Safety

Protect environment

Economically viable community

-Feedback (unsure BTM?) local and regional, does this structure exist?

-Global context, responsibility?

-Community should accept responsibility to achieve their goals

-Equitable way for regions/ counties to cooperate

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-Bottom up / Top down

Working regionally > common ground

-Retirement community>develop economic support

-Educate citizens

-Develop with least impact

Has to be market

Understand what people want

Involve business people

-At whose expense?

Humans

Environment

-Look at all of the needs of people

Can we have both?

Means / methods to protect environment.

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- How do you support
  - Twice the people
  - Landscape, natural resources (that people come here for)
  - People who depend on the health of natural resources for vitality
- Where we put things (save \$ on infrastructure)
- Learn from other examples
- Honesty
- Can/ Can't say / do (planning and zoning)
- Look at all issues together (\$, etc)
- How can you gauge economic worth of the environment? Make up for past mistakes?

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Tools / Methods

- Governors
- Behavioral changes
- Farmers VS. Residents
- Public access to farmland?
- Types of farming
- Meet demands of population
- One crop industry vulnerable
- Links between people and farms
- Should we be working so hard to preserve farming?
- Concentrate growth
- Horticulture

## **Group 2 (Abridged)**

### Future of natural resources, economy, and landscape of Delmarva

There needs to be a cultural revolution.

- We need to see ourselves as part of this self-healing universe. With this perspective we should more clearly see what the correct answers are.
- All private decisions impact the public domain
- We need to adopt a farmer's perspective. Plan on a 100-year horizon.

What is the Prime Economic driver on Delmarva?

- Agriculture?
- Bedroom Community?
- Wealthy Retirees?

- Other?

Examine the implications of Ag as the primary economic force on Delmarva.

- While we still have many farms, there are fewer farmers and profits go “off farm” to larger companies. What would happen if we defined Ag profitability by the number of families it supported?
- What does preserving Ag mean? Is it saving Ag business?
- What could we learn from Long Island farmers utilizing niche markets?
- A sustainable community needs to keep money in the community.
- Is the chicken farming economy sustainable? Is it coming to an end?

Building a Shared Vision.

- Eastern Shore Land Conservancy
- Current residents
- Property owners
- Developers (The RCL needs more developers to share vision)
- Regional Chesapeake Bay
- Need to communicate vision to 2<sup>nd</sup> and 3<sup>rd</sup> homeowners who only “visit” the shore.
- Need to clearly define “Smart Growth”. Should we look to the European model of growth? Does it make communities more livable, workable, and walkable? How?
- Delmarva should be a place of villages and farms connected with greenbelts.

Developing a Local Economy

- Agriculture that feeds us locally without degrading water and not killing species
- Encourage sustainable Ag. Soy/corn is not. It degrades water quality, reduces living resources (Bob White, Delmarva Fox Squirrel) through large-scale monoculture.
- Locally adapted farm products
- Test program for farm products (CFI)
- Good source for these issues is MLUI.org. The new Entrepreneurial agriculture

Need to develop an efficient use of land

### Tools

Education

- Get developers to articulate their needs
- Get a list of carrots and sticks that are affective
- Build understanding of the connections between land uses
- Get developers to articulate their needs

- Get out of the mindset of optimizing personal gain
- Look at Economics of place Videos (3)

Develop alternatives to driving

- Policies to pay for public transit
- Bike lanes along roads

Adequate Public Fees/Annual Fees/Impact Fees

- Storm water utilities fees
- Funds to retrofit poor and older designs
- Tie money to good projects
- Insure the money for infrastructure goes to good projects
- Look at the financial impact of development
- A Financial impact plan is necessary for proper development
- Need to look at the long-term costs of development, access the services of the natural system.
- What is the value of a pristine environment?
- Sharpen land use assessments

Would a Regional Council overseeing growth be helpful?

- Would a new authority that looks at redevelopment be useful?
- Need inter-jurisdictional cooperation to develop regional “voice”
- Clearinghouse for programs to support the shared vision
- Look to the Town and Country Planning Act Britain uses as a model
- Top down performance standards
- Use information with political will

Build local markets for Ag goods

- Washington College
- Salisbury State
- People want to buy food they can trust
- Create viable, strong local markets

Would a pension system for farmers help curb poor development by helping create a “safety net”?

**Group 3**

(Page #1)

”If you had the power to decide, what would be the future of natural resources, the economy and landscapes on the Delmarva Peninsula?”

-Not clear, need to crystallize viewpoint.

- Why limit to resource, economy and landscape?
- What is the meaning of “landscape”?
- Possibly include cultural aspect?
- Add broader aspects or is intent to only talk about what is threatened?
  
- Comprehensive plans don’t look at “human issues” planning. i.e. Agriculture and business impacts. Don’t we know how?
- Low income individuals: Important aspect, which needs to be in plan
- Is there any economic plan, which sees “resources” of shore? Natural resources need to be at the forefront of economic plan.

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- Americans consumption ethic > Frontiers?
  - ID other regions in the world facing similar issues (Europe)
  - Compare with eastern shore aspirations. i.e. Adirondacks
  - Preserving open space
  - “Look for model ‘great places’ and Eastern Shore.
  - Start from scratch and plan the ideal shore and compare with reality. Is ideal worth it?
  - A rise in shore problems in last 30 yrs, where headed?
  - Federal program use to conserve
  - What’s left and how did they keep it?
  
- Blank slate, yet will it eventually break down?
  - Culture economy
  - Agriculture-value added, establishment of a market
  
- Rural Economy = total economy. i.e. Wicomico 60-70% Ag.
  - Conservancy areas, yet why grow soy and corn? Alternatives? “We’re not the Mid-West”.
  - Institutionalized Agriculture, does it fit the shore?
    - Need alternatives and new markets, local
  
  - Talbot County growth rate of 1%...What’s the problem?
  - Q: If only 7% of countryside is development what’s the problem?
  - A: Rural development is a drain on town infrastructure
  - Industrial parks?
  
  - Policies change to favor residents rather than Ag and Business
    - Negative impact on existing Ag and Business
  
  - Sprawling subdivisions cause blight. “Spoil Viewshed”.

Not growth, but lack of strategy, which is the problem.  
Possibility of balance between Ag and Development  
Queen Anne's (2.5%) growth is an increasing pressure  
Decisions which support balance  
Vision for future, does it exist yet? Need to develop.  
Take big picture view and overlay to specific counties. "Tired of congestion, Changes"  
Ultimately it's the daily decisions of planning offices.

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-Need "Agriculture Zone" which is untouched

Is this taking from landowners / farmers?

- Conservation easements
- Policies
- Shape market such that Ag out competes development!
- Stop political policies which subsidize all. Therefore support local. Local competition

Federal policy for local market Ag, possible?

- Shore more than other regions is based i.e. poultry
- 2/3 Virginia, yet, stopped thinking of Ag in business context

Eroding of agriculture economy:

- How to bring back to the table
- Define vision

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#2

Need for better understanding of the cultural of Ag. on the shore

- "Niche farmers" i.e. types of corn
- Farmers with annual % of income under \$10,000
- Diversification of Ag: Combine farming with other income sources.  
Therefore more sustainable because of diversity

Farming/ Landowners: Why do it?

- Love land
- Tradition and heritage
- Preserve farming

Must farm at least 1,00 acres, transport equipment, many factors

Tools: in order to maintain balance between Ag and development

- Transfer Development Rights (TDR)
- Why are these programs so difficult?
- Value to land, community responsibility
  - Funding problems

Virginia state income tax credit transferable with land preservation: Development right>tax credit>positive economic incentives {Tax Credit}

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Is there room for discussions of agriculture

- Other aspects and importance of economy
- Bay is benefited by maintaining agriculture vs. development

Pollutants: Urban vs. Suburban vs. Rural

Part of “watermen problem...not invested it doesn’t give back because (they) simply glean resources from water. Yet, what are alternatives? Who takes responsibility?

Horses? Privatization of horse racing.

Develop better understanding of resource based economy

Preserve rural villages i.e. Queenstown-Cornered by bridges

- Because of development population increases
- Destroying sense of place? Because of infrastructure problems

Consultant answer question: What is preferred future.

- Goods and strategies
- Communicate

Past problems: plug policies without vision

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Return to Big picture>shape decision

- Are there assets that support/ shape vision?
- Plan Unit Developments (PUD): investigate reality of situation-academic jurisdiction

Positive land use: Bay, ponds, land use, logging

- Hunting element, leasing land

Understand Agriculture as encompassing “land use and bay” because they are interconnected

Town Center- viability of town

- Farmers market
- Community

Land heritage script which would outlay (unsure) for future= stewardship  
Resource based economy: (unsure) needs preservation on shore  
Expense: pay because subdivision value (unsure) on top of Ag value>pay  
landowner to retire.

- “Extinguish thoughtless zoning”

View of shore> what influences / assess value. I.e. impression on 404  
Passers through don't truly understand shore

- Can have impact and we can shape also

#### **Group 4**

(PAGE #1)

The Landscape-Rural

Economy- Ag Based Diversified  
Shared Vision- Developing Community Values  
What's Missing- Thriving small towns, green infrastructure intact  
Sustainable Agriculture-Less regulation, sharing the burden  
Education as to the benefits of agriculture  
Incentives  
Look at farming as a productive industry like manufacturing  
Restoration  
Support small town businesses- Demand large stores buy locally  
Small scale Agriculture-Niche market development  
Develop a dialogue  
Need for regional products, packed locally

(PAGE #2)

#1 "If you had the power to decide, what would be the future of natural resources, the economy and landscapes on the Delmarva Peninsula?"

Farmers as stewards of natural resources; (with incentives for restoring landscapes)  
Rich biodiversity of landscape  
Natural resources- potential for recreational use;  
Agri-tainment- Farms In Towson  
Increase awareness of where they fit into watershed and ecology; and more then  
awareness, a commitment to resources.  
Use landscapes to contain development  
Education- At what level do we start?  
Historical aspect-Promote

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#2 “What tools, policies, methods, or ideas do you believe would be most effective and equitable in achieving the future Delmarva Peninsula that you prefer?”

Subsidies for watermen= incentives to keep from crabbing when stock is low  
Fisheries management  
Master Plan for peninsula  
Regional comprehensive planning  
Education-Promoting rural character as a value  
Marketing strategies to promote rural values, qualities  
Compensation} Financial Programs  
Use taxation} Financial Programs  
Support ESAI  
Support 213 scenic byways  
Promote tourism-River towns as destinations

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#2

Agreement on minimum policies; show how these policies benefit all  
Communicate so all have basic goals  
Collaboration  
Interests vs. Positions  
Incrementalism  
Incentives/disincentives for what we want  
Engage community in vision process  
Encourage detailed planning  
Identify purpose; Identify critical tasks to put in place

(PAGE #5)

#2

Rely on professional planners in local planning process with input from community  
Take planning process out of reactive mode  
Address water quality in our rivers:  
    Restore fisheries  
    Storm Management  
    Septic/Sewage treatment plants  
    Recycle gray water  
Better manage how we access aquifer

Let developers absorb more of the costs (APFO)  
Stop building on prime Ag land

## **Group 5**

(PAGE #1)

1) "If you had the power to decide, what would be the future of natural resources, the economy and landscapes on the Delmarva Peninsula?"

- Cluster around 51 towns on the E.S.
- Design to protect existing natural features
- Profitability enhancements for natural resources based economics
- Diverse Agriculture industry/market
- Maintain culture that supports Ag, increase awareness

(PAGE #2)

- Less population on E.S. in future
- Rec area
- Learn about immigrant pop on Delmarva
- More watershed planning
  - Drinking water
- More effective regional cooperation
- Heritage tourism/eco/ag

(PAGE #3)

- Local value added economy

(PAGE #4)

2) "What tools, policies, methods, or ideas do you believe would be most effective and equitable in achieving the future Delmarva Peninsula that you prefer?"

- More state emphasis on rural economic development
- Change tax codes; all levels, private incentives
- Local leaders w/ vision and courage
- Local Citizens w/ vision and support
- Reconciliation of regulations by state agencies
- Results, not outputs

(PAGE #5)

- Adequately fund current and new land conservation programs
- More emphasis on farmer's rights
- Competitiveness of Agriculture land relative to other land uses.
- Design infrastructure accordingly
  - w/ the pace and scale of growth
  - w/ enforcement
- Reform health department standards
- Developers shoulders more of the cost of increased infrastructure

## **Group 6**

(PAGE 1)

### Power to decide

#### Diverse economy

- Not just farm, tourism, housing development
- Resource based industry
- Strong Ag economy to hold it's own
- Fisheries
- Forestry
- Stabilize the land base-working lands area
- Mix of natural and historic/cultural

#### Working landscape boundaries

#### Low impact, high value businesses

- Bio research, imaging, mapping

#### Thoughtful water research

#### Rural character

(PAGE 2)

#### Planning by watershed (varies)

#### Inventory of assets

#### Immigration of farmers

#### Plan for Ag, resource industries

#### What is irreplaceable

#### Vibrant functioning towns with water quality

Employment for all skill levels  
Protect working landscapes, towns and history

(PAGE 3)

What are commonalities (?) of area?  
Protection of landscapes has a cost  
Is what is here desirable?  
Who decides?  
What makes Delmarva what it is?

- Landscape, working waters, abundance of qualities we don't want to lose.

(PAGE 4)

### Tools

Working landscape boundaries  
Important vistas (N.Y.)  
Move back to water (heritage areas)  
Low impact-cherished "sacred places of the heart".  
Charming towns underutilized, have infrastructure in place  
Mapping of vistas, concept of vistas difficult in this area  
Inventory what are the important from/to water, town, and culture (?)  
Scenic places and vistas

(PAGE 5)

### Tools

Magnetism (?) of area  
Authentic areas but not necessarily scenic  
National scenic corridor is a tool focus on easement \$  
Marketing of vistas i.e. 301 north to Del line  
Has to come from local level competition in system  
Infrastructure of organizations now in place has matured to network together  
Impact assessment needs to address

- Ecology
- Working lands
- Economics
- Environment

(PAGE 6)

Tools

Awareness of threatened environment among developers  
Profitable farming- easements, TDR, PDR, viability of operations  
Protect land base- then economic use to maintain i.e. specialty crops  
Bill of rights-fish, hunt, farm, way of life, industry, income  
What are the capabilities of human resources?  
Traditional use of skill for new industry  
Fit economic development to place (not reverse)  
Are we desirable as we are?

(PAGE 7)

Tools

Research base of skills housing const(?) and rehab  
Don't plow over culture  
What are regional organizations for econ development?  
There are groups at various geographic levels-need networking especially difficult  
across state lines  
More public awareness of importance of regional efforts-get land officials involved  
What mechanism to pull to this together?

(PAGE 8)

Tools

Like Netherlands -similarities  
○ Exchange-investigate these commonalities and links  
Land is still affordable on peninsula  
Bio-energy exchange i.e. Netherlands  
Need processing centers for crops- especially niche' crops-smaller scale  
Organic processing  
Do we grow gene-modified crops? Some  
Impact of loss of major Ag industry i.e. poultry  
Need viable alternatives  
○ Policies

- Laws
- Regulations