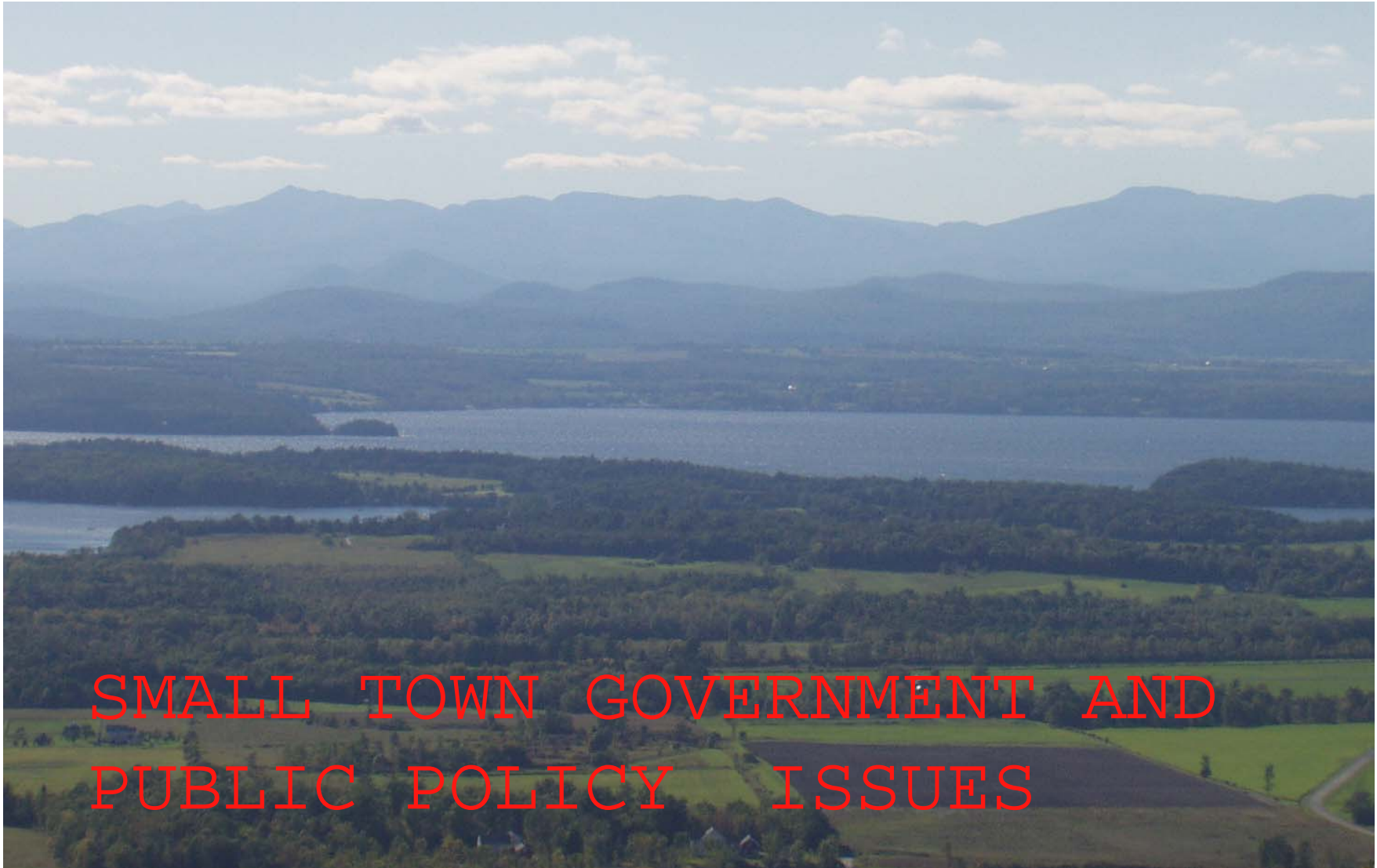


A personal account of Town Planning History

:A lesson of the do's and don't of boom town thinking:
what went wrong without planning

- . Rural Vermont 1958 Coney Island ski town
- . unregulated growth, and the consequences
- . tourism and expectations

Opening sheet



SMALL TOWN GOVERNMENT AND PUBLIC POLICY ISSUES

1. How do you get experienced people involved in planning
2. How can towns understand what is in their best interests
3. How can towns evaluate short and long term interests
4. How can towns keep community character without sacrificing economic development
5. How do you mobilize people who spurn all most forms of government



1. How can commissioners plan to act before development pressures mount .
2. How do you handle the state requirements for comp plans.
2. How does a town handle a correction of a bad policy after disaster strikes, and avoid over reacting.

QuickTime™ and a
decompressor
are needed to see this picture.

Maryland Small Town Questions

The role of Opinion in Democracy :

- 1 . Individuals versus professionals in the Planning Process;
2. the role of Personal Opinion and the importance of public
3. the Role of Committees in running small towns, and educat.

Opening comments

Leadership issues for small towns

1. planning codified difficult to understand, public input
2. simplified process so that people stay involved professional
3. Professionals as educators in the process.
4. Listening skills as professionals, town administrator
5. involved all through planning zoning , guidelines...
Woodford county town meetings
6. Generally, leaders make choices for people , instead
QuickTime
are needed to see

Overarching Idea:

Creating a model policy creation process to create responsible and fair town ordinances that serve and protect the interests of the towns people iive in.

APPEARANT PROBLEMS:

- . Ordinance updates cost lots of dollars, and are mandated
- . Planners/ consultants do not use most up to date planning tools
- . Complex terminology keeps people confused
- . MD. state PLANNING stays neutral in the process
- . role of the state, county, cities and towns to determine their own destiny (charter issues)
- . state wantS to keep hands off control levers

APPEARANT ANSWERS:

- . STATE could be clearing house for good documents
- required elements in plans...SERVE AS ADVISORY ROLE
- . EXPAND ROLE BEYOND COMP PLANS.

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The process for creation of policy could use secretary Of Interior standards as a sample process, for determination of due process. State could draft standard policy to keep up with Model ordinances and attach to smart growth Town planning missions initiatives.

Overarching Idea: 2

STANDARDIZING PLANNING:

The state could approach the implementation of the new planning tools that may include streetscape standards, building placement standards, architectural standards, and administrative implementation standards, zoning ordinances, and models for good comprehensive plans. Blank documents that could be available approved by the state to include up to date documents that can be molded to fit individual small towns.

WORKING AGAINST PUBLIC PROCESS:

1. Urges for power and control in the process
2. less work for administrators if public not involved, less trouble for commissioners if public meeting not included, less control also.
3. Professionals are not up to speed with new planning tools. Professionals have a vested interest in keeping language complex.

More ideas

Discussions in this Conference

- A. What are our goals and how long do we have to accomplish them
- B. What is working against us
- C. What is our time frame
- D. How have others dealt with similar issues
- E. What new Tools are available to help mold our town structures
- F. How can we define and keep our part of Maryland special

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