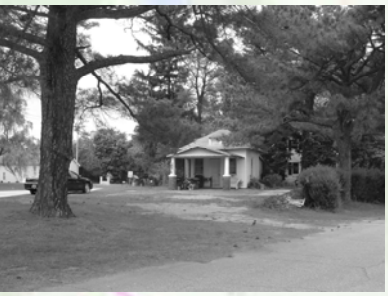

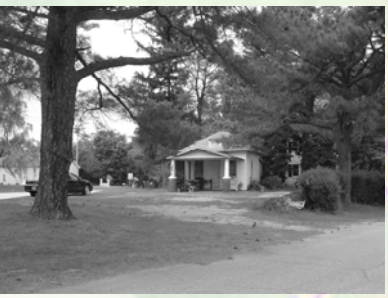

Master Plan
Fairlee-Georgetown Village

A Plan for Village Conservation and Development

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Section 1: A Context for Village Master Planning

1.1 Context for Village Master Planning

One of the guiding principles of the Kent County Comprehensive Plan is to encourage growth to occur in and around exiting towns and villages, thereby preserving rural character, agricultural lands, and the environment.

Given the recommendation that growth be directed to towns and villages, the Comprehensive Plan directs that master plans be prepared for each village. The master plans are intended to guide future development within and surrounding designated areas while responding to the unique character of each community. The master plans are intended to promote traditional patterns of development and address elements that help define the character of the village and establish its identifiable sense of place. The communities of Fairlee and Georgetown have been combined for the purposes of master planning.

The Comprehensive Plan acknowledges four challenges in the preparation of village master plans. These are described below:

1. Insure the villages maintain and enhance existing character and remain desirable places to live, thereby attracting residents who would otherwise choose to live in the countryside.

2. Insure new growth complements and enhances the character of the existing communities.

3. Insure that the County consults with residents regarding planned growth around their communities.

4. Insure that an affordable and wide range of housing opportunities is available to the citizens of the County.

1.2 Report Organization

This Master Plan for Fairlee and Georgetown is organized in the following way:

1. Introduction
2. Existing Conditions
3. Community Design Assessment
4. Village Master Plan Recommendations
5. Stewardship Strategies

Appendix:
1. Results of Survey on Design Principles
2. Architectural and Landscape Design Guidelines

Section 2: Existing Conditions

This section of the report provides information about exiting conditions. It establishes a baseline understanding of the study area, the population, land use, natural resources, zoning and infrastructure. Later in Section 4, this Report makes recommendations about the type, amount, extent, and phasing of development and land conservation.

2.1 The Study Area

Map 1 shows the villages of Fairlee and Georgetown and the immediate vicinity. The boundaries of the villages shown on the Map were drawn as part of the planning process. They were drawn in consideration of several factors including the boundaries of those zoning districts that permit village scale development; the boundaries of the planned water and sewer service areas, and the existing settlement pattern.

The boundaries were drawn because they allowed a study to be made of the existing land use pattern, the number of households and population, and the extent of infrastructure demands. The boundaries are shown in this section of the report for study purposes and are not intended to have regulatory or policy importance. Later in Section 4, this Report makes recommendations about the type, amount, extent, and phasing of development and land conservation. For now, the boundaries are used to improve our understanding of the study area.

Fairlee and Georgetown are small residential settlements within agricultural landscape. This agricultural setting is the defining landscape level characteristic of the study area. As shown on Map 1, the other significant feature is the natural environment—especially Fairlee Creek, its tributary streams, and the large intact woodlands that are an essential part of its watershed.

Fairlee is on the National Scenic Byway, which runs along MD Route 20 from Chestertown to Rock Hall and onward to the Eastern Neck National Wildlife Refuge. The National Scenic Byway includes those roads recognized by the U.S. Department of Transportation for their archeological, cultural, historic, recreational, and/or scenic value.

2.2 Population

In 2006, there were 206 occupied housing units in the Fairlee village district and 52 in the Georgetown district[1]. In 2000, the average household in the study area had 1.93 persons[2]. Therefore, an estimate of population in the areas is 400 in Fairlee and 100 in Georgetown. Additional housing units are dispersed throughout the agricultural areas in the general vicinity of the village zoning districts.

[1] Note: a number of additional housing units in the Village (zoning) District near Georgetown is located along Caulks Field Road.
[2] The year 2000 U.S. Census Block Group, which block group encompasses the study area.

The 258 households in Fairlee/Georgetown represent about 3.2 percent of the County's (8,125) households[3]. The 500 residents represent 2.5 percent of the County's 19,650 residents[4].

[3] Estimate prepared by the Maryland Department of Planning Data Services.
[4] ibid

Map 1: Village Boundaries

2.3 Environmental Features

Map 2 shows the prominent environmental features in the study area: Fairlee Creek and its associated streams and 100-year floodplains, wetlands, and woodlands. Map 2 shows that the village of Georgetown, located along a slight ridge formed by Georgetown Road, is situated within a large woodland and wetland complex. The area is part of the headwaters of Fairlee Creek and is thus an important asset to the health of the Creek.

Fairlee Creek[5]: The Creek is approximately 5.2 miles in length, from its confluence with the Bay to the upper reaches of the headwaters near Fairlee/Georgetown. Fairlee, Georgetown, and most of the study area shown on Map 2 are within the Creek's watershed. The Creek drains an area of about 13.2 square miles.

Fairlee Creek is impaired by an over-enrichment of the nutrients, nitrogen and phosphorous. This causes algae blooms, low dissolved oxygen levels, and general degrading of the aquatic habitat.

The total nitrogen coming from "non-point" sources-which is related to how the land is used--was estimated in 1998 to be about 88,500 pounds per year. The total phosphorous coming from non-point sources was estimated to be about 6,350 pounds per year. Point sources—two wastewater treatment plants--contribute very little to Fairlee Creek's water quality impairment. The Tolchester and Great Oak Landing wastewater treatment (which serves the marina and a hotel and restaurant) plants contribute about 2 percent of the total nitrogen and 3 percent of the total phosphorous.

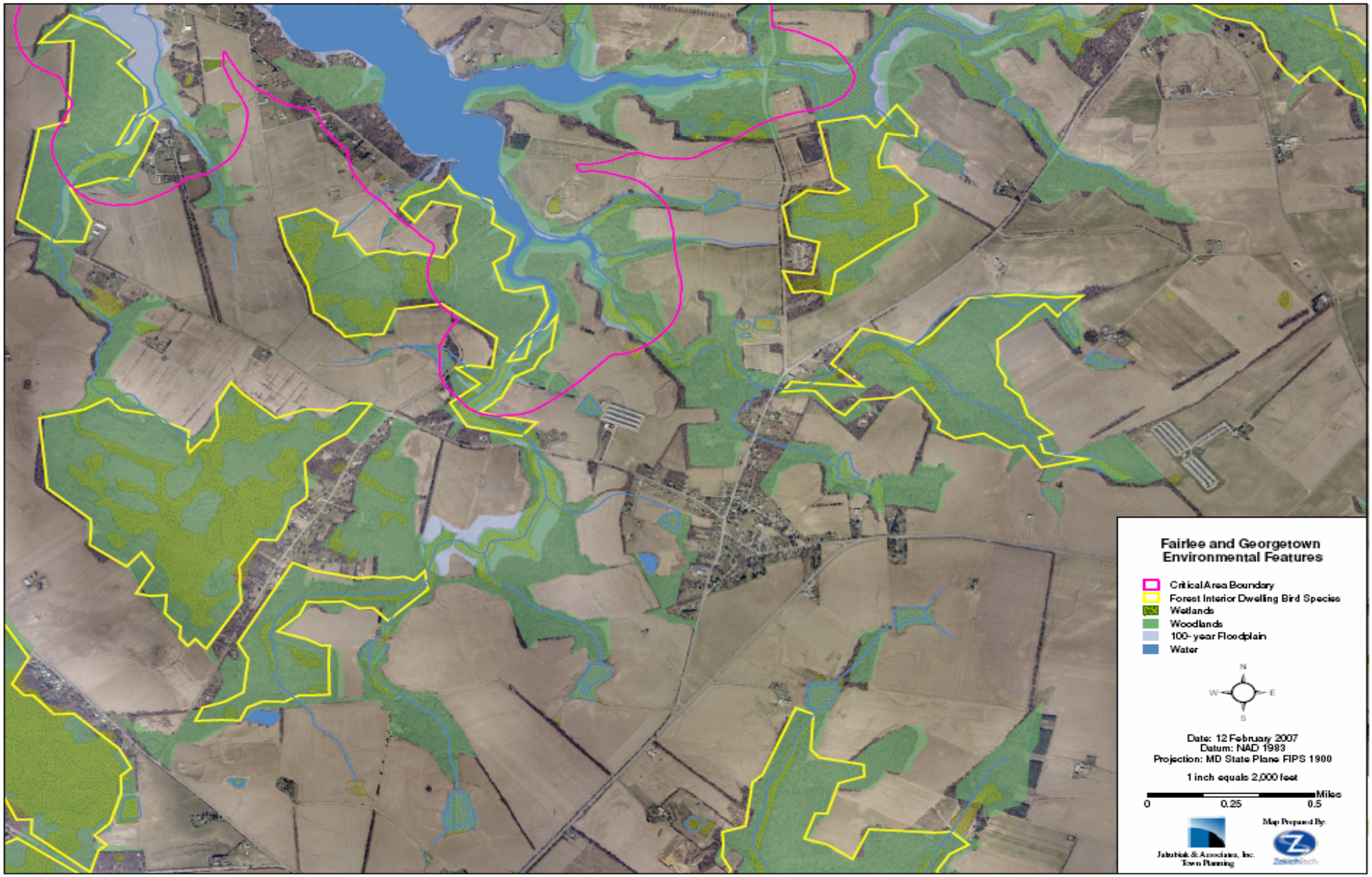
The 100-year Floodplain: The 100-year floodplain limits are delineated by the Federal Emergency Management Agency (FEMA) as areas that have a one percent annual chance of being flooded. The limit of floodplain inundation is generally determined by the size of a watershed, local geology, and pattern of surrounding land uses, including the amount of development. The 100-Year floodplain in the study area is also shown on Map 2.

Major flooding events may be expected within the 100-year floodplain. As shown on Map 2, the floodplain crosses Bay Shore Road and is the location for flooding and severe erosion described by residents who live in the area. Within a floodplain, increased impervious surface area, and development, can make flooding and the resulting damage worse. Natural vegetation in floodplains and along streams in particular, help reduce run-off, prevent erosion and sediment movement, moderate temperature, provide overhead and in-stream cover habitat for wildlife, and promote diversity of aquatic life.

Wetlands: Wetlands, both tidal and non-tidal, are lands inundated or saturated by surface or ground water often enough to support a prevalence of vegetative or aquatic life. Wetlands include swamps, marshes, bogs, wet meadows, river overflows, mud flats, and natural ponds.

[5] The data provided regarding nutrient loading into Fairlee Creek is excerpted from the Maryland Department of the Environment's 1998, EPA approved report "Total Maximum Daily Loads for Nitrogen and Phosphorous, Fairlee Creek".

Map 2: Environmental Features



Wetlands play a pivotal role in regulating the interchange of water within watersheds as well as in the global water cycle. By definition, they are characterized by water saturation in the root zone, at or above the soil surface, for a certain amount of time during the year. Precipitation and surface water are stored and slowly released into surface water resources, ground water, and the atmosphere. Wetlands also help maintain the water table level, by providing force for ground water recharge and discharge to other waters as well. Acting as a sink for nutrients, wetlands provide organic compounds, nutrients, and other components necessary for plant and aquatic life. Finally, they serve as wildfire habitat and breeding or spawning grounds for various species of birds, fish, and reptiles.

Wetlands are shown on Map 2. They are primarily located along blue line streams, which are the tributaries to Fairlee Creek. The largest wetland area is located just west of Georgetown Road, making this forested area largely un-developable.

Woodlands: Map 2 also shows the extent of intact woodland in the study area. Woodlands are a dominant natural resource on the landscape, comprising roughly 30 percent of the Fairlee Creek watershed. Most of the remaining woodland in the study area occurs in combination with wetlands and in riparian or stream environments. This makes the conservation of the remaining woodland vital to Fairlee Creek's water quality.

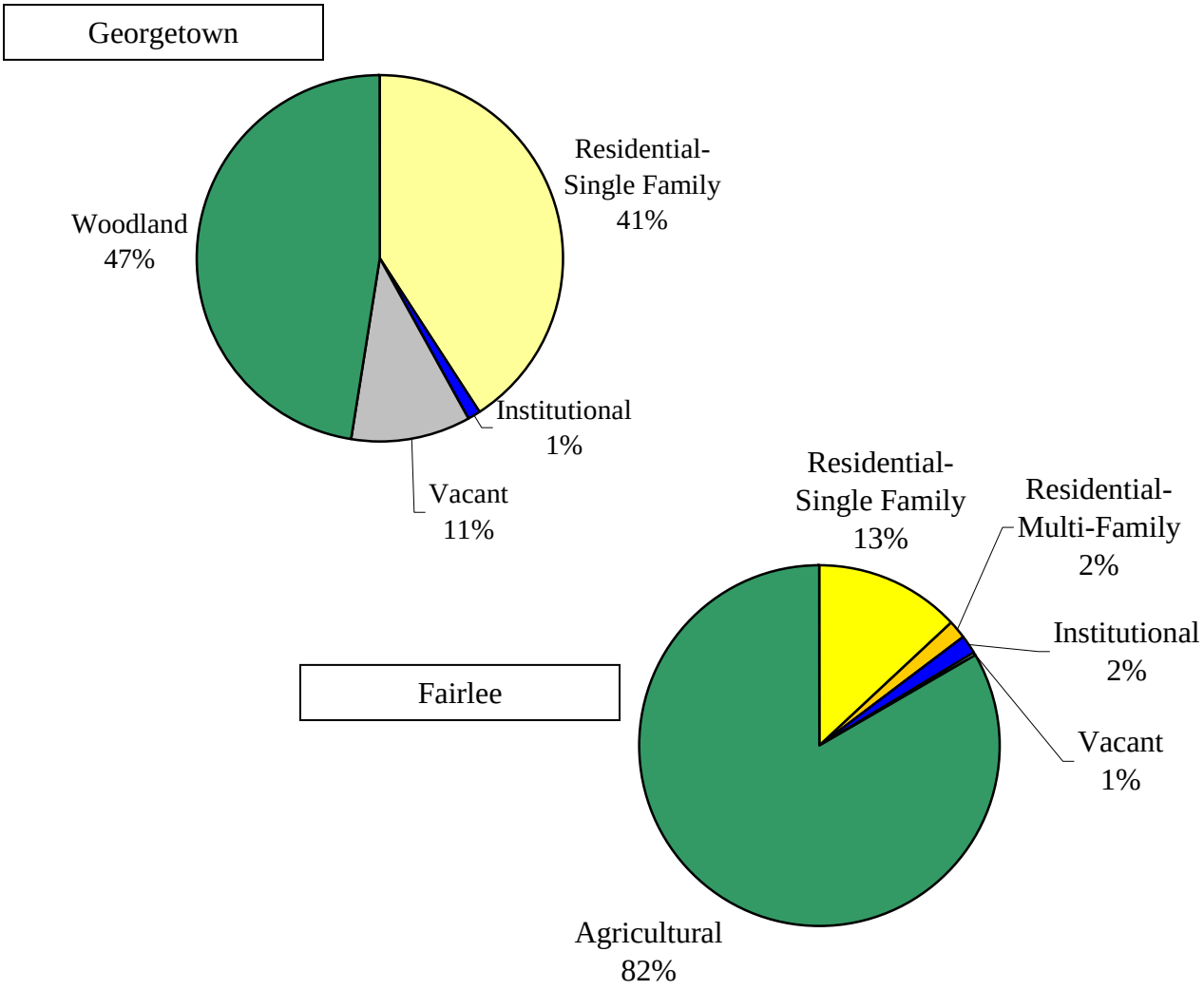
As shown on Map 2 much of the woodland in the study area is classified as Forest Interior Dwelling Bird habitats[6]. These areas are usually made up of mature forest that provide breeding areas for species that require large tracts of forest such as barred owls, hawks, harriers, and many songbirds, such as warblers and scarlet tanagers. Fragmentation of forests adversely affects these species.

Large intact woodlands have other benefits as well. They support bio-diversity, allow for the movement of wildlife, help trap and retain stormwater runoff, which improves water quality, moderate wind speeds and temperature and help filter the air.

[6] For information and guidance on preserving Forest Interior Bird Habitat see "A Guide to the Conservation of Forest Interior Dwelling Birds in the Chesapeake Bay Critical Area", Maryland Critical Area Commission, 2000.

2.4 Land Use

Map 3 shows how the land in the study area is currently used. The uses include: Single–Family Residential, Multi-Family Residential, Institutional, Woodland, Agricultural, and vacant land. Throughout the study area, the dominant land use is agriculture. The general distribution of acreage among land use types within each of the Village Districts is shown below[7]:



[7] Decision rules were used in the classification of land use with the effect that approximately 24 acres of wooded areas in Fairlee are grouped part of other land uses categories, most notably agricultural, rather than in the separate category, woodlands.

Map 3: Existing Land Use

2.5 Zoning

Map 4 shows the zoning district designations of property in the study area. The Kent County Land Use Ordinance is the primary legal instrument that determines the type and density of land use on any given property in the study area.

- Lands zoned Village District are shown in the color orange. The Village District zoning is intended to encourage compact residential development and a variety of housing types and other non-residential uses such as business offices and shops. New neighborhoods in the Village District are permitted to develop at a gross density of four units per acre.

- Lands zoned Community Residential are shown in bright yellow. Residential development is permitted at a density of one unit per acre in this zone.

- Lands zoned Rural Residential are shown in light yellow. Residential development is permitted at a density of one unit per three acres in this zone.

- Lands zoned Critical Area Residential are shown in purple. Development of these lands pre-dated the adoption of the Maryland Critical Area law, which applied special restrictions on development within 1,000 feet of the Bay and its tributaries. The Critical Area boundary is also shown on the map[8].

- Lands zoned Agricultural are not shaded on the map. Generally, 30 acres are needed for every house in this zone.

- The map also shows lands protected through perpetual agricultural easements in blue. Lands shown as agricultural easement may not be developed and will remain in open space use perpetually.

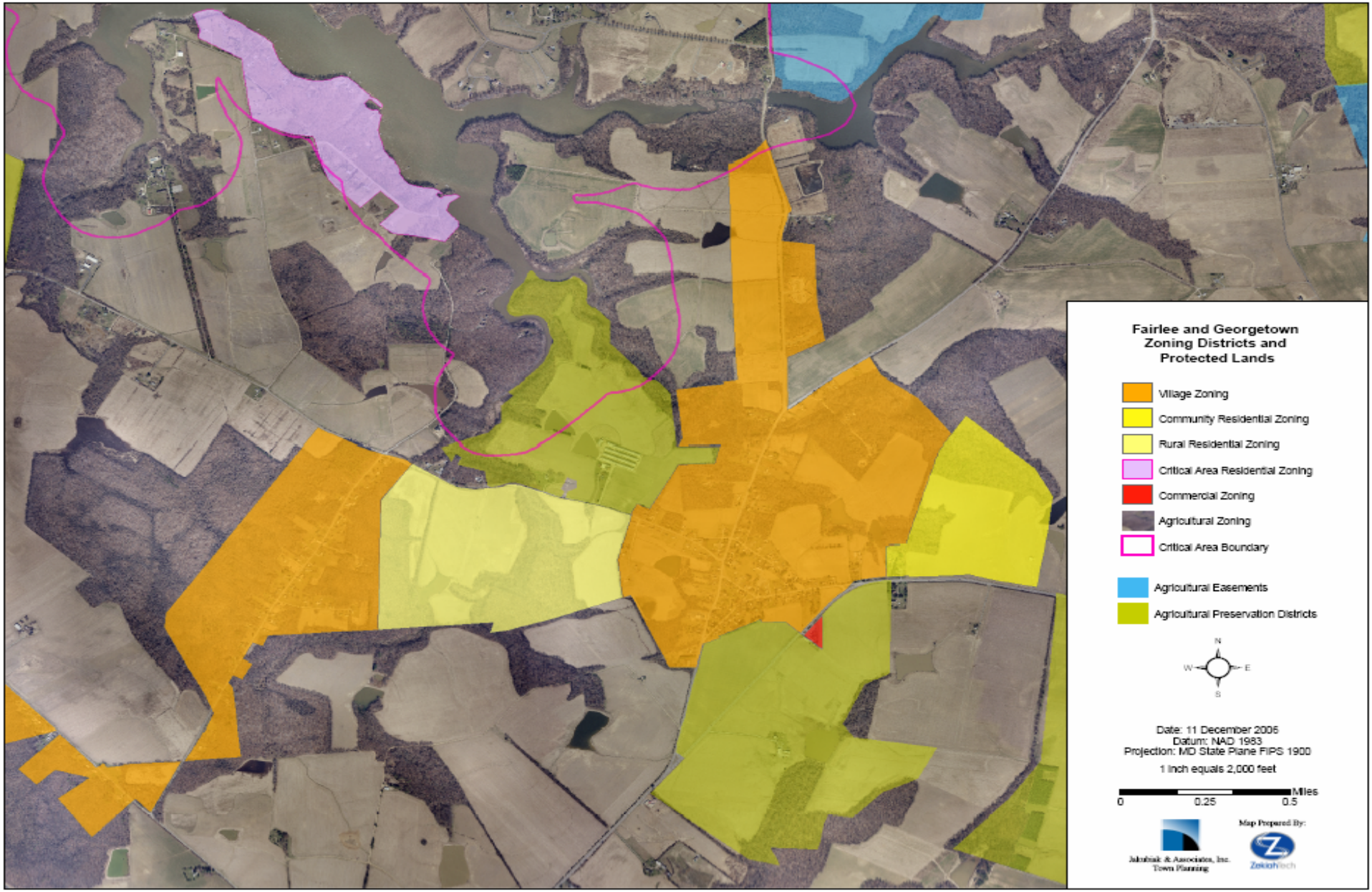
2.6 Water and Sewer Facilities

The villages are served with public water and sanitary sewer facilities. All of the land contained within the village study boundary lines on Map 1 are currently served or are planned to be served with public water and sewer. An additional planned service area also extends along the west side of Chalks Field Road beyond the study area. These services reinforce the County goal that Fairlee/Georgetown be a location for new development. The Kent County Water and Waste Water Services Department reports there are currently 355 users in the Fairlee-Georgetown area.

The Fairlee Water Treatment Plant is alternately fed by one of two 250 gallon per minute wells. The plant provides domestic and fire suppression services to the villages of Fairlee and Georgetown with two 100,000 gallon elevated storage tanks, one located at the Water Treatment

[8] Information on the Kent County Critical Area program is provided in the County's Comprehensive Plan and more detail on land use regulation within the Critical Area may be obtained by contacting the Department of Planning and Zoning.

Map 4: Zoning Districts and Protected Lands



Plant in Fairlee and the other located on Georgetown Road. The plant is permitted to draw 146,000 gallons per day with 200,000 gallons per day (gpd) maximum.

In 2005, the plant distributed an average of 74,000 gpd, with a range of 59,000 gallons in May to 100,000 gallons in August. About 150-200 more equivalent dwelling units (new houses) could be served before capacity upgrades would be needed in the form of another treatment facility and larger distribution pipes[9].

The Tolchester Wastewater Treatment Plant was constructed in 1996 to treat the wastewater collected from the Tolchester and Fairlee/Georgetown service areas[10]. The plant has a design capacity of 265,000 gallons per day. The January 2007 average daily flow approximated 100,000 gallons. Through the foreseeable future, wastewater treatment capacity is not a constraining factor on development. Theoretically, assuming 250 gallons per dwelling unit, nearly 660 additional houses could be added to the system before capacity would be exceeded.

The Kent County Comprehensive Water and Sewerage Plan is the adopted set of policies and procedures concerning the provision of water and sewer services in the County. That Plan provides that the force main along Bay Shore Road between Georgetown and Fairlee and along MD Route 298 in Fairlee remain a denied access facility. This means that no service connections will be permitted from this force main to lands not planned for service. The Sewerage Service Area Plan for Fairlee-Georgetown is shown in Map 5.

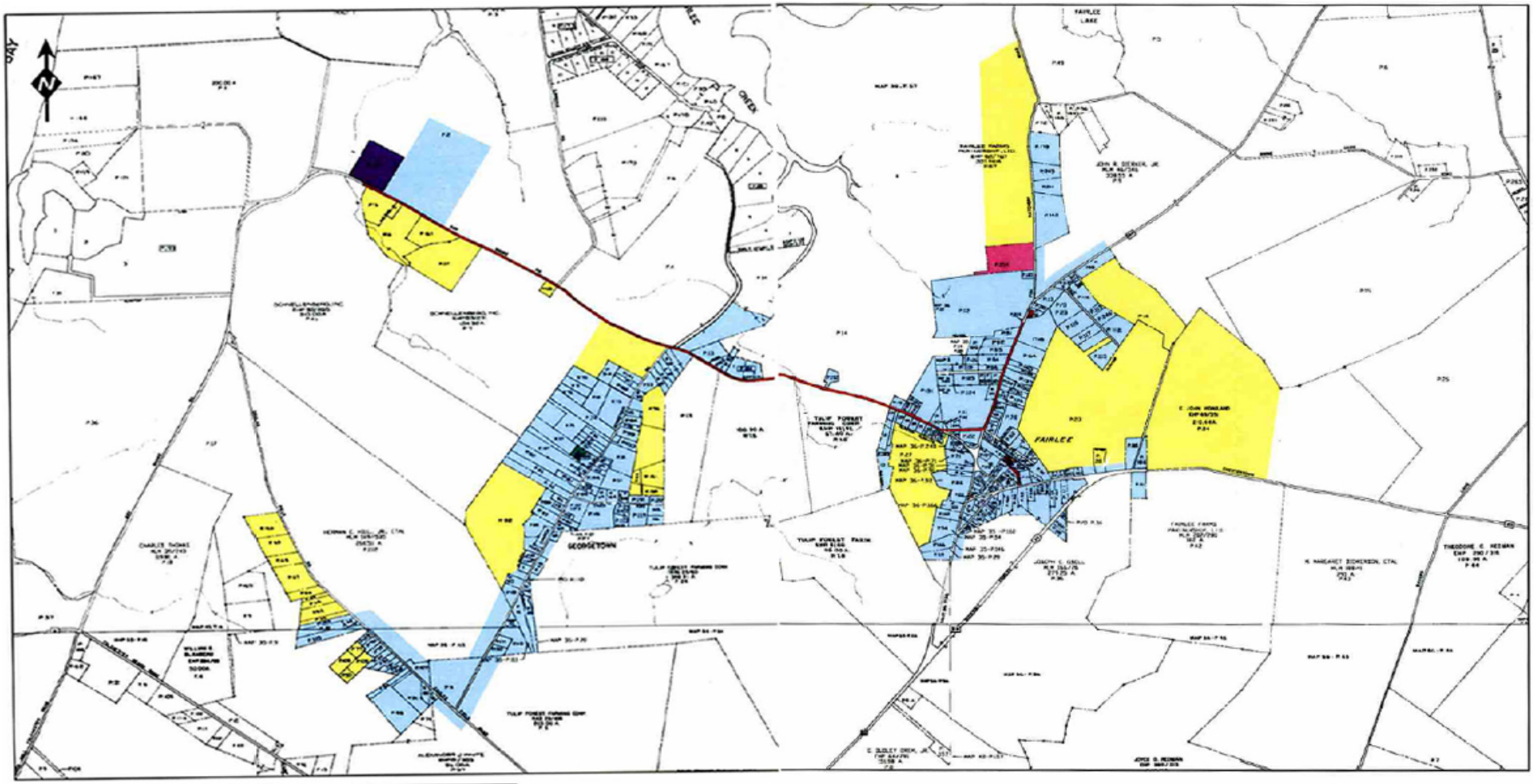
2.7 Circulation

For village planning, the travel ways in the study area have been designated one of three designations.

Rural Highways: MD Route 20 Chestertown-Rock Hall Road and MD Route 298, (except for the section through Fairlee). These rural highways carry traffic at relatively high speeds between population centers in Kent County and are part of the overall State highway system[11]. As guiding principles in traffic planning, the State Highway Administration seeks to minimize new intersections and access driveways onto rural highways to the greatest extent possible. Section 4 of this Plan recommends certain improvements to reduce travel speeds on MD Route 298 though Fairlee.

[9] Kent County Water and Wastewater Services Department.
[10] The Wastewater Treatment Plant has the ability to physically and mechanically remove phosphorus and nitrogen, if the State ever requires these parameters in the discharge permit. The plant effluent is disinfected by Ultraviolet light prior to discharging to the Chesapeake Bay, through an 8-inch line from the plant to approximately 1,100 feet from the shoreline off the end of Ohio Avenue in Tolchester.
[11] Being State owned and operated, the Maryland State Highway Administration must approve all new driveway or public road connections and intersections, changes to posted speed limits, and all types of improvements.

Map 5: Sewerage Service Area Plan



Legend

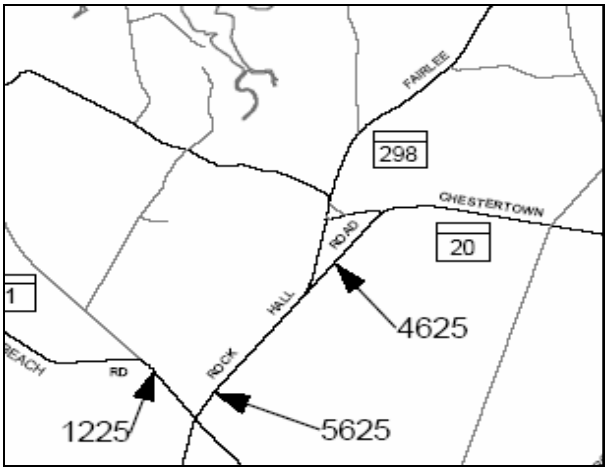
- Existing Service
- Planned Service
- Denied Access Force Main
- Water Tower

County Property

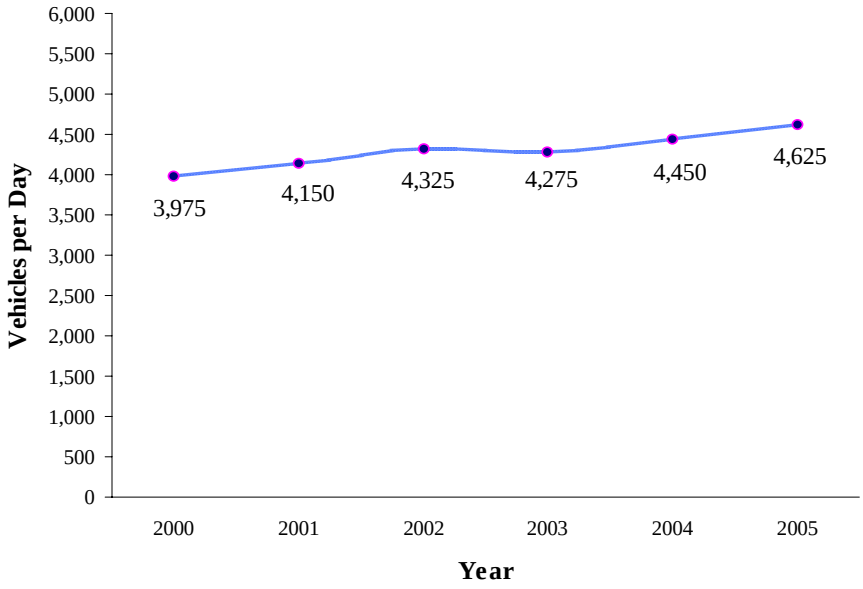
- Old WWTF
- Other
- Wastewater Treatment Facility
- Water Tower
- Water Treatment Facility

Miles
0 0.2 0.4

Source: Kent County Dept. of Planning & Zoning
MdProperty View 2004; November 2004,
Revised March 2005



The illustration above shows the Maryland State Highway Administration's estimate of average daily traffic volume on MD Route 20 and MD Route 298 just south of Fairlee in 2005. MD Route 20, as it bypasses Fairlee carried an estimated 4,625 vehicles per day in 2005. South of Fairlee, with the contribution of traffic to and from MD 298, volumes increased to an estimated 5,625 vehicles per day. On MD Route 20, traffic has gradually increased since 2000, as shown below. The highways are all well within their design capacities and traffic congestion is not a problem.



The configuration of the highway network is such that motorists traveling from the east along MD Route 20 to points north and west of Fairlee travel through the center of Fairlee. The same pattern happens in reverse. Despite the village-scale design of the roadways in Fairlee and the close proximity of houses and trees to roads speeding remains a concern to residents.

Roads: Fish Hatchery Road, Bay Shore Road, and Georgetown Road provide for circulation and access to the rural highways in the area. Speed limits on these roadways vary but are lowered at the approach to the villages. Residents have noted that travel speeds on Bay Shore Road are often excessive despite the posted speed of 25 miles per hour at the approach to Fairlee.

Lanes: Old Fairlee, Jones Cut, Mount Pleasant, and Raleigh Lane in Fairlee and Cross Road in Georgetown carry a limited amount of local traffic and are intended primarily to provide access to adjoining lots.

There are no sidewalks or pedestrian trails in the study area. Residents noted a strong preference for roads without sidewalks and the traffic volume and speeds, in general, allow for safe walking within the travel way on most portions of the road and lane network. There is no bus service to the study area.

Section 3: Community Design Assessment

One of the County's main goals in preparing village master plans is to ensure the villages maintain and enhance their character as new development gradually occurs. For this reason, this Section of the report addresses the existing visual and architectural character. It identifies the location of the most significant views, gateways, and other landscape features. It also identifies the main elements of architectural character later in Appendix 2 of the report, recommendations are provided to ensure that changes, when they occur, preserve, protect, and complement community character.

3.1 Visual Assessment-Introduction

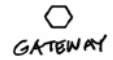
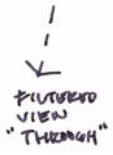
Fairlee and Georgetown are distinctive places. The unique aspect of history and landscape help create a strong and unique identity. This identity is evident during travel along the connecting roads of the region toward and through the settlements. The road space and overall form of the villages is emphasized by the presence of trees, hedgerows, and adjacent woodlands. These elements are contrasted with the open, level agricultural landscapes that surround the villages.

The traditional street pattern and placement of the buildings also enhances the character of the villages – the buildings present their main facades to the public roads. The buildings do not dominate the landscape; instead, they are glimpsed as one moves through the area. The villages also contain several important landmark structures. Some of these act as focal points, which are viewed against the rural landscape.

Exhibit 3.1 describes the primary visual elements that are considered when examining community character. It provides a brief description of the elements, a photograph of a local example, and a symbol that corresponds to each element. The location of each element in Georgetown and Fairlee is shown through use of these symbols in Exhibit 3.1 and on Map 6.

Exhibit 3.1:

Type of Element:	Symbol:	Description:	Picture:
Significant Vistas		Significant vistas are seen approaching the villages through the surrounding agricultural landscape, and while traveling through the villages. These views provide a first impression of the villages and sum up its visual identity.	

Directed Views		Directed views are mainly located within the villages, and are defined by the character of buildings and linear views along streets, sometimes concentrating on specific landmarks and focal points.	
Landmarks		Landmarks are those man-made elements of significance to village history and are seen from a distance and when traveling within the villages.	
Focal Points		Focal Points are objects and landmarks that can be seen from a distance and provide a point of reference while traveling through the villages.	
Gateways		Gateways are the points where travelers feel as though they have entered the village and made the transition from countryside.	
Filtered Views		Filtered views are glimpses of vistas of the open landscape surrounding the villages that are seen through spaces between buildings and landscape features.	

Setbacks		The existing setbacks of buildings from the roads within the villages is an important contributing aspect of Fairlee and Georgetown's overall visual character.	
Historic Core		Within the villages, there are the historic core areas that have maintained the strongest feeling of village identity.	
Landscape Features			
Hedgerows		Low plantings along property lines. They give physical expression to borders between properties and lead the eye across the landscape.	
Tree Cover		Large stands of mature trees located in yards, and along property lines. Tree Cover provides a natural backdrop and background to village spaces. Woodlands include lower plants and other under-canopy growth.	
Street Trees		Reinforce the axial quality of street space and the line of houses behind when planted in front yards along roads and lanes.	

3.2 Visual Character of Georgetown

Map 6 shows a Visual Assessment of Georgetown. The village character reflects its linear pattern and consists of narrow and deep lots fronting on the main north/south axis of the road. In the center of the village is the only intersecting street, Cross Road. The village has developed as a

Map 6: Visual Assessment of Georgetown

contained settlement on low-lying lands between the forested non-arable areas bordering surrounding open fields.

Architecturally, development reflects this linear character with the majority of structures fronting the road with minimum setbacks. Additions and outbuildings occur at the rear of these lots. This is most evident in the remaining late 19th century houses in the center of the village. However, although subsequent development continues this pattern, there are increased setbacks from the road.

Georgetown Road is relatively narrow two-lane, north/south road with no sidewalks, minimal shoulders and drainage ditches along its edge. The street space is open with few street trees. Most of the tree cover in Georgetown is towards the rear of the approximately ninety parcels, providing a backdrop to the village. An analysis of the visual character of Georgetown includes the following major components:

Gateways: Georgetown has both a north and south gateway, corresponding to the borders of the village. The northern gateway is marked by the "T" intersection with Bay Shore Road, marking a definite entrance and exit in this direction. The southern gateway occurs as one travels north from Caulks Field Road and after traveling with open fields to the west and woodland to the east, the road passes through a break in a strong tree line.

Directed Views: Directed Views are mostly located within the village and are defined by the linear character of the settlement, sometimes concentrating on specific vistas.

Vistas: Several vistas are important to the visual character of the village. One of these vistas exists on the approach to the village along Georgetown Road. Coming from Bay Shore Road to the north, the first vista occurs as one leaves the corridor formed by the surrounding woods and has an overall view of the village center. Another vista is formed as one passes the woods on Cross Road and views the open fields and backdrop of woods. The third vista is obtained traveling south from Caulk's Field Road a view of the village 'Gateway" with the large open field to the west occurs between the surrounding woods.

Focal Points: The large water tower is a visual focal point, visible from within the village and the surrounding roads. Aside from this structure, Georgetown is almost completely hidden from surrounding areas

Landmarks: Asbury Church is a true landmark in the village, both as a significant architectural expression, and due to its form and placement within the village.

Setbacks: Setbacks within the village are an important contributing aspect of Georgetown's overall visual character. Earlier buildings lie closer to the road.

Historic Core: Georgetown’s historic core, an area that has maintained the strongest feeling of the village's history is located in the area where Cross Road intersects Georgetown Road.

Woods/Tree Cover: Large stands of mature trees located in yards, on open spaces, and along property lines comprise the tree cover. Woods include lower plants and other understory growth.

Architectural Character: The village of Georgetown derives its visual character from the local landscape and its built environment. The design and details of building architecture provide authenticity to this character. The village is a collection of small, vernacular (completed by skilled local carpenters and builders without the involvement of an architect) buildings, spanning the history of the settlement. As mentioned above, it includes early houses in the Historic Core, later homes added to the village through renovation, additions, and new construction.

Georgetown's most recognized landmark building is the Asbury Church, located on Georgetown Road. The building is on the Maryland Historical Trust inventory of historic sites for Kent County. Its tower and form are different yet compatible with surrounding houses. The tower marks its visual and social importance to the village. In addition to this landmark building, the village includes structures that reflect the vernacular l traditions of the Eastern Shore from the late 18th through the early 20th centuries. These structures contribute to the overall character and significance of the village as a whole.

The 19th and 20th century residential buildings within Georgetown are typically of frame, 1 to 2 stories in height, three-to-five bays wide, with gable roofs. The massing of the older houses is relatively simple and generally involves a main block oriented parallel to the street with a service wing or ell projecting from the rear. The ell may be lower in height than the main block. Dormers or cross gables often punctuate the roof and porches may define the entrance bay or span the entire facade.

Houses reflecting the influence of later 20th century popular design, including the "ranch house", are also present. These houses have a wider frontage facing the road, but include a varied roofline and front porches. Materials and details soften this more contemporary style.

Overall, the architecture of Georgetown, while not completely uniform, does exhibit a uniformity of scale, detail, and texture that provides an underlying continuity of visual character throughout the village.

3.3 Visual Character of Fairlee

Map 7 shows the visual character of Fairlee. Approaching Fairlee from virtually any direction, its identity becomes apparent. From the north, as the road rises and curves the water tower stands as a prominent landmark in a village surrounded by open agricultural fields. From the west, south, or east, the roofscape of the buildings and the hedgerows marking property lines give evidence of a settlement concentrated for a specific historical purpose. These views of Fairlee within its environmental setting create a very strong sense of place. An analysis of the visual character of Fairlee includes the following major components:

Map 7: Visual Character of Fairlee

Vistas: There are several major vistas important to the visual character of Fairlee. Two vistas occur on the approach to the village from Chestertown, along Route 20. First, with a hedgerow on the left enclosing the view, a vista of open fields with a backdrop of woods is on the right. After the old Route 20 intersection at the eastern gateway to Fairlee, there is a vista across the fields to the backs of the houses along Old Fairlee Road. Approaching from the south there is another vista of the southern gateway to the village flanked by woods on the left and a view across the fields to the backs of Old Fairlee Road including the focal point of the water tower above. From the north traveling south on Fish Hatchery Road, as the hedgerow on the right and woods on the left end, a vista of the Mt. Pleasant Church is seen. The last important vista is seen as one leaves the historic core of the village to head west on Bay Shore Road towards Georgetown; this vista is reinforced by the descending topography.

Gateways: Fairlee is marked as a place in the landscape at its four major entrances.

- One to the east as Old Fairlee Road branches off from Route 20 and marks a definite entrance to Fairlee and the Historic Core; this entry is reinforced by the definite change in the road profile and residential buildings.

- From the south the gateway is defined by the Twin Roads Service Station located at the intersection of Old Fairlee Road and Fairlee Still Pond Road (Rte 298). The woods and tree cover of the historic core and the road and building patterns reinforce this gateway.

- From the west, a gateway is formed by the tree stands on both sides of Bayshore Road after passing Old Frazier Farm. This is almost like a doorway where the view and landscape open up

- From the north, the gateway to Fairlee actually occurs after one is already in the village. The intersection of Fish Hatchery Road and Fairlee - Still Pond Road (Route 298), as one passes through stands of woods, marks the northern entry into the village. The landmark Mt. Pleasant Church building reinforces this entry.

Historic Core: The historic core of Fairlee has developed along the right-of-way of old Route 20, now Old Fairlee Road, and Fairlee - Still Pond Road, Route 298, including the intersection of Parsons and Bayshore Roads. This area contains many late 19th century and early 20th century buildings. With the street trees, landscaping, road space, and setbacks the siting and architectural character of this part of the village maintains the strongest historic image.

Directed Views: Directed views occur as one travels the road spaces and the view is directed forward, flanked, and constricted by woods hedgerows or street trees. There are directed views on Fairlee - Still Pond Road in the historic core around Jones Cut-Off and just south of the Mt. Pleasant gateway where the topography reinforces the linear view along the road.

Filtered Views: Traveling along Old Fairlee Road at the eastern edge of the village, there are views that are glimpsed between the houses, landscape, and outbuildings to the open fields and the further woods beyond.

Visual Focal Points: The large water tower is a visual focal point, visible from within the village and surrounding roads. Due to the open farmland to the west, south, and east, Fairlee's presence is marked before the village is reached.

Landmarks: The historic sites of Fairlee are both architectural and visual landmarks for residents and visitors as they travel through the village. (See Architectural Character below.)

Setbacks: Setbacks within the village, the distance between the houses and the road are an important contributing aspect of Fairlee's visual character particularly in the historic core.

Architectural Design: Like Georgetown, Fairlee derives its visual character from the local landscape and placement of its built environment, with the design and detail of the buildings and architecture, providing important authenticity to its character. The village is a collection of small, vernacular (completed by skilled local carpenters and builders without the involvement of an architect) buildings, spanning the history of the settlement. As mentioned above, it includes early houses in the Historic Core, later homes added throughout the village from renovation, additions, and new construction.

In addition to these inventoried buildings, the historic core of Fairlee includes many fine examples of 19th and early 20th century regional vernacular house types. Most are frame structures with lap and shingle siding, some are masonry, and some are variations on the two-story gable home with full length porches, many with a pedimented cross gable or street fronting dormers. There are also many one-story homes. From a style analysis, these homes include 'farmhouse' type homes, shingle style, bungalows, and variations of these types.

Typically the houses from this era are set close to the street and have street trees in the yard facing the road space. Additions are placed to the rear of the main building and may be set back or lower to emphasize the main building form. Most include wide porches facing the street, and are one-story although there are some notable two-story porches. Architectural detail for the most part is straight forward, but there are examples of elaborate detail and trim, particularly on the front facades of the homes from the early 20th century.

Houses of the mid to late 20th century (and early 21st) are found throughout the remainder of the village, and are mostly one-story, “ranch” type homes. These are mainly frame buildings with lap siding, but there are many mid 20th century brick homes of this type. Much wider than their more historic neighbors, these homes usually have an overall form that has been broken into smaller masses, allowing a roofline that is not continuous. Most of these houses do not have porches, and are typically set back further from the road; some are set in wooded lots, but others have front lawns and a more suburban character.

There are examples of smaller homes of the last decade that, while maintaining the one story aspect of the ranch homes, are smaller in width, include porches and smaller setbacks. They are compatible in scale and texture with the earlier architecture of Fairlee.

Within the village of Fairlee, there is a wide spectrum of architectural styles spanning the development history of the village. This diversity adds to the character, but it is not an ‘anything goes’ approach to design. While diverse in character, there is strong continuity and compatibility of scale, texture, siting, and detail that unites the architectural character of the village, providing a framework for experiencing the character of the village.

3.4 Historic Landmark Buildings

Georgetown and Fairlee's recognized landmark buildings include the structures on the Maryland Historical Trust inventory of historic sites for Kent County. These are shown and described in Exhibit 3.2.

Exhibit 3.2:

Name of Building:	Year:	Description:	Picture:
Asbury Church	ca 1900	An "L"–shaped building with a small bell tower located in the inside corner of the "L". Simple in detailing with flat trim and box cornices, the facades are given interest by the double-hung sash within arched top openings, a well done triple arched window, and double doors in the tower that have an arched transom with gothic muntins. The exterior has been re-sided, but there are remaining portions of painted shingles in the upper–middle part of the tower.	
Spieden House	ca 1900	Also known as the Dr. Smith House, this is the most architecturally interesting house in the village of Fairlee. It is a gambrel–roofed Shingle Style building which is located on the northern side of Old Route 20. Two stories plus attic in height, the house is "L"–shaped and covered by a broad gambrel roof. Variety is given by several gambreled and gable–roofed dormers at the second story. The first floor is defined by a roofline that covers a porch on the front facade but continues around the side as a flaring eave of the main gambrel. Under this roof is a screened front porch with round columns and shingled rail, and two three sided bay windows. Directly behind the house is a two story, gambrel roofed barn.	

Salem Methodist Church	1853	Salem Methodist Church is a brick Greek Revival building with its entrance in the front gable. Simple in its detailing, the building has plain brick corner pilasters, an overhanging cornice and return, and a small wooden belfry. The Salem Methodist Episcopal Church constructed the frame structure in 1853. In 1868, it was moved to its present location. The building was later covered with brick and an entry was added. Its belfry was constructed in the early 1900's.	
Old Twin Roads Station	1931–1935	Maggie and Howard Jones built this small rural gas station between 1932 and 1935. It is a small–hipped roof structure, approximately fourteen feet square with two side shed dormers. The front has a central entry door flanked by six over six sash windows, and the siding is six-inch exposure weatherboards. The most distinctive element of the building is the porte-cochere at the front with a shallow pediment roof supported by two tapered square columns. This building, known as the Twin Roads station, operated until 1963, and is typical of small gas stations throughout the country.	
Mount Pleasant Church	ca 1900	Mt. Pleasant Church houses an independent congregation. The building was constructed around 1900 in a late vernacular interpretation of the Gothic Revival style.	
Old Frazier Farm (Barney Barnes Residence)	1875–1925	The Frazier Farm House is included on the survey because of its roof form's popularity in the second and third decades of the century. Gambrel roofs were a popular vernacular form of the 19th century in this area. Gambrels are descended from the Shingle Style roofs of the 1870's and 1880's. The Frazier house roof is an addition to an earlier building which probably had a gable roofed structure with a central hall plan. The gambrel gave the owner an additional living floor; it was constructed in 1925.	

Section 4: Village Master Plan Recommendations

It is in the intent of the Fairlee Georgetown Plan that Fairlee and Georgetown remain small rural villages, that new development be limited in size and in all respects be compatible in character with traditional building forms and settlement patterns.

It is also recommended that development be slow and incremental; that it protect, to the extent possible, valuable views and landmark sites, that it not negatively impact the capacity or quality of vital public facilities and services, and that it contribute quality of life and environmental benefits such as parks, bike trails, improved drainage, expanded woodlands, and stream buffer restoration. No more development than that which is depicted on the Village Master Plan and provided for in this Report will be acceptable, through the year 2030.

4.1 Principles for Village Planning

The principles listed below are the fundamental tenets underlying this Plan. They helped guide its preparation. These principles, while universal, address the basic physical planning issues present in Fairlee and Georgetown. The first four principles are general in scope while the last four are focused on village design issues. Each of the village design principles was illustrated, presented, and discussed at a well-attended community workshop[1].

Natural Area Protection: Natural areas play significant roles in the health and character of a community. Wetlands help reduce flooding, improve water quality, and provide protective habitat for native plants and for fish, birds, and other wildlife. Large intact woodlands help support bio-diversity, allow for the movement of wildlife, trap and retain storm-water runoff to maintain water quality, help moderate winds and temperatures, and help filter the air.

The Master Plan seeks to protect and conserve the remaining natural areas from development.

Natural Areas in Planning: Natural areas provide form to a village. They define the edges of developed areas and they provide wide, open spaces. Natural areas add to scenic beauty. Natural areas can also connect various parts of a village and in so doing can become useful elements in village planning; they become environmental corridors--areas for stormwater management, flood control, wildlife conservation, and recreation. The conversion of land to woodlands and other natural uses can improve and protect the quality of Fairlee Creek and the Chesapeake Bay.

The Master Plan seeks to enlarge existing woodlands where possible, connect fragmented woodland areas to larger natural areas, restore stream buffers, and protect existing woodlands and wetlands from development.

[1] As a basis for determining the extent of consensus, or general agreement, in the community, nearly 40 participants were asked to rate their preference for each principle. The results of that survey are provided in the appendix to this report.

Compatible Infill and New Development: Infill development and/or redevelopment can occur in a manner that respects the size, scale, and uses of an existing settlement pattern. Successful infill maintains and/or restores spatial continuity to the village streetscape; respects historic building styles, existing vistas, and natural resources; and introduces compatible uses that complement the community.

The Master Plan seeks to encourage infill on vacant lots and to ensure that new buildings are compatible with the old. New community development would be small in scale relative to the amount of land available, compact in arrangement, and traditional in its patterns and mix of residential and institutional uses.

Community Facilities and Services: Community facilities and services sustain and strengthen communities as population grows, provided their capacity, quality, accessibility, and extensions are properly planned and looked after. Water and sewer facilities are expensive to build and maintain. Providing these essential services economically requires that new houses be located in compact arrangements and that sufficient users are available to share the costs.

The Master Plan seeks to ensure that future home sites are arranged so that water and sewer services can be provided efficiently and that only areas identified for growth in the Plan benefit from public water and sewer services. The Plan provides that new roads be in keeping with the traditional scale and character of rural roads and lanes in Fairlee and Georgetown. The Plan seeks to ensure that open spaces for both public recreation and environmental restoration be provided as development occurs.

Evolving Village Street and Lot Design: In villages and Places, development occurs gradually over time as the need for house lots expands. Development is not "master planned" through large organized subdivisions. Instead, development occurs in incremental steps as a natural outgrowth from the center of the community. Streets are interconnected. Lots are not necessarily uniform in size and shape but vary according to site conditions.

The Master Plan acknowledges that some growth and change will occur but promotes slow, incremental, and phased growth reflecting a gradual and interconnected expansion of the villages.

Road Character: In rural village communities, roads do not have curbs and gutters. Instead, they are open-section roads with drainage ditches. Sidewalks are rare. Because of the low density of development, people walk safely along the road. In villages that have grown up overtime, there are natural edges along roads—street trees in the village and hedgerows/windbreaks outside. Houses are set back far from the road. These are defining elements of road character.

The Master Plan seeks to ensure that new roads are modest in size and scale appropriate to a low intensity village settlement pattern and new building patterns are modeled on the traditional village core.

Views and Vistas: In rural villages views of natural areas or farm fields can be seen along residential roads in the spaces between houses and at the intersection of roads. Broad views or vistas of open space are available and at times, they are constricted or directed by the presence of trees, hedgerows of forest.

The Master Plan seeks to ensure that views and vistas are maintained to the extent possible and that new development respects the presence of those views.

Village Architecture: In rural communities that have grown slowly over time, buildings tend to have a variety of styles, yet are similar in size and massing. They were designed and built by individual local skilled craftsman and carpenters. Certain house elements such as porches and peaked roofs tend to be present. In traditional village-scale communities, architectural consistency is important. Modern buildings that do not respect traditional styles stand out and alter the character.

The Master Plan provides design guidelines to help ensure that new buildings reflect the character and qualities of the existing village architecture.

4.2 Recommended Plan

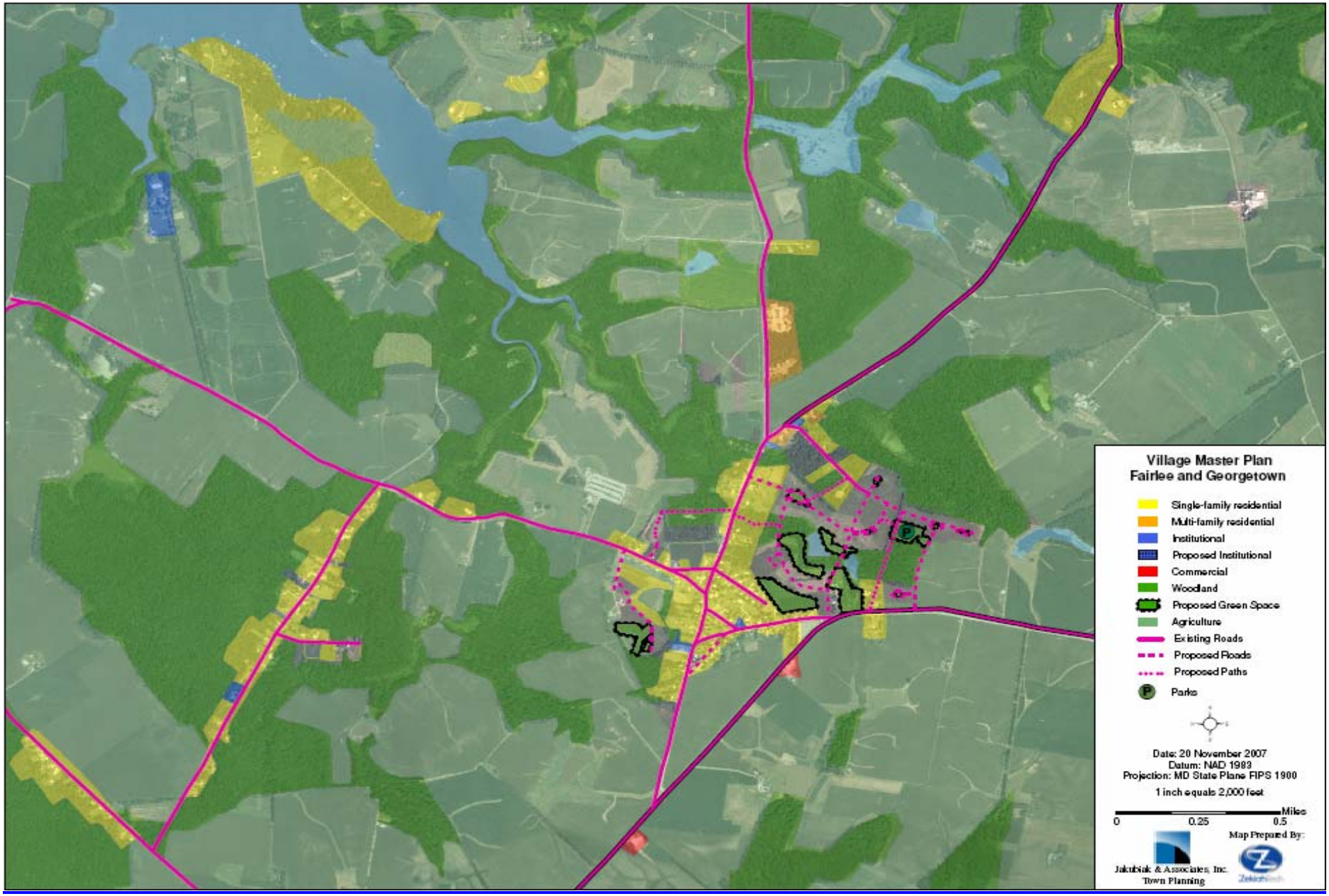
The Village Master Plan is shown on Map 8. The Map combines land use, open space, transportation, and environmental protection recommendations. It provides physical form to the village planning principle described in Section 4.1. The Plan is intended to guide village development and conservation through 2030. The plan provides recommendations in several broad areas including:

- Watershed Restoration
- Village Growth
- Village Conservation
- Parks and Recreation
- Circulation and Roadway Improvements
- Water and Sewerage Facilities

Map 8 should be used and a guide to land use development and land conservation through the year 2030. As an example, lands that are shown on Map 8 in woodland or agricultural use should remain that way through 2030. Conversely, the development of lands shown as residential, which today are in open space use, is acceptable. The Master Plan does not require that such land be developed. Instead, the Plan supports new development, where shown, provided it is in the scale and pattern recommended in this Report.

The Master Plan's recommendations consist of Map 8 and a series of exhibits that clarify and detail the various functional parts of the Plan. Under each of the subheadings below, specific

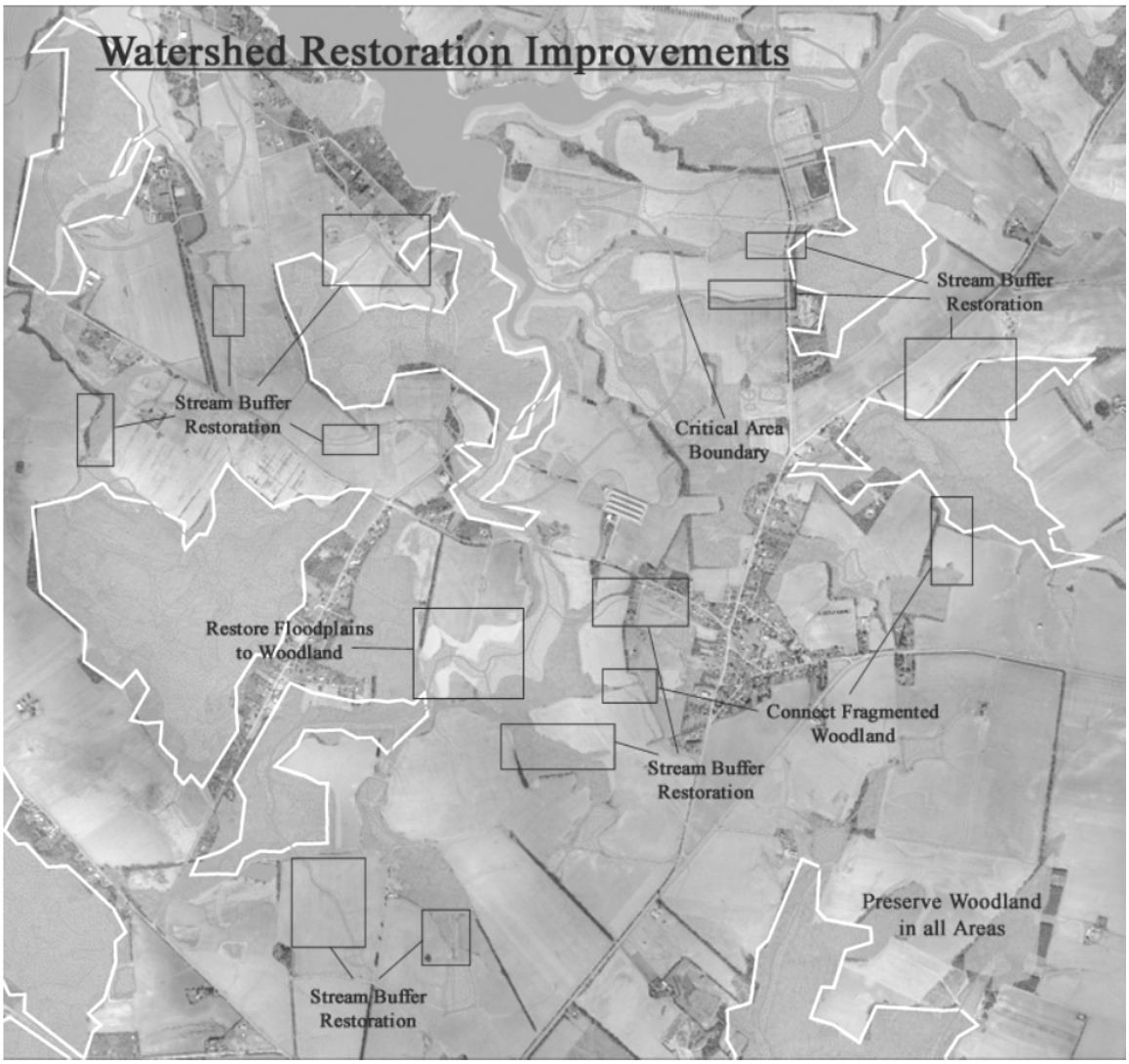
Map 8: The Village Master Plan



recommendations are also provided. Implementation recommendations are provided in Section 4 of this report, Stewardship Strategies.

Watershed Restoration: Watershed Restoration improvements are shown on Exhibit 4.1. Watershed Restoration means that the community of Fairlee / Georgetown embraces a responsibility to ensure natural resources and sensitive areas, the beauty they contain, and the roles they play in sustaining heath and well being are protected and sustained for future generations. Restoring and maintaining healthy streams and forest buffers along streams is critical to reducing nutrient and sediment loading to Fairlee Creek and the Chesapeake Bay[2].

Exhibit 4.1



[2] Information on the impairment status and nutrient runoff into Fairlee Creek is provided in Section 2 of this report.

The Plan recognizes that the transition of land use from agriculture use to village development provides a unique opportunity to repair and restore essential woodlands and natural areas. Therefore, the Watershed Restoration Improvements call for an expansion of the natural areas within the study area shown on various maps of this report. Recommendations are provided as follows:

1. Protect Forested Wetlands from Development—many of the largest intact woodlands coincide with stream and wetland environments. No village scale development should take place within these areas. No extension of public water or sewer services should be made to these areas.

2 Restore Stream Protection Corridors—where stream protection corridors are missing along blue line streams, the plan recommends that the 100 foot stream protection corridor be re-established. In most cases, the streams drain cultivated fields. Restoring these stream protection corridors will require the cooperation of the landowners. Certainly, should such agricultural lands ever become developed, the Plan recommends that the 100 foot stream protection corridors be restored and permanently protected. Guidelines on stream protection corridor restoration are as follows:

- In most cases, the stream protection corridor should be at least 100-feet wide on each side of the stream, which is sufficient to mitigate runoff and allow for modest wildlife corridors.

- The stream protection corridor should be converted to woodland or grassland.

- In areas where new development may take place, the stream protection corridor should be re-established during the development process.

- In areas where development has already occurred in the stream protection corridor areas, planting should be encouraged to reduce the overall long-term effects of development.

- Redevelopment activities should reduce the amount of impervious surface on a site to the extent possible and should improve the quality of storm water runoff by 10 percent over existing conditions.

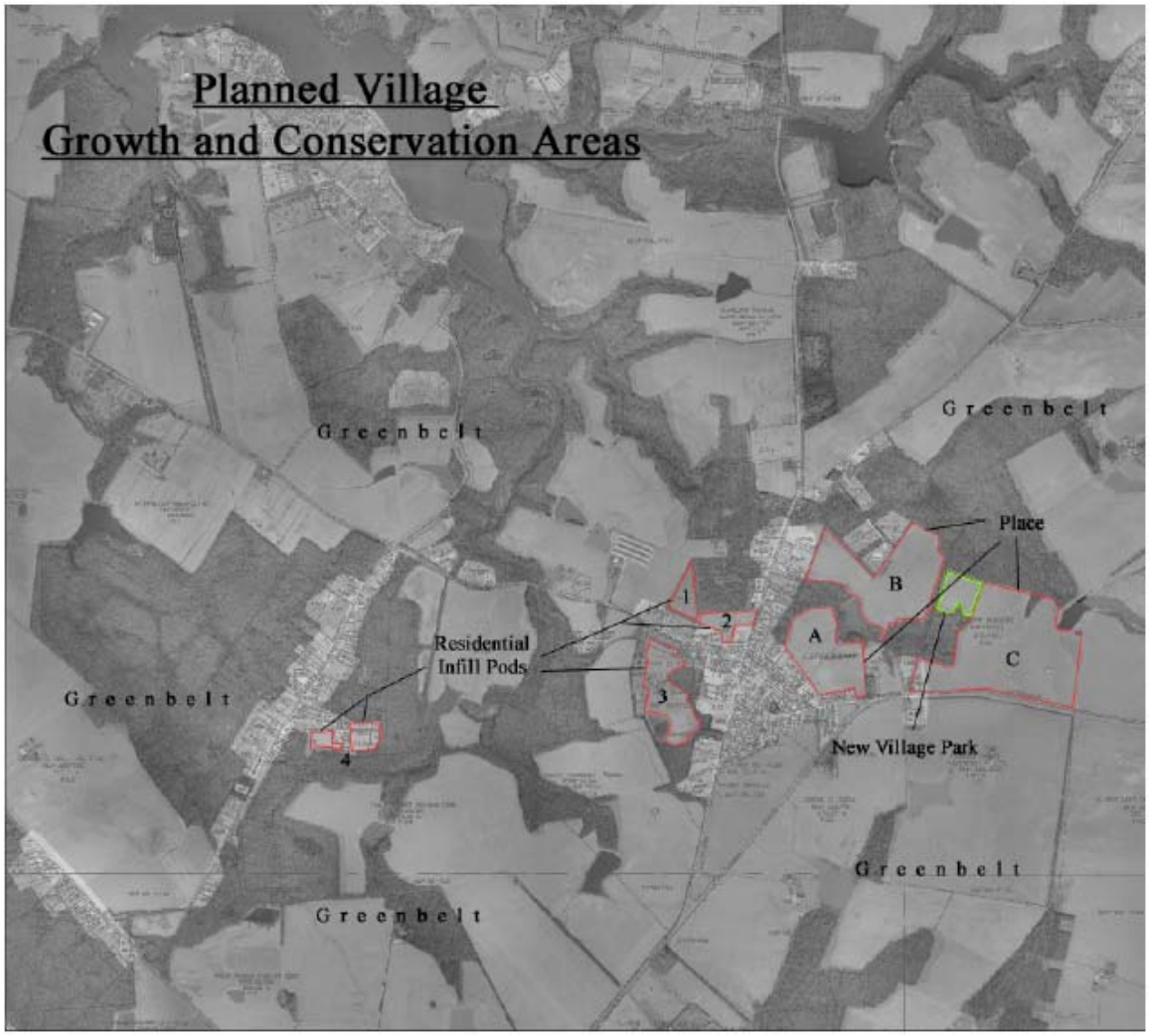
- Filling of wetlands or diversion of streams should not be permitted. These environmental features should be preserved in their natural state and forest preservation should occur around these areas.

3. Connect Fragmented Woodlands—where isolated pocket of forest remain on the landscape, they should be connected to larger intact corridors by enlarging the forest. Overall, the amount of land in woodland use should increase by 2030. No net loss of forested areas should occur. Preservation of existing forested areas is the preferred method to ensure this.

4. Development plans submitted for review should acknowledge the role and functions that buffers play and, to the extent possible, plant buffers in natural and/or landscaped vegetation with native species to improve water quality and scenic beauty. To the extent possible, all forest conservation planting requirements should be met on site or within the study area.

Village Growth Areas-Places: The term "Place" is used here to describe the Plan's vision for settlement in the areas shown on Exhibit 4.2. Smaller than a village, a Place is a unified cluster of homes and institutions that evolves slowly over time around an institutional building and/or common green space. The layout of the Places provides thoughtful attention to the recreational and community needs of its residents. The locations for three Places are shown on Exhibit 4.2.

Exhibit 4.2



General standards for development of Places are as follows:

- Each Place should be capable of being developed as one component of the overall village master plan.

- Places A, B, and C are part of the first phase of the village master plan. Development at any time through 2030 would be acceptable.

- Development potential in the Places was determined by general site planning, as the Village Master Plan was prepared as well as a review of available water and sewer capacities. In keeping with the principles of this Plan and the community's strong desire to remain a small rural village and to preserve community character and scenic views, planned residential development for each Place is less than that allowed under the County's present zoning. Under this Plan, the following maximum development for each Place is as shown below:

    - Place A should be limited to 30 residential lots
    - Place B should be limited to 65 residential lots
    - Place C should be limited to 45 residential lots

    Plans for land subdivision and development should generally conform to the maximum number of residential lots provided for above. Any development plans submitted for recommended review that contain substantially more than the total lots shown above will be out of compliance with the Village Master Plan and should not be approved. The Village Master Plan Map should guide how these areas are developed, especially with respect to roads and lanes, parks and open space, forest restoration, and the location of institutional uses.

- Roads and lanes should connect each Place to the other Places and to the existing village road network where possible. The proposed road network is shown on Exhibit 4.3 and on Map 8 the Village Master Plan. The developer should build the roads and lanes at time of development.

- Each Place should combine residential and institutional and/or recreational uses. These would include among others public and civic buildings, community centers, churches, other places of worship, day care centers, senior housing, nursing homes, convalescent centers, and public parks. Map 8 shows the planned location for new institutional uses. Development plans should include institutional uses in the general locations shown and/or set aside lots for their eventual presence.

- Lots in the Places should be comparable in size and shape to the lots in the central part of Fairlee; house lot sizes should not exceed 20,000 square feet in size, but may be as small as 12,000 square feet in size. Regardless of the size of the lot, the total number of residential lots recommended above should not be affected.

- The architecture should be compatible in scale and massing to the existing village residential architecture and otherwise comply with the design guidelines in Appendix 2 and Appendix 2 of this report.

Village Growth Areas – Residential Infill: Four Residential Infill Pods are specifically shown on Exhibit 4.2. Based on the general site planning conducted, as the Village Master Plan was prepared, combined, these areas should allow for about 40-45 total houses. Each of the infill development pods is presently planned for public water and sewer service and each is already zoned Village District, which allows roughly 4 units per acre. Generally, this translates into an acceptable lot size (of about 12,000 square feet).

The Village Master Plan Map should guide how these infill areas are developed. Additional smaller infill and re-subdivision of larger lots are also encouraged and should be permitted on a

case-by-case basis, provided the strict requirements of the County Land Use code and recommendations of this Plan are satisfied. General standards for residential infill include:

- Lots developed in Residential Infill Pod No. 4 in Georgetown should be determined by the engineering study noted below in recognition of the flooding and poor drainage conditions that exist in this location. The sighting of new lots may be determined by the outcome of the study.

- Any development of Infill Pod No. 4 and any additional infill along Georgetown Road should be conditioned on the results of engineering study of drainage and flooding conditions in the area. The area encompassing Pod No. 4 has a history of standing water and drainage problems, which present pubic health concerns significant enough to postpone any further development until such concerns are technically evaluated and publicly understood. The creation of additional impervious surface area and changes to drainage patterns that might come about through land development may exacerbate the drainage problems. As shown on Map 2, the Environmental Feature Map, Pod No. 4 along which much of the Georgetown settlement is located among lands that form the headwaters of Fairlee Creek.

- Architecture on infill lots should be compatible in scale and massing to the neighboring residential uses and otherwise comply with the design guidelines in Appendix 2 of this report.

- The infill pods are specifically targeted for residential infill, not for any other use. **I**nstitutional uses would also be generally acceptable provided potential impacts to neighboring properties were addressed through good site design.

- The Village Master Plan Map (Map 8) should guide how infill areas are to be developed. Where proposed green space is shown, the development plan should show how the green space would be protected and preserved. Any development plans submitted for review that fail to address the open space recommendations on the Village Master Plan will be out of compliance with the Village Master Plan and should not be approved until they address green infrastructure corridors, hubs, and green space.

- A cottage-scale development pattern is recommended for the infill pods. This pattern includes smaller home sites (villas), shared driveways, access roads, compatible and unified architecture, and recreational amenities.

- Residential infill is encouraged on lots that provide ample room for subdivision. This is the central method for moderate growth to occur over time.

Village Growth – Commercial Uses: Exhibit 4.2 shows that two village commercial locations are planned. The intent of recommending commercial for these areas would be to encourage small scale local convenience retail and service uses for the village community and traveling public as well. Acceptable uses would include, among others, village market or general store, bed and breakfast, veterinarian office, small scale restaurant, and similar uses.[3]

[3] Other acceptable commercial uses are enumerated in the County Land Use Ordinance on page 110.

One of the sites, located on the west side of MD 298 just south of the village is currently zoned Agriculture and is located outside of the planned water and sewer serve area (but adjacent to the existing service area). However, the site contains about five acres of developable land area, providing space for about 15,000 square feet of commercial space eventually. The architectural guidelines provided in Appendix 2 of this report should guide the construction of commercial buildings on these sites.

The other site proposed for commercial use is the historic Old Twin Roads Station. The station, which was built in the late 1930's and operated until 1963, is architecturally significant and located in a prominent location. It is an historic landmark and focal point. The Plan encourages the thoughtful adaptive reuse of the building and site for modern commercial use.

Village Conservation–Greenbelt: Exhibit 4.2 also shows lands that should be conserved in agricultural, woodland and/or very low density residential. With the exception of the areas proposed for Place development, residential infill, or commercial use, all lands currently in agricultural or woodland should remain in open space. The County should work closely with the landowners to help facilitate farmland and open space preservation so that the existing greenbelt around the planned villages remains intact.

Specific zoning and water/sewer service area plan amendments are needed to help protect the greenbelt from development. These are shown on Exhibit 5.1 and discussed later in this report.

Parks and Recreation: Exhibit 4.2 shows that two public parks are planned. Both provide recreational benefits to both the future residents and to current village residents. Both parks are located to provide environmental benefits as well.

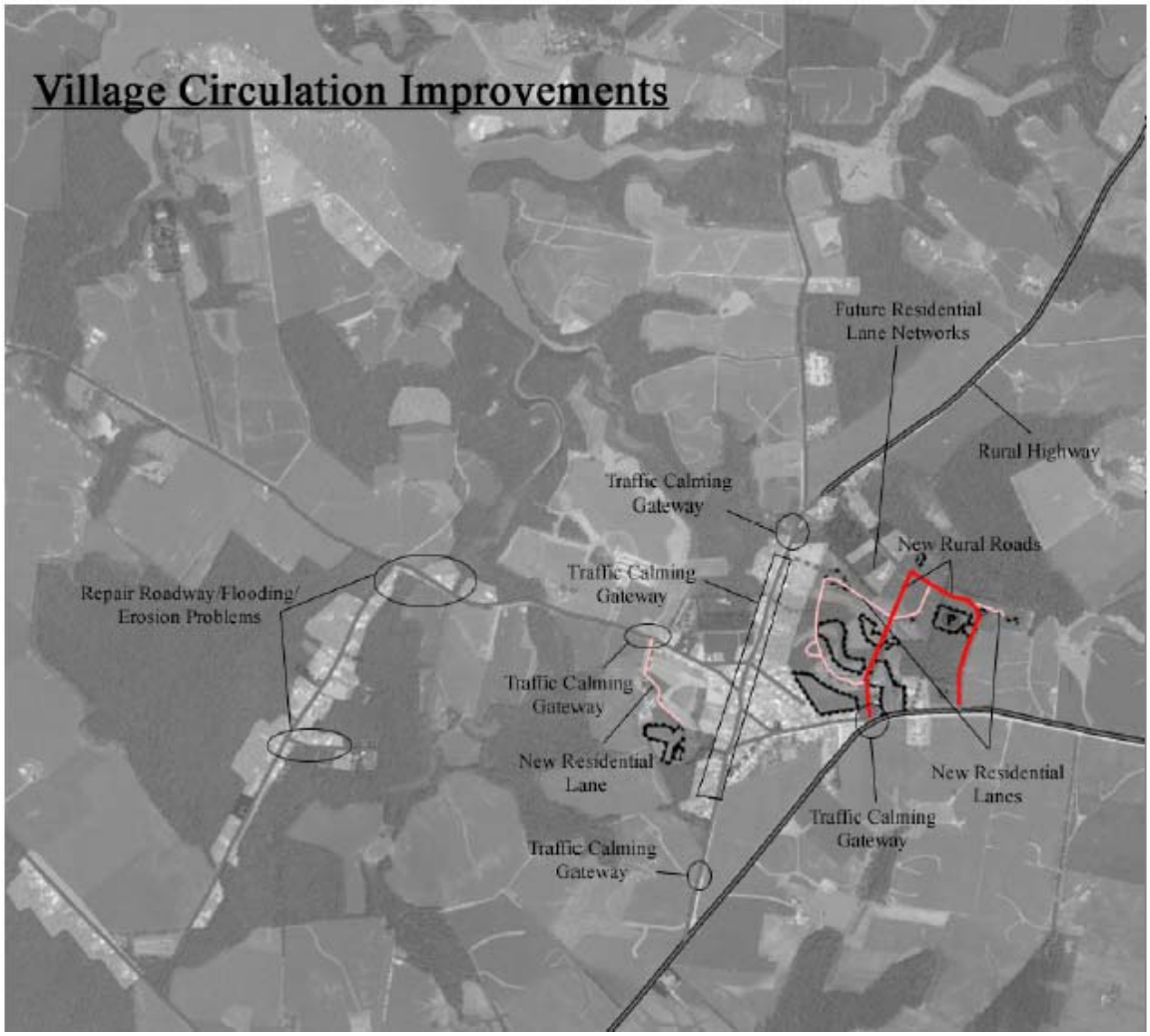
The first park would serve the entire community. The land for the park should be dedicated to the County at time of subdivision approval and would be improved when Places A, B, and C were developed. At about four acres in size, the park would provide space for some combination of ball fields, playgrounds, walking trails, and other amenities that the community would desire.

The Plan also provides for a network of off-road recreational trails that would connect existing and future residential areas. The planned road network discussed below would be the primary means for walking and biking. The off-road trail network would provide more direct and scenic routes where needed. Developers would provide the right-of-way for the trails at the time of development and/or construct the trail through their site.

Circulation Recommendations: Exhibit 4.3 shows the recommended network of new roads and lanes, which would serve the new Places and infill development. The road improvements avoid stream crossings and to extent possible woodland areas as well. The Plan calls for two new rural roads and a network of residential lanes to serve the new Places. The developer would construct planned roads and lanes at time of development[4].

[4] The difference between "roads" and "lanes" is described in Section 2 of this report.

Exhibit 4.3:



The planned circulation improvements are described below:

- The extension of Mount Pleasant Road east-southeast with an eventual connection to MD Route 20. The road should be a rural low speed two-lane road with an adjoining bikeway, grass drainage swales, and street trees. The road should allow for direct residential frontage and driveways.

- A new road from Mount Pleasant Road-Extended to Fairlee Road just west of the MD 20 bend. Again, the road should be a rural low speed two-lane road with an adjoining bikeway, grass drainage swales, and street trees. The road should allow for direct residential frontage and driveways. It should terminate at a gateway roundabout on the intersection of MD 20 and Fairlee Road.

Exhibit 4.3 also shows the locations for improvements in or along the travel ways to "calm" or slow traffic speeds. In the context of Fairlee/Georgetown, "traffic calming" describes a set of roadway improvements to slow travel speeds and reinforce the sense of place and identity. Any improvements designed to slow traffic would also need to safely accommodate agricultural

vehicles, heavy trucks, and school buses. The residents of the community, Kent County, the State Highway Administration, and concerned developers should work jointly to develop a coordinated planning and funding approach to traffic calming in the area.

Three-gateway traffic calming improvements areas shown:

- Bay Shore Road at the western approach to Fairlee
- MD 298 at the northern approach to Fairlee
- MD 298 at the southern approach to Fairlee
- MD 20 and Fairlee Road at the eastern approach to Fairlee.

The plan also recommends that the entire section of MD Route 298 from Fish Hatchery Road though Fairlee be designed to slow travel speeds through the village. Techniques that may be practical include: narrowing the travel lanes at the approaches to the traffic calming area, traffic circles, landscaping, signage, and roadway surface treatments that create a different color and texture on the road.

Public Water and Sewer Facilities: Section 2 of this report described the existing water and sewer services. All new land use development shown on the Village Master Plan (Map 8) should be connected to public water and sewer facilities. Section 5 of this report recommends amendments to the Kent County Comprehensive Water & Sewer Plan largely to remove areas from the "planned" service district and thereby limit the encroachment of development in woodland and other environmental significant areas.

The Denied Access Force Main that runs along Bay Shore Road and along MD Route 298 through Fairlee should remain a denied access facility. Only areas recommended in this Plan for water and sewer service should be allowed to connect to the services.

Capacity upgrades to the public water system will be required at some point to accommodate development beyond 150 to 200 equivalent dwelling units[5]. It is acknowledged that some limited development within other areas, including along Caulk's Field Road and near Fairlee Manor on Bay Shore Road, may occur and place demands on available capacity that are not factored here. These areas are outside of the Fairlee-Georgetown village planning area, but within the Tolchester-Fairlee water and sewer service district. It is the recommendation of this Plan that development in the village planning area be given preference in the allocation of services and if necessary and advisable, planned service areas outside of the village planning areas be downsized to ensure adequate capacity remains for planned village growth through 2030.

Public sewer facilities would be adequate to accommodate the full build-out under the Plan. Existing users of the water distribution and treatment system should not subsidize new connections or upgrades needed by new development.

Fire Services: A satellite fire station should be located within the study area.

[5] An equivalent dwelling unit (edu) represents 250 gallons per day, which is the typical demand amount assumed for one house when doing water and sewer planning. Demand generated by non-residential uses is often expressed in edu's as well. For example, a typical local bank branch building has a sewer demand of 0.04 edu's per square foot.

4.3 Timing and Phasing of Development

Upon full build out of the Places and residential infill pods, the village of Georgetown and Fairlee would have added about 200 households, bring the total in the study area to about 460 households. These new households should be built gradually over time.

In terms of overall phasing, development of the Residential Infill Pods and Places A, B, and C may occur at any time over the next twenty-five years. There is no specific timetable for their build out. Each area is relatively small and can be developed as separate but integrated elements of the overall Village Master Plan. That being said, it is the strong recommendation of this Plan that at time of development plan review and approval, the County Planning Commission condition approvals on a commitment to a slow schedule for building permit issuance. This required schedule should reflect both the interest of area residents to see only gradual change and the need of the developer/landowner to meet basic financial requirements related to the land development and infrastructure costs.

Some infill development and the build out of Places A, B, and C may likely be accommodated within the existing available public water capacity. However, during the next decade, should development proceed as anticipated, close monitoring of available capacity should be undertaken to determine if future upgrades to public water treatment and distribution are needed.

4.4 Plan Evaluation

Table 1 provides an evaluation of the primary public facility impacts of the land use changes planned. The capacity impact on public schools, public water, and public sewer service are also summarized below:

- At roughly 0.6 public school pupils per single-family dwelling, the addition of 200 houses would add 132 total students to area public schools. The Kent County Board of Education should factor this potential into its long-range facility planning.

- The additional 200 households would also demand roughly 50,000 gallons of public water per day. Improvements to expand public water supply capacity would likely be required to accommodate anything over 150 to 200 dwelling units. This means that any phase of village development beyond that recommended in this plan could not proceed until upgrades were completed.[6]

- The addition of about 200 households would also generate 50,000 gallons per day of wastewater flows to the Tolchester Wastewater Treatment Plant. There is sufficient treatment plant capacity to accommodate this growth.

[6] As mentioned previously, the Plan acknowledges that some limited development within other areas, outside of the Fairlee Georgetown planning area but within the Tolchester-Fairlee water and sewerage service district, may occur and may then place demands on available capacity that are not factored here. It is the recommendation of this Plan that development in the villages be given preference in the allocation of service and if necessary and advisable, planned service areas outside of the village planning areas be downsized to ensue adequate capacity remains for planned village growth through 2030.

Table 1: Village Plan Evaluation - Public Facility Impact Through 2030

	Planned Dwelling Units	Public School Projection (pupils)	Public Water Demand (GPD)	Public Sewer Demand (GPD)
Place A	30	18	7,500	7,500
Place B	65	39	16,250	16,250
Place C	65	39	16,250	16,250
Infill Development Pods	45	27	11,250	11,250
Ongoing Infill (est.)	15	9	3,750	3,750
subtotal	220	132	55,000	55,000
Institutional (est. 10,000 sf)	n/a	n/a	400	400
Commercial (est. 5,000 sf)	n/a	n/a	900	900
total	200	132	51,300	51,300
Facilities Impact Comment	-	tbd	upgrade may be needed	adequate capacity available

Section 5: Stewardship Strategies

This section addresses implementation of the Master Plan. The term stewardship is used because it reflects that successful implementation will be done over the long term by people who will care for and nurture the protection of the unique qualities of Fairlee / Georgetown. This plan reflects the interests of the community as a whole; the public's interest. Changes, to the extent that they can be guided by this Plan, will be judged by how well they meet the concerns of the community.

One of the most important parts of this section is the recommendation for increased local community notice and involvement in development review and approval. After all "implementation" should bring people together so that their interactions produce successful outcomes. Cooperation on implementation must occur between the Kent County and other agencies of government, local citizen volunteers and resident groups and private developers. Citizen involvement and leadership is an important element of implementing the Master Plan. Each of the major implementation recommendations is described below.

5.1 Public Notification and Involvement

The Plan recommends that an increased and meaningful role for the citizens of Fairlee and Georgetown in the review of approval of the following:

- Development plans and subdivision plans[1]: Prior to a Planning Commission meeting, all development plans and subdivision plans should be first presented at two town-hall meetings in the community. The applicant or developer, who has stewardship responsibilities in this area, should provide evidence that the development is consistent with and intended to implement the Village Master Plan. County staff should provide technical assistance to the community in its evaluation of the proposal.

  A record of the meeting should be made by the developer and provided to the Planning Commission as part of the record. Notice should be mailed to all residents informing them of the location and time for all meetings during which the plans will be under consideration. The Public Works Agreement between the County and the developer should be posted on the County's website for public review.[2]

- Water and sewer plan amendments: Amendments are made from time to time to the Kent County Comprehensive Water and Sewerage Plan. Any change that would impact the Fairlee -Tolchester sewer service district, its treatment plants, wells, distribution lines, and areas planned for service, should first be presented at a town hall meeting in the community. This includes administrative amendments that address new services; that is, amendments to the plan that the Director of Water and Wastewater Services can make without County Commissioner approval. All proposals for connecting to the systems should trigger a notification letter to all area residents.

[1] This includes any concept plan which would requires water an/or sewer allocation

[2] Public Works Agreements are prepared and approved by the County upon final project approval. Public works agreements typically include the terms and conditions for the bonding and surety, construction, dedication and acceptance by the County of public facilities to be constructed by the developer as part of an approved development plan.

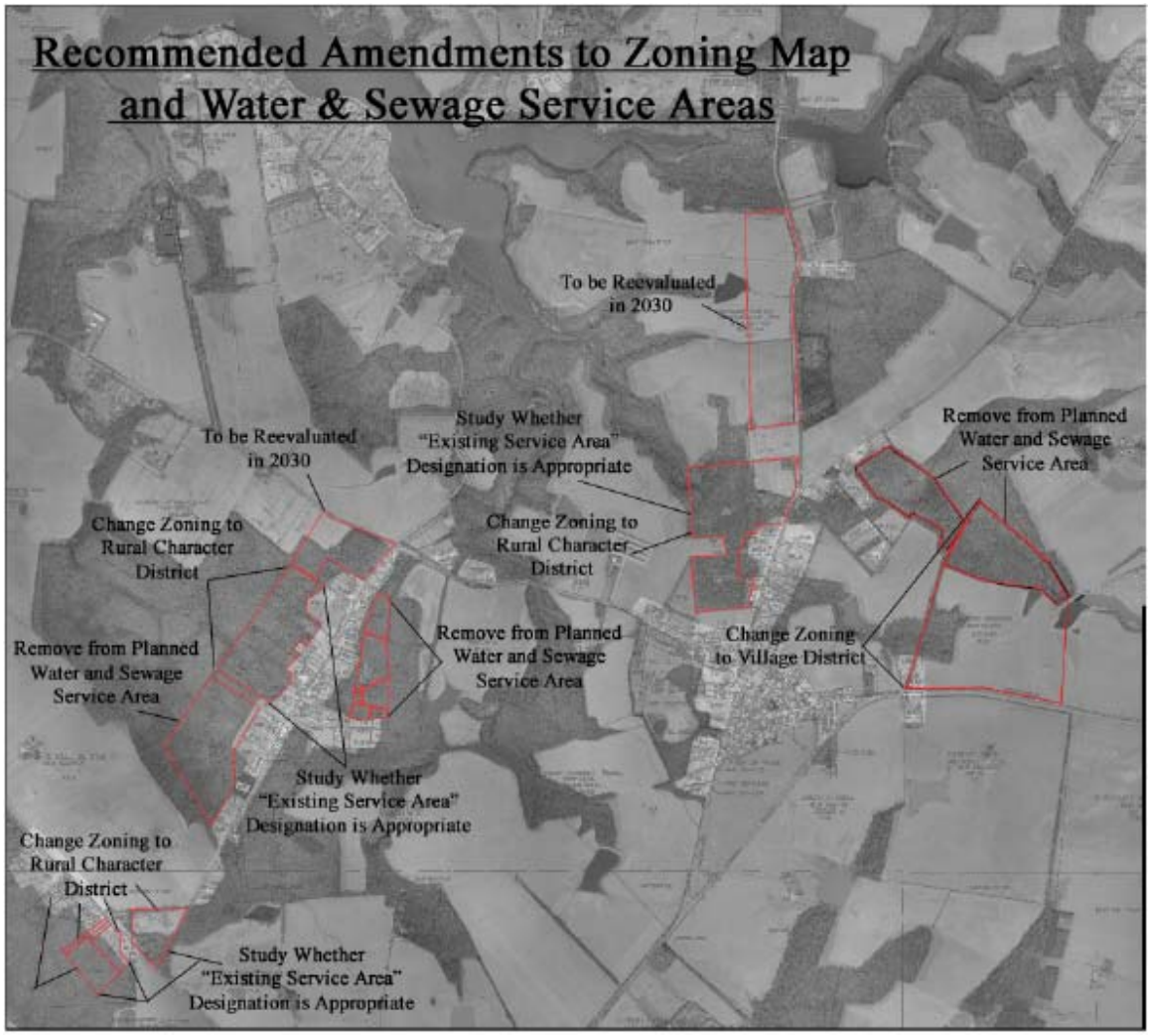
- Zoning text and map amendments: Amendments are made from time to time to the Kent County Land Use Ordinance. Any change that would impact the Fairlee / Georgetown study area should first be presented at a town hall meeting in the community. All proposals for zoning or subdivision regulation amendments should trigger a notification letter to all area residents.

- Infrastructure repair and enhancement plans: Kent County and Maryland State Highway Administration have stewardship responsibilities over infrastructure in the study area. All improvements, other than maintenance, should be presented at a town hall meeting for public consideration.

5.2 Zoning Map Amendments

Exhibit 5.1 shows the zoning map (and the water and sewer plan map amendments) needed to bring about the Village Master Plan.

Exhibit 5.1:



The following zoning map amendments are proposed.

Changes from Village District: There are four geographic areas where the village zoning district is not appropriate given the Master Plan. A new zoning district should be applied to the properties in these areas that reflects the underlying natural resources present and the intent of this Plan to limit the dispersion of unplanned growth.

One area in particular is of special concern. As shown on Exhibit 5.1 it is located along the west side of Fish Hatchery Road north of MD Route 298. It is environmentally sensitive being located near the tributaries of the Fairlee Creek. Further, its development for a residential community before the year 2020 would be inconsistent with this Plan and incompatible with the agricultural practices in the immediate vicinity. As a strategy for phasing development and the allocation of water and sewer service, the Plan recommends that this area not have Village or a comparable zoning district until at least 2030. It is the intent of the Plan that the zoning of this area be reevaluated after 2030 to determine if village-type development is appropriate then.

The Rural Character District is an existing zoning district under the Kent County Land Use Ordinance. It may be the most appropriate of the existing zones in the County for each of the designated areas. The Rural Character District allows residential use at a density of one house per 20 acres.

Changes to Village District: Exhibit 5.1 shows the Plan recommends that the farm field on the east edge of the current village, along the north side MD Route 20, be zoned in part Village District and in part Agricultural District. Presently the area is zoned Community Residential. The current zoning allows development at a density of one unit per acre. It is also within the planned water and sewer service district under the County's Comprehensive Water and Sewerage Plan.

The Village zoning designation would allow the landowner/developer the flexibility needed to group houses, open spaces, and roadways in the preferred traditional village arrangements recommended in this Plan. The application of the village district and agricultural district designations in combination with this Master Plan would reduce the number of houses that could be built by right under the current zoning.

5.3 Water & Sewerage Plan Map Amendments

The Plan recommends that several land areas be removed from the "planned" water and sewer service district. These include the woodlands that form the northern edge to of Fairlee and the eastern edge of Georgetown. In each case, water and sewer would not be consistent with the Plan because they could potentially allow development of the woodlands and negatively impact stream water quality. The County should move forward with amendments immediately following or at the same time as adoption of this Plan.

Exhibit 5.1 also identifies several locations for study to determine if the areas are in fact appropriately classified as "existing" service areas. In each case, the properties concerned should be removed form the "existing" designation if they are not presently served with water and/or sewer.

5.4 Design Guidelines

The design guidelines provided in Appendix 2 of this report should be adopted in combination with this Plan. They should be used as a guide in all future building and site planning.

5.5 Cost of Public Water Service

The County should study the water rates for Fairlee – Georgetown and develop an approach to moderate price increases and otherwise address the concerns of area residents about the cost for services.

Appendix 1: Fairlee-Georgetown Village Plan Survey

On the 25th of May 2005, residents of Fairlee and Georgetown were asked to rank their preferences on four village planning principles during a town hall meeting. These principles were Village Street & Lot Design, Road Character, Views and Vistas and Village Architecture. In all a total of 35 questionnaires were distributed and 33 were completed, with only 2 left incomplete, pegging the return rate at 98%.

Presentation of Results

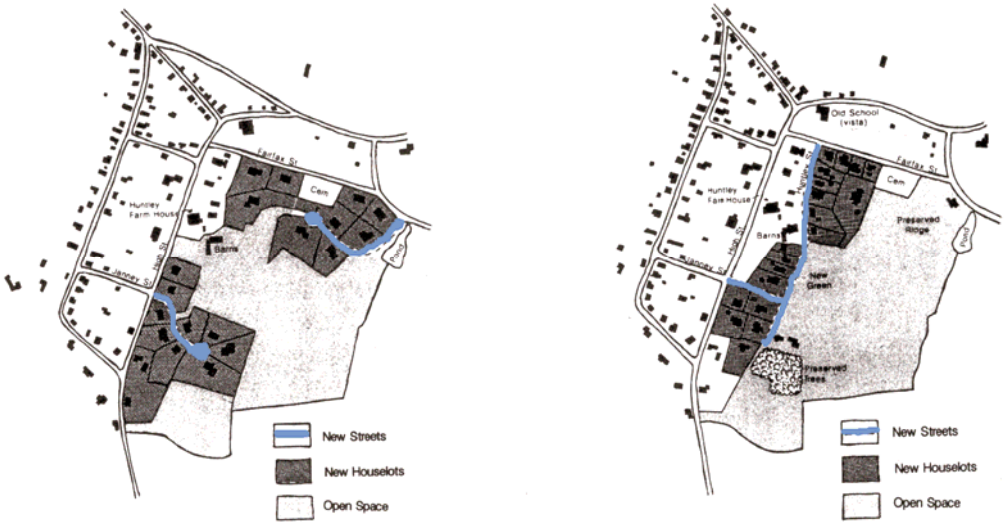
Principle 1: Village Street and Lot Design

Statement of Principles

In Villages and hamlets, "development" occurs gradually overtime as the need for house lots demand. Development is not "master planned" through large organized subdivisions.

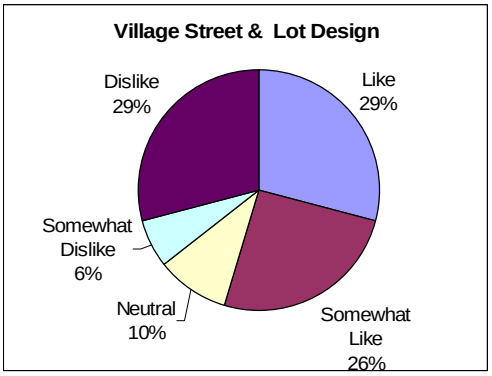
Development occurs in incremental steps as a natural outgrowth of the center of the community. Streets are interconnected. Lots are not uniform in size and shape but vary according to site conditions.

Image:



Results:

Variables	Respondents
Like	9
Somewhat Like	8
Neutral	3
Somewhat Dislike	2
Dislike	9



Principle 2: Road Character

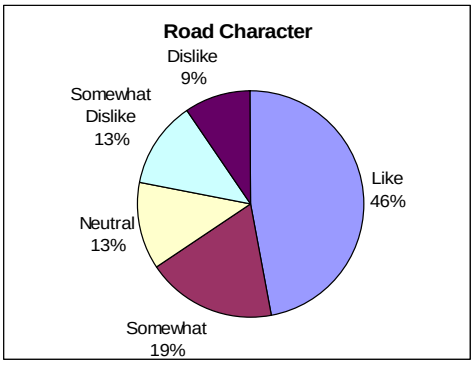
Statement of Principles

In rural village communities, roads do not have curbs and gutters. Instead they are open-section**.** Roads have drainage ditches. Sidewalks are rare. Because of the low density of development, people walk in the road or drive.
In villages that have grown up overtime, there are natural edges along the roads -- street trees in the village and hedgerows outside. Houses are set back far from the street.

Image:

Results:

Variables	Respondents
Like	15
Somewhat	6
Neutral	4
Somewhat Dislike	4
Dislike	3



Principle 3: Views and Vistas

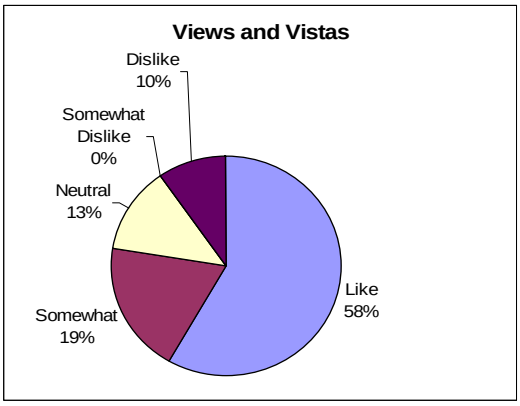
Statement of Principle

In rural villages views of natural areas or farm fields can be seen along residential roads in the spaces between and at the intersection of roads. Broad views or vistas of open space are available and at times they are constricted or directed by the presence of trees, hedgerows of forest.

Image:

Results:

Variables	Respondents
Like	18
Somewhat	6
Neutral	4
Somewhat Dislike	0
Dislike	3



Principle 4: Village Architecture

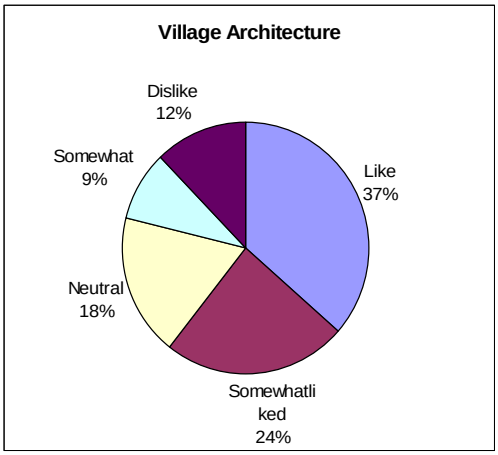
Statement of Principle

In communities that have grown slowly overtime, buildings tend to have variety of styles, yet tend to be similar in size and massing. Certain house elements such as porches and peaked roofs tend to be present. In traditional villages scale communities, architectural consistency is important. Modern buildings that do not respect traditional styles stand out and alter the character.

Image:

Results:

Variables	Respondents
Like	12
Somewhat	8
Neutral	6
Somewhat	3
Dislike	4



Appendix 2: Architectural and Landscape Design Guidelines

Introduction[1]

This section is concerned with the design of new buildings and major additions to existing buildings within the context of Fairlee and Georgetown's special character, defined by its historic architecture and landscape. Many of the recommendations in this section will also be useful to owners of existing buildings who are concerned with appropriate design, materials, and techniques for rehabilitating their historic properties. The architectural and landscape guidelines are provided in Appendix 2 of this report.

The goal of any new construction in Georgetown and Fairlee is to continue the strong identity that has developed over time. The design of new construction should complement and complete the existing village experience.

Buildings in Fairlee and Georgetown may be similar in scale and overall form, but it is through their individual character and siting that the identity of the villages is reinforced. Continuity does not necessarily imply blandness and lack of visual excitement. Excitement should come from the discovery of interesting spaces, details, vistas, and views. To this end, new construction should continue to provide unity with the overall character of the villages and create an integral unity in its own design.

Identity: Two important concepts discussed in this section are massing and rhythm. Massing is the perception of size created by the presence or lack of landscaping and architectural details such as: windows and trees. Rhythm is the patterns created by buildings and the spaces between them including architectural details, such as windows and doors, of the buildings themselves.

The historic houses in Fairlee and Georgetown are typically two story structures with straightforward massing (the visual size of the structure) and rhythm (the pattern of buildings and the spaces between them) in spacing of windows and doors. Typically, a row of window bays is situated between the principal roof eaves and the roof of the porch. Gable roofs are most common and often contain dormers or are cross gable roofs. Porches define main entrances and in many cases, the entire front facade. Houses have brick chimneys and use traditional building materials in the frame and masonry construction styles. The houses are oriented to the street with private walkways connecting building entrances to sidewalks. Residential lots contain detached garages, sheds, or related out buildings that are consistent in style to the principal structure. Garages are not located on the front facade.

Siting: New construction should act as a frame for vistas and views. New buildings should not block views to and from existing buildings.

- In siting new buildings, be careful not to block significant views and vistas as shown on the Design Assessment Map.

- Open spaces and existing buildings combine to produce the overall images of both Georgetown and Fairlee. These elements and the relationship between them should be carefully maintained and preserved.

[1] See Appendix 1 for Village Design Guidelines.

- The design of buildings for corner lots involves a special challenge as they must present two principal facades to public view. In this situation, each facade should respond to the character of the street it faces.

- For corner lots, buildings should come to the setback line in order to define the corner provide continuous definition of the street space.

In villages like Fairlee and Georgetown, where moderate-sized building lots have characterized the historic pattern of development, large parcels present a problem due to the sheer magnitude of the area involved.

- When a parcel fronts on the street, development should continue the existing building wall or setback line.

- The building mass on the street and along other edges should be broken into several smaller masses that relate to the dominant forms along the street.

- Building should be designed with careful attention to views of the structure from surrounding areas.

Continuity of Design: Georgetown and Fairlee are made up of buildings which have many basic similarities underlying their individual character. This continuity of design is an important aspect of village identity, and should be respected in planning for new construction. The design of a new building should complement the existing structures and complete the streetscape, but should not rigidly duplicate any historic design or detail.

While buildings in Fairlee and Georgetown share many elements, each has its own unique features. New buildings also should have their own individual character, while remaining compatible with the overall character of the neighborhood.

Context: The design of new buildings in historic contexts such as Georgetown and Fairlee must relate to the neighboring buildings and at the same time stand on its own as a contemporary architectural expression.

The context of a building site is made up of many distinct factors, each of which has its own importance. When considered together they make up the image of the street and neighborhood. The topography, landscape, building orientation, height, massing, roof form, materials, and architectural details are some of the aspects that work together to create this context.

Landscape: All new construction whether infill or development of new residential areas, should continue the landscaping pattern that has evolved in the villages. Major landscape requirements include:

- Street tree planting of suitable hardy species along the existing streets during new development. Tree types should be varied to provide seasonal interest and to prevent widespread destruction by blight and insect damage. Street trees should be of a suitable size to insure healthy growth and should be spaced approximately 30 feet apart.

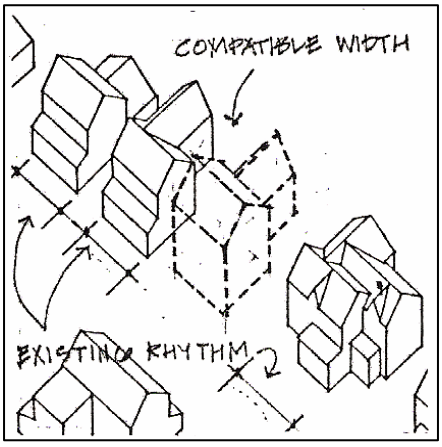
- Lot line landscaping along rear property lines of infill and development of new residential areas would be required to continue the existing distant views into the villages. This landscaping is to include trees and lower hedgerow-type landscaping.

- Tree planting around new residential construction is also encouraged to further continue the image of the villages. Tree planting will also provide energy conservation benefits through shading and windbreak from winter winds**.**

General Architectural Guidelines

The design of new construction, renovations, and additions in the villages of Fairlee and Georgetown must conform to the requirements specified in the plan and should relate to the villages' sense of place and identity. Construction of new buildings or additions to existing structures will have the most impact on the identities of the villages and must be carefully managed. New architectural design should enhance the overall characters of Georgetown and Fairlee. The following general and specific guidelines are offered to assist property owners and designers in achieving results that are compatible with the historic character of the villages.

Building Envelope: The building envelope represents the actual physical limits that the construction can take. Limits defining the setback, height, width, and depth of construction are set to ensure compatibility with neighboring properties.



Building Width: The rhythm of the street will suggest an appropriate width for new buildings in the villages. Existing buildings exhibit a range of widths that have been established over time. In Fairlee and Georgetown, major building elements generally range from 12 to 48 feet wide. New buildings should respond by maintaining this range of widths at the street-facing facade with any required additions occurring further back from the building line. For large projects, the overall mass should be divided into smaller elements that are compatible with existing buildings in scale and width. To accomplish this, the design might incorporate setbacks, changes of material, or simple elements that create a visual line or break.

Cornice Lines: The cornice line of existing buildings along a street establishes a range of heights. This line is defined by the cornices and eaves of buildings with sloped roofs and by the corner eave points of gable end roofs. The cornice line follows the topography of the street and reflects the requirements of different building uses.

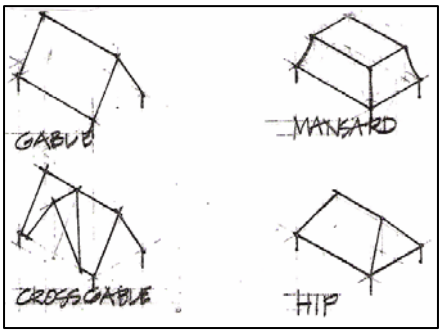
- The cornice line should be maintained at a height of about twenty feet, or two- and one-third stories.
- It is most important that the line where the buildings meet the sky plane be maintained along a street. Setbacks of the upper levels and dormers offer ways to gain usable floor area while maintaining the continuity of the cornice line.

Building Height: Georgetown and Fairlee are comprised primarily of one- and two- story buildings.

- Building height should be maintained whenever possible at two stories.
- This two-story height should be maintained along the street. Where additional floor space is required, dormers can be a way to gain additional floor area while maintaining continuity of building height.
- When it is not feasible to build two stories, a steep pitch should be used on the roof. This will add to the apparent size of the building.

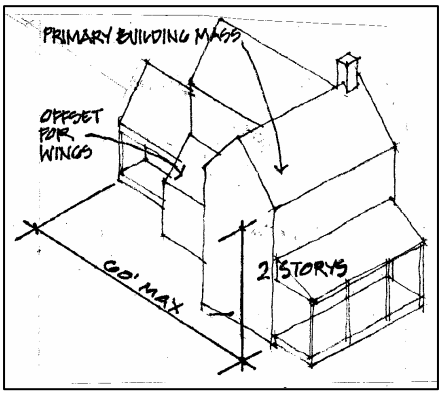
- All homes and front door entrances shall be raised above the sidewalk grade by two to four feet.

- No ancillary or secondary structure may exceed 28 feet measured from the average perimeter grade to the highest point of the roof.



Roof Form: In Fairlee and Georgetown, the roofline and the profile of the roof shape against the sky are important in defining a building's overall form. Most buildings have gable roofs with the ridge running parallel to the street. Other roof styles in the villages include: centered cross gable, gable end, hip, pyramid, and mansard. In new construction, the orientation of the roof should conform to the predominant orientation of roofs along the street.

Buildings in Georgetown and Fairlee exhibit complex forms comprising primary and secondary masses and rooflines. The primary form is defined by the main building mass, with secondary masses of additions, porches, entries, bays, etc. Each of these masses has a corresponding roof form contributing to the building's overall roofscape. The design of new buildings and major additions to existing buildings should continue this characteristic pattern.



Building Massing: Existing buildings in Fairlee and Georgetown are composed of primary and secondary forms with varying heights. This typical pattern reflects historic construction methods and shows that most buildings, like the villages, have grown through an ongoing process of addition and change.

The massing of new construction should take into account this pattern of primary and secondary forms. New buildings and additions should be divided into individual masses compatible with the adjacent buildings. This is particularly important in large projects.

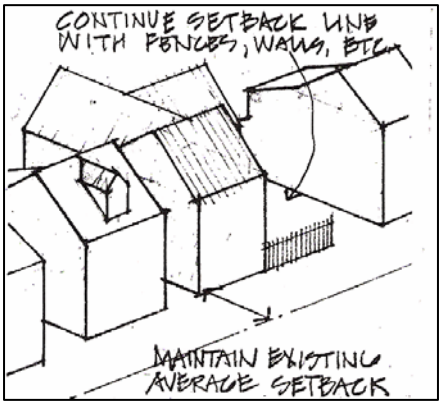
- New designs should have a dominant building mass and additional secondary masses to the sides and rear.

- Building depth is limited to a maximum of sixty feet.

- The cornice line should be maintained at a height of about twenty feet, or two stories.

- Visual relief can be provided by a slight setback or offset between the main building mass and wing, the introduction of a new building element, or a piece of vertical trim.

- Wings to the rear of existing buildings should narrower by than the primary mass to recede from sight as the building is viewed down the property line.



Setbacks: As with height and mass, the design of new buildings and additions should conform to setbacks of existing development. Analysis of surrounding properties will help determine appropriate setbacks. Physical location of the buildings with respect to the street and to each other is an important aspect of the character of Georgetown and Fairlee. As new construction fills empty lots or replaces existing structures, it should respect the existing pattern of street space established by yards and rights-of-way. This will integrate new construction into the villages and support the preservation of important streetscapes.

- New infill construction should repeat the rhythm of the street within to match the setbacks of adjacent properties.

- Buildings should come to the setback line in order to define corners and provide continuous street space.

- Buildings should present their principal facade to the street.

- The standard build-to-line shall be established 32 feet from the street right-of-way line. Six feet of variation in the build-to-line is permitted. Therefore, the build-to-line may vary from 26 to 38 feet from the public right-of-way. In general, no more than three adjoining homes shall have the same front yard depth

- Porches, bay windows, stoops, and other minor building masses should project over the build-to-line established for any lot, garages are not included in this.

- The minimum side yard setback is 12 feet, except for corner lots, in which case, the minimum setback shall be 15 feet.

- Garages attached at the front of the house shall be set back at least 15 feet from the principal build-to-line of the structure

Floor Levels: The height of new construction should correspond to the first floor height and floor-to-floor height of existing buildings. Typically, the first floor of non-commercial structures is elevated above the ground plane. This is a design response to the character of town living, as well as to the Maryland climate. Steps and porches connect houses to public spaces.

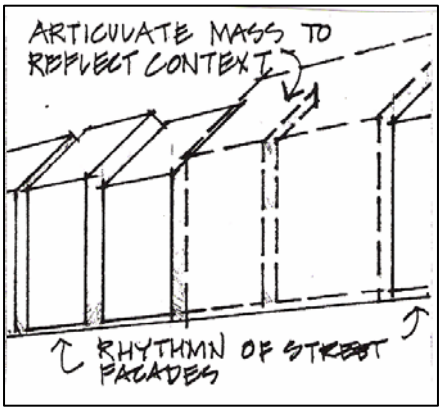
The floor-to-floor height is an often-overlooked source of information to help bring the proper scale to new construction. The use of modern standardized building materials tends to lower ceiling heights. This can be avoided by using materials and construction methods that will allow the floor-to-floor height of a new building to correspond with that of its neighbors.

- All homes and front door entrances shall be raised above the sidewalk grade by two to four feet.

Scale: The architectural scale refers to the perception of the size of a building or building element in relation to others. This perception is based on a visual measurement of doors, windows, and other elements. The size and dimensions of the various building elements are related to each other, to the space between the elements, and to the observer.

Fairlee and Georgetown are characterized by a uniformity of scale. Building materials and architectural elements are all similar in size. Visual textures of elements such as walls, doorways, steps, porches, details, and trim provide human scale.

Texture: The architectural texture of a building refers to its actual physical texture, as well as to the visual texture perceived by passers-by. Visual texture results from the way building materials and details cast shadows or reflect light. The exterior materials and trim of existing buildings in Georgetown and Fairlee confer a detailed texture.



Rhythm: Spacing of buildings, setbacks, lot coverage, facade proportions, and patterns of wall openings and recesses all contribute to the characteristic rhythm in the streetscapes of Fairlee and Georgetown. This rhythm should be analyzed and preserved in designing any new construction. Avoid exceptionally low or high new buildings; either will disrupt the rhythm of the street.

Style: Buildings in Georgetown are relatively similar stylistically with variations on vernacular types. In Fairlee, particularly in the Historic Core, there is a wider variation of architectural styles. However, these styles are of compatible and similar scale, rhythm, and textures. New design should be compatible with the existing historic styles, but should also express its contemporary nature and intended use. Designs, which attempt to merely replicate historical forms, should be avoided.

Detail: The historic buildings in Fairlee and Georgetown exhibit architectural details important to defining their character. These details also contribute to the overall image of the villages. New buildings can respond to this context by mirroring detail in an abstracted, simplified way.

Architectural detail elements on new buildings should be located to correspond to the lines and areas of details on neighboring buildings. New construction should not simply replicate historic elements, but should incorporate details that produce similar shadows and layering effects.

Details and trim can be used to emphasize doors, windows, and other building elements and to provide a focal point to facades. Cornice and eave trim is especially important, marking the junction of the wall, roof, and sky plane.

- Use simple flat trim around windows and doors.

Additions: The design of additions should allow the mass of the original structure to be seen on its own.

- Additions should be carefully integrated with the existing building, not haphazardly appended to it. Merely extending rooflines and walls will produce a structure out of scale with itself and the village.

- Additions can be distinguished from the original structure by introducing a slight setback or offset between the old mass and the new, a change in material, or a piece of vertical trim.

- Additions to the rear of existing buildings should be narrower in width than the original structure to reduce their visibility along the property line.

Accessory Buildings: Outbuildings are an important element in the historical development of rural properties, occurring in both farm and village settings. Stables, sheds, and other utilitarian buildings served specific functional purposes. Typically located toward the rear of the building lot, these backyard buildings are smaller and simpler than the main house.

- New accessory buildings should continue this utilitarian tradition and should be located so as not to conflict with the design of the main building or views and vistas from the house and street.

- Prefabricated accessory structures are not appropriate in historic residential areas.

- The following outbuildings and features should be permitted in the villages: garages, workshops, studios, guest houses, gazebos, pavilions, greenhouse, tool sheds and arbors, in ground pools, hot tubs, and equipment enclosures.

Detailed Architectural Guidelines

Roofs: Sloped roofs are the predominant forms in Georgetown and Fairlee. The roofs of additions must allow these forms to remain visible. The complexity introduced by new additions should follow the historic pattern of growth, and should present an appearance of orderly development. Skylights may be used in new construction, but they must remain as unobtrusive as possible.

Chimneys: Chimney location, dimension, and detailing are important parts of the overall roof design. This vertical element can become a focal point, reinforcing the roofscape and building profile against the sky.

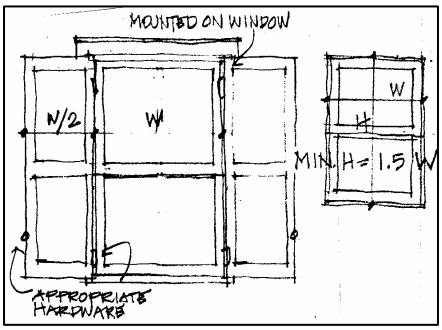
- The chimney should be wide and deep enough to safely enclose the flues as well as to provide a visual impression of mass appropriate for its height.

- Masonry chimneys are preferred; stovepipes and zero-clearance metal flues in frame enclosures should only be used in locations that are not visible from the street.

- Design and location of chimneys should take cues from neighboring buildings. Most chimneys in Fairlee and Georgetown are relatively small and located along ridgelines. In frame buildings, they are typically set in from the end walls. In masonry construction, they may take a more dominant location along the exterior walls.

Wall Openings: The design of windows and doors in a facade should respond to the existing rhythm and proportions of openings on the street, and to the general relationship of opening area to wall surface area.

Windows and doors should maintain vertical proportions, and the overall area of openings in a particular building wall should be in the range of 15 to 30 percent of the total surface area.



Doors & Windows: Doors and entries are among the most significant design features of a building and set the character of Georgetown and Fairlee. The entry is the most significant way people experience a building; as the primary focal point, it should be marked through its location, trim, transoms, and other building elements such as steps and porches.

Double hung sash is the prevalent window type in Fairlee and Georgetown. New construction should respect this context; windows should maintain double hung proportions, with a vertical orientation.

In general, it is preferred that double hung windows in new construction consist of multiple pane sash. No more than six sections in each sash; multiple panes in the upper sash with a single lower pane is an acceptable configuration (snap-in muntins are not appropriate). Single-pane sash may be acceptable as an integral part of an overall design.

- Secondary entries should be 'low key' in design and should be located on side or rear elevations so as not to conflict with the primary entry.
- Windows shall be double hung or fixed.
- Windows shall be of wood, wood clad, or solid vinyl construction.
- Windows shall be vertical in orientation.
- Projecting bay windows on the primary entry facades may have metal standing seam roofs, with colors coordinated to the color scheme of the house.
- Shutters shall be of wood or vinyl and shall be sized to fit the window.
- Passage doors shall be of wood, embossed steel or fiberglass in panel style construction.
- Sliding doors may be used only when not visible from the street.
- Garage doors visible from the street shall not exceed eight feet in height or eight feet in width and shall be of wood or embossed steel panel style construction.
- For commercial buildings, emergency egress doors should not intrude into any public sidewalk or right-of-way.

- Ramps for handicapped access should be carefully integrated into the design of the building. In some cases, a ramp may be successfully incorporated as an interior feature.

Porches and Steps: Front porches and steps are typical of houses in Georgetown and Fairlee. These help identify the location of the front door, and provide a semi-private buffer between the house and the street when a front yard is small or not present. Designs for new construction should consider incorporating this type of secondary mass.

- In most buildings other than commercial structures, the first floor is raised above ground level. Steps with railings to the front door act much like porches in emphasizing the primary entry.

- The principal entrance of all houses shall have a four to five foot wide hard-surface lead walks that connect the sidewalk to the front entry or porch of the house. These front or lead walks provide an entry for visitors, minimize pedestrian / automobile conflicts, and provide easier access from on-street parking locations. The route of the walk may curve as part of a front yard landscaping scheme. Materials shall be hard surface concrete, brick pavers, or stone. Asphalt or colored concrete walks are not acceptable. Material selected should be compatible with architectural treatment and details of the home.

- Entrance elements including front door treatments of stoops, porches, etc. shall comprise at least 30 percent of the front of the structure at the build-to-line.

- All porches visible from the street should be skirted.

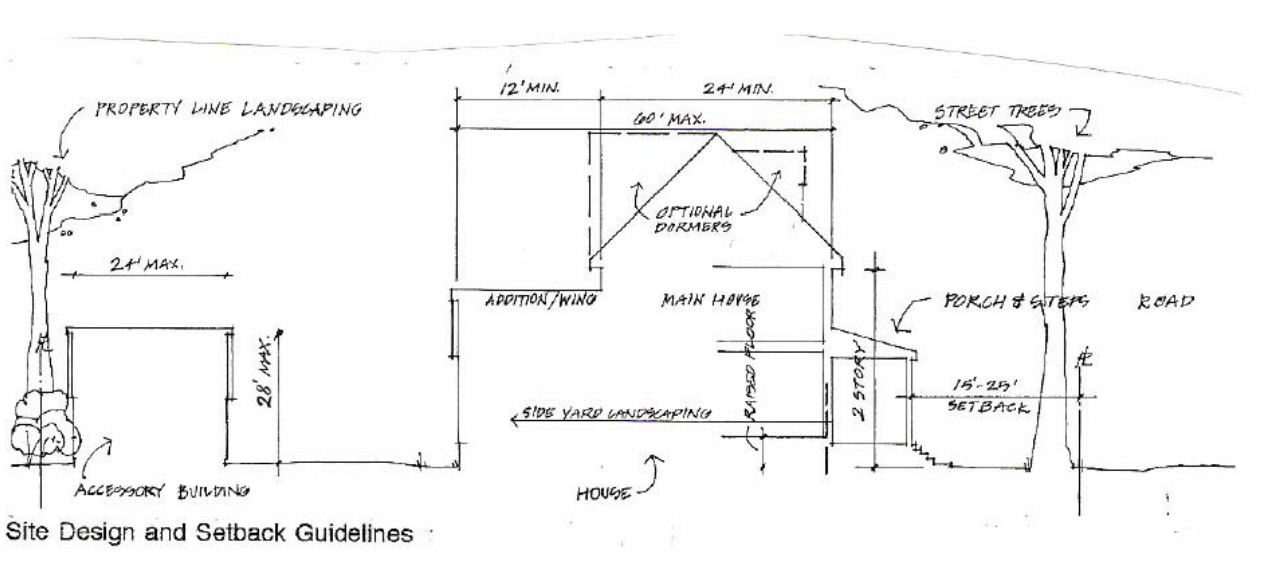
- Masonry piers should not be less than 16 inches wide.

- Balusters should not exceed 4.5 inches on center and the top rail shall be between 32 and 36 inches above the porch floor, or as required by the building code.

- Steps for porches on the primary facade should be of wood or brick and should be no less than five feet in width.

- Stoops (uncovered) located on the primary facade should be of brick.

- Porch openings (space between columns and posts) shall be vertical in orientation.



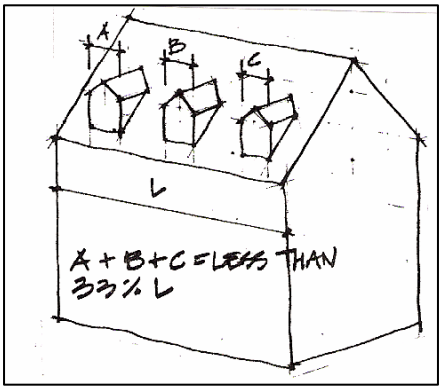
Site Design and Setback Guidelines

Garages and Driveways:

- For garages located in the rear of the house, driveways shall be limited to ten feet in width from the road to within 25 feet of the garage face at which point the driveway may be as wide as 18 feet. For attached garages located at the front of the house, the driveway width shall be limited to ten feet for the first 30 to 35 feet from the road then it may taper evenly to a maximum width of 18 feet at the garage face. For garages accessed from the side or rear yard, driveway width may be as wide as 18 feet.

- Garages attached at the front of the house should be set back at least 15 feet from the principal build-to-line of the structure.

- Detached garages may not be forward of the rear building line of the principal structure and should be at least 20 feet from the principal structure. If visible from the street, garage doors shall consist of no more than two individual garage doors. Detached garages should be architecturally consistent with the principal structure on the lot.

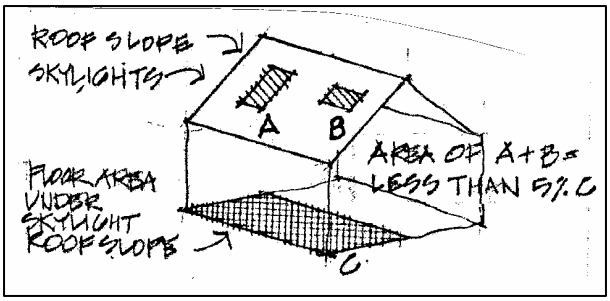


Dormers: Dormers were commonly used to provide light and additional floor area to the upper story of historic buildings. Typical forms include gabled dormers with a double-hung sash window, and hip-roofed dormers with a group of smaller sashes. These elements may be appropriate in new construction.

- Dormers should have the same roof pitch as the main building roof, and the total width of the dormers on a facade should not exceed 33 percent of the total width of the facade.

- Shed dormers should only be used on building facades not visible from the street.

- Dormers should either be aligned directly above the windows on the facade, or spaced to fall between them.



Skylights: Skylights may be employed in new construction if care is taken to ensure that their use does not detract from the overall impression of the villages

- Integrate skylights into the overall roof form.
- Locate skylights only on the rear and side facing slopes of roofs. Skylights should not be readily apparent from the street and other public spaces.
- Use only the flat, sloped type skylights. Bubble or domed skylights are not acceptable.
- The total area of skylights on a roof should not exceed five percent of the floor area under the roof slope in which the skylight is located.
- The width-to-height proportion of the individual skylight units should be similar to that of the windows in the building.

Gutters and Downspouts: Gutters and downspouts on sloped roof buildings can become important design features.

- Gutters and downspouts must be sized to serve the roof areas involved.
- Preferred materials for gutters and downspouts are copper, painted galvanized metal, or prefinished aluminum in an appropriate color.
- The profile of eave-hung gutters should be integrated into the design of the cornice.
- Ogee gutters add a classic profile to the eave and mirror the design of more elaborate trim. Box and semicircular gutters give a cleaner and less noticeable appearance.
- Downspouts should be circular in section, and located along natural vertical lines and corners of the building.

Building Materials: The existing buildings in Fairlee and Georgetown are characterized by a wide variety of materials, including wood frame, stone, brick masonry, and various combinations. Frame buildings of the late 19th century and early to mid 20th centuries predominate and exhibit a range of siding types and profiles as well as a variety of trim and details. The designer of new buildings can select from numerous options in responding to the rule that the neighborhood context should indicate the choice of materials. The straightforward use of appropriate materials helps to integrate new structures into existing streetscapes.

- Horizontal siding may be only one of the following: wood clapboard, cement fiber board, vinyl (smooth, matte finish), or smooth cedar shingles. (Unless prefinished, all siding is to be painted.)

- Beveled siding, wood shingles, and German (also called drop or novelty) siding are common traditional materials that remain popular in contemporary design.

- Masonry walls may be brick.

- Stucco walls may be smooth finish cement stucco or synthetic based materials.

- Gables over masonry walls may be finished with siding or stucco.

- Chimneys may be constructed of masonry, brick, stucco, stone, or siding. Metal flues penetrating the roof must be located behind the ridge and be painted black.

- Materials and detailing on corner lots shall be the same for both front and side street facing facades.

- Wall under porches visible from the street shall be skirted with composite, vinyl, or wood lattice or closed with brick veneer or stucco.

- Posts and columns on the front facade shall be of wood or an acceptable composite with a minimum dimension of eight inches.

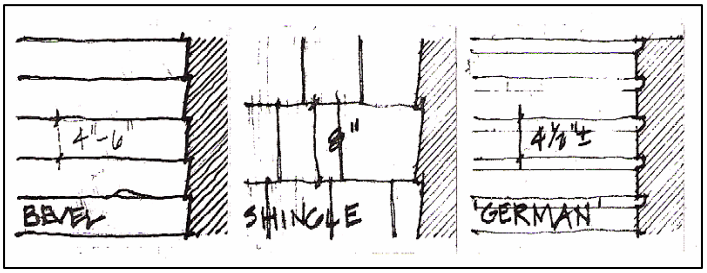
- Porch and deck railings on the front facade(s) shall be of wood. Porch and deck railings and posts on the rear elevation may also be of high quality PVC vinyl and should match the trim color of the house.

- Large blank walls devoid of windows shall be avoided.

Brick is used in both residential and commercial construction. The most appropriate color range is red to red-orange with little variation within the brick; avoid mottled, polychrome types, or bricks with a wirecut texture or highly glazed finish.

- Brick bonding patterns observed in Georgetown and Fairlee include Flemish and common bond. The selection of bond affects the visual texture of the wall.

- Brick should reflect its structural use in a building. Exterior walls should always present an image of a load-bearing structure; lintels should have a jack or segmental arch, or at the least a soldier course. Brick should be used monolithically, not as an infill with other materials.



Siding: Wood frame is perhaps the most common material in 19th and 20th century residential architecture. New construction should reflect this continued tradition with appropriate wood sidings and trim.

Beveled siding, wood shingles, and German siding are common traditional materials that remain popular in contemporary design. In new construction, these materials may be used in various combinations for

different visual effects. For example, the fine texture smooth beveled siding can emphasize the street facade, with shingles or German siding on other walls.

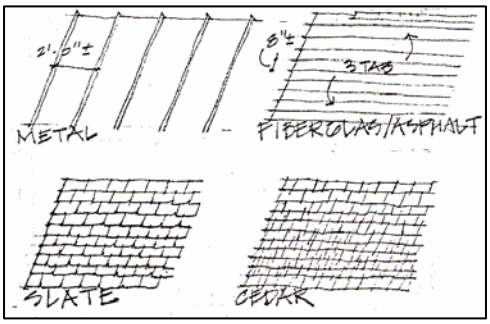
Hardware and Equipment: The location of hardware, modern amenities, heating and cooling units, and other equipment should be considered carefully in designing for new construction. Rooftop mechanical units, television and radio antennae, and satellite dishes should be placed on roof surfaces not visible from public ways, or screened and lowered below sight lines from the street and adjacent properties. These devices should be painted a color that blends with the building. Electrical, telephone and cable service should be placed underground whenever possible.

Air conditioning units protruding from windows or heat pump units visible from the street detract from the image of the villages.

- Air conditioning units should be placed on side or rear elevations and screened with fences and landscaping.
- In new construction, through-wall units should be aligned with other elevation features on the side and rear facades.
- Exterior housings should be painted to match the wall surface. Exterior building hardware for new construction should correspond to existing structures. Hardware on buildings in Fairlee and Georgetown is generally very simple and unpretentious.
- Mailboxes and mail slots, doorknockers, knobs, hinges and other contemporary necessities should be used in a subtle and unobtrusive manner.
- Select hardware that complements the building design with simplicity.
- Many classic hardware styles and finishes, including mortise locks and rim locks in polished brass, chrome and black, will work well with most designs.
- The following are not permitted in front or side yards or in locations visible from the street: antennas and satellite dishes, clothes drying devices, boats, campers, unlicensed vehicles, swing sets, and similar play equipment.
- Exterior lighting may be installed to highlight architectural and landscape features but the direction and intensity of lighting shall not infringe upon adjacent dwellings.

Trim: Use a good paint grade of appropriate species of wood for trim.

- 5/4 stock is preferred for exterior trim; standard one inch boards are the minimum acceptable thickness.
- The width of trim is determined by the design but should not be less than four inches.
- Fir, pine, cedar, and poplar are appropriate species for trim. Install trim with the smooth side exposed for painting.
- Pressure treated lumber should only be used for structural elements in contact with the ground, or where necessary to deter rot and insect damage, and should not be used where it will be exposed to view. If pressure treated lumber must be used in a visible location, it should be stained or painted.



Roof Materials: Roofing materials, when visible, should be appropriate to the design of the building and consistent with the neighborhood.

- Standing seam metal in copper, tin, or terne coated steel, slate, and wood shingles are traditional materials that can be used in contemporary work.
- New Class A fiberglass asphalt shingles can be used provided they are flat and have a uniform color and texture.
- Cedar shingles should be of an approved rating and should be used only for well-documented restoration work or on additions to buildings, which are sheathed in this material. Avoid excessively rustic "shakes".
- Roofs shall be simple and symmetrically pitched with slopes between 7:12 and 12:12. Lower pitched may be acceptable if overall proportions and massing are in keeping with the specified character of the community.
- Shed roofs are permitted only when the ridge is attached to an exterior wall of the primary structure.
- Flat roofs are not permitted.
- Skylights must be of flat profile only and located so as not to be visible from the street.
- Solar panels are permitted but should not be visible from the street.
- All penetrations of the roof shall not be visible from the street and shall be painted black.
- Roofing material shall be of highest quality architectural grade.

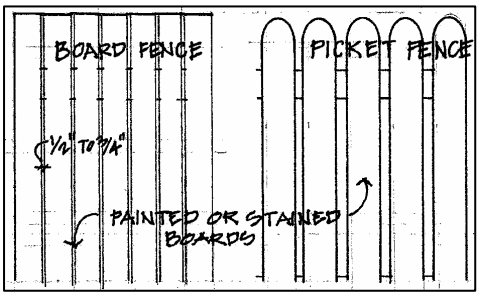
Other Materials: Building materials that are not common in Georgetown and Fairlee should not be selected for use in new construction without careful consideration of alternatives available and ways to mitigate their potentially destructive effect. Avoid strictly modern materials, including reflective glass, unparged or unpainted concrete block, glazed brick, porcelain metal panels, permastone, or fiberglass. Introduction of these materials would seriously disrupt the continuity of Fairlee and Georgetown.

Landscape Design Guidelines

Landscape Features, both designed and natural, contribute to the special identities of Fairlee and Georgetown. Street trees, brick sidewalks, and decorative fencing represent late 19th and early 20th century improvements to the village environment. Hedgerows marking property lines and wooded areas behind village lots are natural features, which correspond to a historic pattern of land use. By including landscape

elements which are found in the surrounding neighborhood, such as street trees, fences, lawns, and gardens new construction can be linked to the historic context.

Site landscaping should complement the visual effect of buildings. The design of permanent landscape structures, such as outbuildings, should follow the guidelines for new construction presented in this document.



Fences and Walls: Fences and walls should be simply designed, to reflect their location and use. Consider the existing street context in designing fences and walls.

- Front gardens and other landscaped areas readily visible from the street may be enclosed with decorative fences. These fences may have a simple flat-top rail design or may be made up of repeated elements such as pickets or balusters; decorative posts may mark corners and gates.

- Flat, straight-topped vertical board fences, painted or stained, are most suitable in interior lots and other secondary locations to screen yards, driveways, and walks and to provide privacy for backyards.

- Chain link fencing is not a preferred material.

- Fences, hedges, and garden walls are encouraged on corner lots and lots adjacent to open space.

- Plantings should be an integral part of any fencing or wall scheme.

- The style of a residential fence or garden wall shall relate directly to the architectural style of the principal house.

- Fencing and garden walls should never visually compete with or dominate the house.

- Fences with high visibility on a given street or area of the community should be of consistent family or style.

- Fencing and garden walls shall be between 34 and 42 inches in height for the front yard and 24 to 66 inches for a rear yard.

- The recommended material for screening or fencing is wood, preferably cedar or redwood (composite materials are also acceptable). Fencing should be painted white or in a color to coordinate with the house. All fencing adjacent to walkways shall be separated from walkways with groundcovers.

- Hedges shall be between 34 and 42 inches in height and be planted per the recommended plant materials list.

- Where fencing or garden walls serve as delineation or containment but screening is not the objective, they should be kept low with heights between 34 and 48 inches.

- Gates in wood fencing shall be constructed of the fence material and be of a compatible design. Gates in garden walls shall be wood or metal.

- Chain link fences should be avoided on residential lots in Georgetown and Fairlee. Wire mesh screening is acceptable along the base of fencing to contain pets.

Paving: Paving surfaces can introduce a visual texture to the landscape. Even with contemporary detailing, new paving of brick, masonry units, or stone will provide a continuity of surfaces between the existing streetscapes and new design.

- Paving should be designed to avoid the look of a "sea" of any one particular material.

- Granite curbs, edging and steps can be introduced into masonry paving to provide design relief.

- Concrete can be colored with an integral color and mixture and can be scored into smaller divisions (a maximum size of 2 feet by 2 feet is suggested).

- Masonry paving should be manufactured specifically for exterior use and should be installed on a suitable base.

- Many patterns (basketweave, herringbone, running bond) are possible and attention should be given to how paving ends at curbs, buildings, and planting areas.

- Previous surface treatments should be used to the extent feasible.

Parking Lots: Off-street parking in Georgetown and Fairlee is limited for the most part to residential driveways with one or two off-street spaces.

- Parking areas should be limited to the minimum size necessary, and should be treated more as landscaped courts than as spaces for automobiles.

- Paving should be as described earlier and gates should be provided where practical to filter the view of the parked cars.

- Planting strips and ground cover should border the parking areas to lessen visual impacts and to provide a break where the parking area meets the building.

Plantings on Individual Home Sites: In new construction, trees and foundation plantings, should be planted at each home site prior to the issuance of a use and occupancy permits. If the permit is issued during a non-planting season, planting will occur during the next planting season. The use of native species of plants is encouraged.

- All residential lots shall be planted with a minimum of two shade trees and three ornamental or evergreen trees. Additional trees are generally encouraged.

- The minimum size of shade trees at time of planting should be three inch caliper measured four inches above the root ball. Ornamental and evergreen trees shall be at least eight feet tall at time of planting. Shrubs shall be between 18 and 24 inches.

- Trees should not be planted on the center of property lines to prevent maintenance disputes.

- When possible, shade trees should be planted with the goal of promoting energy efficiency by shading the southern exposure of houses during the summer.

- Each home site shall be planted at its foundation with shrubs and groundcovers prior to the issuance of a use and occupancy permit or if the permit could be issued during a non-planting season, during the next planting season.

- Large blank walls lacking fenestration shall have plant materials grouped in front of them to minimize the impact of building mass and bulk. Views from windows should not be obstructed.

- Garage doors and parking areas visible from adjacent side or rear yards shall be screened with shrubs and trees near the common property line prior to the issuance of a use and occupancy permit.

- Monoculture tree plantings or tree plantings with few variations in species should be avoided. However, shrub masses and large areas of ground cover within a defined area are acceptable.

- Plants should be appropriate in scale to the intended use.

- The use of the native species is recommended.

Planting Spacing Requirements:

- Minimum spacing between shade trees and a house or fence: ten feet

- Minimum spacing between ornamental/evergreen trees and a house or fence: five feet

- Minimum spacing between ornamental/evergreen trees: ten feet

- Minimum spacing between shade trees: 20 feet

- Minimum spacing between shade trees and ornamental tress: ten feet

- Minimum spacing between ornamental/evergreen trees on a lot and public sidewalk: five feet

- Minimum spacing between trees and private walkways, lead walks, or driveways: five feet.

- Minimum spacing between shrubs: 24 to 36 inches, depending on the size at maturity.

- To avoid crowding of street trees planted in designated planting strips, the minimum spacing between shade trees on a lot and the public sidewalk shall be14 feet.