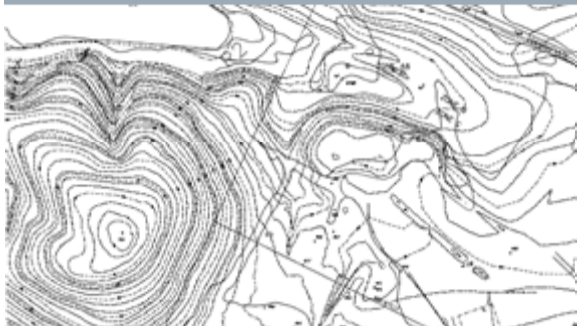


# Critical News

Eastern Shore  
Development Issues in the Critical Area

New Developments:

07/2009



## Buffers Proposed Regulatory Changes

### **Proposed Changes to Buffer Regulations:**

The Critical Area Commission staff is working on new regulations for the 100' buffer. These changes will potentially increase mitigation requirements and place more restrictions on land with hydric soils. There are also changes to definitions and codes of many pre-existing Critical Area policies. Check out this link to review Proposed Buffer Regulations:

<http://www.dnr.maryland.gov/criticalarea/pdfs/060309proposedbufferregs.pdf>

### **Planting in the Buffer**

When planting in the buffer, or developing a shoreline development buffer, all plants are to be of a "natural vegetation" species. This includes, canopy and understory trees, shrubs and low maintenance material such as mulch. Tall Red Fescue (No Mow) is one type of "grass" that is considered low maintenance, mowing it only a couple of times a year, that provides a nice grassy area. After initial seeding this grass grows to between 6" and 8" then falls over on itself and provides a soft walking area. The owner may choose to overseed with different types of grass in combination with this tall fescue once it has become established. No planting of "sod" is permitted.

**Lot Coverage:** You may be interested in how the Critical Area Commission defines this term associated with the 2008 Law. Check out this website to view the document:

[http://www.dnr.state.md.us/criticalarea/guidancepubs/lot\\_coverage.pdf](http://www.dnr.state.md.us/criticalarea/guidancepubs/lot_coverage.pdf)

### **Critical Area Continuing Ed Course Conducted at the MSBR**

Purple Cherry Architects has expanded to the Eastern Shore to offer the Critical Area Course. The first course was held at the Mid-Shore Board of Realtors in Easton on June 16th. Thank you to those who attended. A 2nd class was scheduled to accommodate those who were unable to attend the first due to seating capacity. On July 14th the course was conducted at the Hampton Inn in Easton and Tom Lane of Lane Engineering joined Cathy Cherry and Jennifer Holson for a very informative and lively discussion. The agents and the MSBR has made us feel very welcomed. Thank you, we enjoyed meeting everybody.

**Cathy Purple Cherry, AIA, LEED AP -**  
A wholly-integrated design firm, Purple Cherry Architects services include architecture, interior design, space planning and programming, construction administration and graphic support for marketing and fundraising efforts. Our work is dedicated to the enhancement of daily life and community through architecture.

## links

[Critical Area Commission -](#)

Important:

[CA Compliance -](#)

[Chesapeake Bay Foundation -](#)

[MD Dept. of the Environment -](#)

Other Maps:

[Live Maps -](#)

