



The Queen Anne's Chronicle

CELEBRATING QUEEN ANNE'S COUNTY

INFORMING THE CITIZENS

PROVIDENCE FARM: "THE SECOND MOST IMPORTANT BUILDING, BESIDES THE COURTHOUSE, IN CENTREVILLE"

– ORLANDO RIDOUT, ARCHITECTURAL HISTORIAN, MARYLAND HISTORICAL TRUST

By MARY CAMPBELL

This is the story of what two QAC citizens with a cause are accomplishing by working together with non-profit, business, and governmental entities. The story is a preservation story but there are lots of other stories in the County in which something of public value is achieved with the combined support of non-profits, business, and government. Hospice and our superb new medical facilities on Kent Island and Grasonville are just three of many examples of what can be done.

The Challenge

In October of 2007, the Queen Anne's County Historical Society, a small non-profit organization founded in 1960, was presented with a big challenge: it was offered the gift of one of the most important historic properties in the area, "Providence Farm."

The main structure on the property, a well-constructed two-story brick farm house built in 1746, had been abandoned for decades. It was in a state of deterioration, the interior was significantly damaged, but it still had in place much of its once-beautiful interior paneling and other important architectural features. And it had



Photo Credit – Rebecca Marquardt

been recognized by Maryland's Architectural Historian as the second most important structure in Centreville.

A local couple, Mr. and Mrs. Robert Wilson of Queenstown, had long been aware of Providence Farm and its historical importance. Having restored other homes, they also knew the challenges of restoring such a property in accordance with the required standards. They had contacted the owner, inquiring about the property, and after several telephone

conversations, the owner told them that he had decided to offer the property as a gift to the QAC Historical Society.

The owner was Peter Sheaffer, a local developer with a large tract of land across the road from the high school in Centreville where he was building a number of homes. On a far corner of the tract sat Providence Farm house. Sheaffer realized that donating the Providence Farm house and 1.5 acres

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APFO REVISIONS WILL BE ON NOVEMBER BALLOT

Over four thousand signatures on a referendum petition mean that APFO Revisions will join Big Box on the November ballot in QAC. Voters will be asked to say the final word on whether authorization for Big Boxes and revision of the Adequate Public Facilities Ordinance, both passed 3-2 by the County Commissioners, will become law.

While everyone knows what a Big Box store is, and nearly everyone has an opinion about whether or not QAC needs them, APFO is a more complicated subject. One can try to boil it down by saying that the APFO Revisions would relax current restrictions on development that prevent over-crowding of schools and increased traffic congestion. But just how APFO restricts development, and how the APFO Revisions would change those restrictions, are not simple matters.

For an analysis of APFO and the proposed revisions, see the related article on page 7: *What Is APFO, Anyway?* Here in this article, we give a little of the background and the arguments that were made, pro and con, when the APFO Revisions were adopted by the Commissioners. Reading back and forth between the two articles may be helpful.

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Non-Profit Org
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QAC HISTORY BY THE NUMBERS

38 Number of QAC listings in the **National Register of Historic Places**, the official, ever-growing national list (with images and descriptions) of "districts, sites, buildings, structures, and objects significant in American history, architecture, archeology, engineering, and culture" (www.nps.gov/nr)

540 Number of QAC listings in the **Maryland Inventory of Historic Properties**, a research and documentation survey of archeological sites, buildings, structures, objects, and districts (www.mdihp.net)

33 Number of QAC listings in the **Historical Marker Database** (www.HMdb.org) (see article in this issue), 27 of which appear in **Maryland's Roadside Historical Markers** (www.mht.Maryland.gov/historicalmarkers)

Providence Farm, *continued from Page 1*

around it to the QAC Historical Society would result in tax benefits for him and the opportunity for the Historical Society to apply for grants to help fund the restoration of the property.

Getting Ready

The gift offer, however, raised complex questions for the Historical Society. There were



"We visited the property so we could assess the interior condition of the home...Floors were rotted to the point they were unsafe, the roof was non-existent in areas, ceilings were down. Main support beams were rotted though or had been cut and the interior walls and staircases were severely sagging. Powder post beetles had been rampant, all of the windows were broken out, both glass and mullions. Chimneys and fireplaces were heavily deteriorated. Simply walking through the house was a challenge. It seemed like the perfect project and we fell in love." – Robert Wilson

substantial legal issues of subdivision and annexation. The Society needed to be sure that the volunteer members and friends of the Historical Society would actively support the project. And the Society needed time to explore funding possibilities before responding to the offer.

The donor extended the time for acceptance of his offer, and the Society's board began to gather information. What they learned was encouraging, and within a relatively short period of time, the board notified the donor that they would accept his offer.

A local lawyer and a local engineer provided their services without pay. Both of these benefactors from the business sector put in many hours of work on a very time-consuming project.

Working from their funding research, the Society secured grants from the National Trust for Historic Preservation and Preservation Maryland. The Society hired its own architectural historian to evaluate the property and complete a preservation/restoration plan. As promised, the board and other members and friends of the Society were supportive; each call for help was promptly met.

Getting Started

Once the decision was made to take on the challenge, the Historical Society quickly moved to protect the property by boarding up the windows and keeping a close eye on the house, as well as undertaking the reroofing process. A key piece still had to be set in place. One of the grants stipulated that the Historical Society had to find a private party willing and able to take ownership of the property. The party taking ownership of the property would have to:

- restore the property in accordance with the guidelines of the National Trust for Historic Preservation,
- open the house to the public several times each year, and
- place a permanent historic easement on the property requiring future owners of the property to

adhere to state standards regarding the maintenance of the property.

The Historical Society didn't have to look far to find a private party interested in acquiring Providence Farm. The Wilsons had maintained their interest and had, in fact, earlier sent a letter of intent to the Historical Society. After several meetings with Mr. and Mrs. Wilson, the board of the Society was confident that it had the right party to take ownership of Providence Farm.

Progress to Date

Since the property's transfer to the Historical Society in 2009, and its purchase by the Wilsons from the Historical Society in 2010, remarkable progress has been made in saving the house. The Wilsons, realizing the importance of preserving as much of the original design of the building as possible, have worked to restore and make any alterations in accord with the original design. The house needed to be historically authentic, as well as comfortable for modern living.

To date, the Wilsons, assisted on some projects by talented craftsmen of their choosing, have restored or replaced the chimneys and fireplaces, the plaster and woodwork in the parlor, stairwell, second floor bedchamber and another small bedroom, and all the windows. The Victorian addition has been removed, but all its salvageable material saved to reuse for a new, small addition that will house a modern kitchen and bathroom.

All the while, an archeological dig has been going on at the site, which has yielded thousands of artifacts from the house's long history.

While much of the house has been restored, some of the ravages of age and abandonment are still evident. There is still no power or plumbing -- although that's in the works. The floors need to be addressed, as does the plaster and woodwork in the dining room and a bedroom. There is some more exterior work to be done.

You Are Invited!

It is exciting and informative to see what has been done, and is being done, to this 266 year-old historic home. You can visit Providence Farm, without charge, on Saturday, October 6 from 10-2, when it will be a special addition to the regularly scheduled "Touring Historic Queen Anne's County" sponsored by the Historic Sites Consortium of Queen Anne's County.



"Our next step is to have the utilities extended out to the property (none currently exist), complete the kitchen addition, and begin to finalize the process of submitting the documentation of the house for nomination on the National Register of Historic Places. Aside from the obvious enjoyment we get from working on such a wonderful structure, we have the pleasure of knowing it will be there for many more generations to come." – Robert Wilson

PLANNING COMMISSION

During meetings in June, July and August, the Planning Commission approved:

- A concept plan for a concrete batching plant on Bloomingdale Road. (This project requires a further approval by the Board of Appeals.)
- Alteration of the location of garages and roadways in the Ellendale project in Stevensville.
- Reduction to 240, pursuant to a settlement agreement previously approved, in the number of proposed residential units

in the Cloisters development (to be renamed) on Romancoke Road in Stevensville. (Litigation challenging the settlement agreement is pending; however, the developer proposes to move ahead at the risk of an adverse court decision.)

- A favorable recommendation on Text Amendment (TA) 12-09, reducing the requirements for development parcel screening from public roads and agricultural uses.
- Extensions of from 6 months to one year to the site plans for Bay East Corporation, Fisherman's Village, and Maryland General Land, LLC, and a 3-month extension to Major Subdivision 02-08-06-0008-C (Southeast Creek).

In July, the Commission considered TA 12-14, increasing the number of residential units in a minor subdivision from 5 to 7. A motion to give a favorable report to the County Commissioners on the text amendment failed to achieve a majority of those present

and eligible to vote. In August, at the behest of the chairman, the Planning Commission took up the same proposed amendment again, and this time the motion to give a favorable report passed (with Commissioners Howard and Tolliver opposed and Commissioner Clark absent).

During its June and July meetings, the Commission discussed its Rules and approved two minor changes. The Commission also considered adopting Robert's Rules of Order as an adjunct to its own rules, inasmuch as the Commission's current rules provide no guidance on procedures for voting, establishing an agenda, reconsidering an item, like TA 12-14, or a number of other matters particular to deliberative and regulatory bodies. The Commission failed to reach a consensus about adoption of Robert's Rules, however, and no vote was taken.

PRESERVERS OF HISTORY IN QUEEN ANNE'S COUNTY

Queen Anne's County is rich in history, from Native American settlements along the Tuckahoe to the successful agricultural County it is today. Many residents and organizations work to preserve the County's history by protecting its historic buildings, sites, and artifacts and by telling the stories of its people. By doing so, they help us experience what the past was like.

Our federal, state and local governments support these efforts to preserve the past -- not only because we can learn from it, but also because heritage tourism has important economic benefits. QAC's visitor center is the Chesapeake Exploration Center at Kent Narrows, home to an interactive exhibit, "Our Chesapeake Legacy", about the history and culture of the region.

Below are some of the historic preservation groups in our County. There are other smaller groups dedicated to preserving particular houses, buildings, or the memory of notable figures (the watermen at Kent Narrows, Jimmy Foxx in Sudlersville).

The Queen Anne's County Historical Society

The 52 year-old Queen Anne's County Historical Society's (www.qachistory.org) purpose is to discover, preserve and disseminate the history of the County. Its most visible presence in the County is the two historic houses it owns -- and opens to the public -- on Commerce Street in Centreville. Frequently visited by school groups and open as part of the Historic Sites Consortium's Tours (see below), they are Tucker House, c.1792, a 2-room deep house built on the second lot sold in Centreville, and Wright's Chance, c.1744, a gambrel-roofed plantation house moved to its present location in Centreville in 1964.

On the Society's fall calendar is an "Antique Doll Show" featuring 90-100 dolls displayed at both Wright's Chance and Tucker House on Saturday, September 22 from 10 a.m. to 4 p.m.; a fund-raiser for the Society, admission is \$15. On Halloween, Wednesday, October 31, there will be "Spooky Trick-or-Treat Lantern Tours" through the gardens and first floor of Tucker House from 6-8 p.m.; free admission with costume, \$3 without costume.

The Historic Sites Consortium

The Queen Anne's County Historic Sites Consortium, founded in 1995, seeks to educate and involve residents and visitors in the history of Queen Anne's County. The Consortium supports the preservation and stewardship of the region's cultural heritage; develops and promotes heritage tourism throughout the County; and enhances the management and sustainability of its historic resources.

The Consortium's website (www.historicqac.org) is well worth a visit. You can call 410-758-2502 for their informative packet and guide map of QAC's history and heritage. The packet describes 34 sites, 18 of which are participating museums or sites in "Touring Historic Queen Anne's". These are regularly scheduled tours on the first Saturday of each month from May through October. The sites are also available, with advance arrangements, for tours and visits throughout the year.

The Kent Island Heritage Society

The Kent Island Heritage Society also maintains an informative website (www.kentislandheritagesociety.org) that includes a brief history of Kent Island and a printable walking-

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A few of the old buildings in Historic Stevensville on Kent Island: the Old Post Office (first appeared on a map in 1877); the Stevensville Train depot (1902 – moved to present location in 1988); The Stevensville Bank Building (c. 1902-07).
– Chronicle Photos

WE HAVE OVER 220 OF THEM IN QUEEN ANNE'S COUNTY! A CONVERSATION WITH MARIE MALARO ABOUT NON-PROFITS

Over several issues celebrating our County, the *Chronicle* has described the Corsica River Conservancy, Queen Anne's County Free Library, Our Haven Shelter, Eastern Shore Land Conservancy, Queen Anne's County Historical Society, and other similar organizations.

These organizations are "non-profits" – and there are over 220 of them registered in our County! Since they are such a part of our lives in QAC, we decided to look at what exactly non-profits are, why we have them, and why they enjoy certain legal privileges.

For answers to our questions, we turned to **Marie Malaro**, Centreville resident, lawyer, professor *emerita* at George Washington University, and author of two books on non-profits.

Chronicle: What defines a non-profit?

Malaro: Non-profits are privately-controlled organizations dedicated to public purposes. The non-profit sector makes up a large "third sector" of our society; the government and business (for-profit) sectors are the other two. The U.S. is unique among nations in having such a large and vital non-profit sector.

Chronicle: What distinguishes the non-profit sector from the other two sectors?

One way of distinguishing among the sectors is to say that:
–the *government* sector is composed of *publicly-controlled* organizations dedicated to *public purposes*;
–the *business* sector is composed of *privately-controlled* organizations dedicated to *private purposes* (profits for the

owners); and

–the *non-profit* sector is composed of *privately-controlled* organizations dedicated to *public purposes*.

Unlike government organizations, non-profits have no power to make or enforce laws, and unlike businesses their purpose is not to make a profit for those who put money into them. The purpose of a non-profit is to carry out a specified public purpose from which it cannot stray. Any "profit" (income minus expenses) the non-profit makes is not distributed to anyone but must be devoted to the organization's specified public purpose.

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EDITORIAL: TRASH

Recently a long-time homeowner in QAC wrote the *Chronicle* to voice his concern about roadside trash. As he said, it disfigures our “county roads through field and forest” that “The Vision We Share” commits us to preserve.

The *Chronicle* shares his concern. Because roadside trash seems worse on some roads than on others, our guess is that most of the litter comes from trash being taken to County Transfer Stations by residents or trash removal companies.

A few county residents may be guilty of tossing cans and wrappers from their cars, but we doubt that’s the main source. We noticed how clean Route 18 was right after the County Fair, when for a week, hundreds of citizens were coming and going to the Fair.

We suspect that too often the containers being taken in trucks and trailers to County Transfer Stations are not tightly closed and secured. Trash and trash bags, filled with cans and plastic products that don’t biodegrade, fly out, break open, and scatter waste.

We’ve seen families out picking up the trash strewn along their road frontage. They shouldn’t have to pick up other people’s garbage – but it’s admirable of them that they care enough to do so.

Like 46 other states, Maryland has penalties for littering – in Maryland, it’s a misdemeanor with a \$1500 fine. These fines are not there simply to discourage litter’s ugliness. They are also there to prevent roadside drainage ditches from becoming clogged and flooded, and streams from becoming polluted by trash.

So here’s a plea: Take the trouble to secure your trash for the trip to the dump, and report to their company the trash collection trucks that are spilling out garbage onto our roads.



Photo Credit – David Godfrey

The Queen Anne’s Chronicle

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Queen Anne’s Conservation Association.**

Chris Pupke – Chairman of the Board
Jay Falstad – Executive Director

Mary Campbell – Editor

Queen Anne’s Conservation Association (QACA), a nonprofit 501(c)(3) corporation, is the Eastern Shore’s oldest conservation organization. Its mission is to promote stewardship of Queen Anne’s County’s natural resources and to protect its rural character and small towns while encouraging the management of prudent and sustainable growth.

Queen Anne’s Conservation Association

P.O. Box 157 | Centreville, MD 21617 | www.QACA.org

Back issues of The Queen Anne’s Chronicle can be accessed at www.qaca.org

COMMISSIONERS’ MEETINGS

Here are selected items summarized from the approved minutes of the County Commissioners’ meetings.

May 22, 2012. The Commissioners:

- Proclaimed Small Business Week in Queen Anne’s County, following report from Business and Economic Development Liaison Jean E. Fabi that:

- QAC’s 1,500 small businesses employ over 13,000 people and generate \$446.6 million in annual wages; and

- New County businesses include Gross Mechanical Services (marine products) in Stevensville; Patriot Fire, Inc. (emergency response vehicles) in Grasonville; and Olympia Sports (sporting goods) in Stevensville.

- Approved, upon submission of Ms. Fabi, revised guidelines for the Queen Anne’s County Business Development Revolving Loan Fund program.

- Approved, Commissioner Olds opposed, an improved Employee Assistance Program presented by Human Resources Director Beverly A. Churchill.

- Designated “Fairness” as the Character Counts! Pillar of the Month for June 2012.

- Held a hearing, at which 24 persons testified, on revisions to Health Insurance Benefits for County employees and retirees.

- Voted down proposed restriction on the use of community piers to persons living in the community where the piers are located.

- Heard three persons speak at Press and Public Comment.

May 22, 2012. The Commissioners:

- Held budget work session.

- Approved engineering and architectural work on Chesapeake College Allied Health and Athletics Building.

- Heard three persons speak at Press and Public Comment.

June 11, 2012. The Commissioners:

- Received overview from County Administrator Todd on, and heard 15 persons speak about, proposed changes to County employees’ health insurance benefits.

June 12, 2012. The Commissioners:

- Awarded contract for remediation work on subsurface hydrocarbon plume at former DPW fuel depot.

- Agreed to initiate negotiations with vendor (SolarCity) to construct a solar panel array on agricultural lands owned by the County and sell electric power to the County at a reduced rate.

- Adopted FY 2013 Budget that, *inter alia*, maintained the property tax rate at \$.8471 per \$100 of assessed valuation, continued the hiring freeze through Fiscal Year 2013, and discontinued

the county workforce furlough program while maintaining the voluntary furlough program.

- Approved four MALPF easement applications.

- Adopted, Commissioners Arentz and Olds opposed, Commissioner Dunmyer’s amendment to proposed County Ordinance No. 12-13 (2012 Revisions to Health Insurance Benefits for County Employees), under which amendment current County employees would be allowed to retain insurance coverage under the plans previously offered by the County.

- Passed, Commissioners Arentz and Olds opposed, the foregoing amended County Ordinance No. 12-13.

- Agreed, on motion by Commissioner Dumenil, Commissioner Arentz opposed and Commissioner Olds not voting, to provide an incentive to existing employees that select the Blue Choice Advantage plan.

- Agreed to set annual sewer rate and water rate escalators for all Sanitary District rate schedules for FY13 at 2.5%.

- Heard from Chief Sanitary Engineer Alan Quimby that leases with cellular providers on County water towers generate over \$120,000 per year in revenues; agreed to execute, as a test case, a lease with an internet broadband provider for the Queen’s Landing tower.

- Heard five persons speak at Press and Public Comment.

June 26, 2012. The Commissioners:

- Appointed twelve persons to seven County Boards and Commissions.

- Agreed to lease for Sheriff’s Office and Emergency Services five 2012 Dodge Chargers with Police Upfits and two Horton Ambulances.

- Forwarded to MDP and DNR, as recommended by Parks & Rec Advisory Board, an updated Land Preservation, Parks, and Recreation Plan.

- Awarded contract for construction of new service road for Matapeake Industrial Park.

- Agreed to enter agreement with a non-profit organization and Chesapeake College to allow pool to remain open through February 2013.

- Designated “Citizenship” as the Character Counts! Pillar of the Month for July 2012.

- Held a series of hearings, at which 29 persons testified one or more times, on proposed ordinances relating to:

- Notice to volunteer fire departments by proposed new developments;

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CORRECTION: In our July/August 2012 issue we inadvertently reversed the images of katydid and cicada accompanying *The Sounds of Summer* by Jane Scott. The images have been correctly re-placed in the issue as now archived on the QACA website www.qaca.org. Thanks to a careful reader for alerting us to this mistake!

ENCOUNTERS WITH FOXES

By JANE SCOTT

It was a lovely fall day, and as I walked along the edge of a field, I was surprised by a young fox. He was about fifty yards away, pouncing on a mouse and then picking it up between his forepaws throwing it into the air like a cat with a catnip toy. As I was well downwind, I melted into the trees and stood silently watching until he eventually tired of the game and casually trotted off. I was surprised at how small he was. Having only seen foxes in pictures, I thought they were the size of a beagle. In fact, they are more like a cat, typically weighing somewhere around twelve pounds (though they can be considerably heavier) and only a little more than a yard long, including the tail.

Dens and Litters

Another time, I found a dainty line of tracks after a spring snow. No dog or cat leaves such a straight line of prints, so it had to be a fox. It occurred to me that if I followed them backwards into the woods, I might find a den and, possibly, pups. I did find the den, a large hole under the root of a tree, but if there were pups in there, they were too small to come out. Nor did I venture too close, as I knew the vixen would move them at the merest whiff of me. While foxes sometimes dig their own dens, usually they take over an old woodchuck hole. Of course, they have also been known to move into an abandoned shed or even take up housekeeping under a deck!

Foxes produce a litter of about four or five cubs (or “kits”) in early spring. Like puppies, they are blind and helpless and totally dependent on the mother until they are weaned at about four weeks and first venture out of the den. At six months they leave home to strike out on their own.

Habits and Habitat

A healthy red fox is a handsome animal. Typically they are a rich rust color, although occasionally one may be silver or black, or even marked with a cross on the back. Their legs and ears are black, their underside is white, but their most distinguishing mark is the white tip to their “brush” or tail. This is what distinguishes them from the gray fox, which is even smaller. (A gray fox has a black tip to his tail and he can climb trees with ease.)

Foxes will eat almost anything, from small rodents, young squirrels or woodchucks, to rabbits, birds, frogs, fruits, nuts, insects and even your garbage. Sometimes they will cache their food and mark it with urine, hiding it under grass, leaves or soil. Not only do they have sensitive noses, they also have very sharp ears. It is said that a fox can hear a ticking watch up to forty yards away.

Have you ever heard a fox bark? Sometimes they sound like a dog with a bad case of laryngitis, other times it is more like a scream or a howl. Either can be rather alarming in the middle of the night.

Wildlife biologists believe that today’s red foxes are a product of interbreeding between a native North American species that lived in the northern forest and English ones imported by early settlers for foxhunting. As a result, foxes today prefer a mixed habitat of farm fields and woodlands, something we have in abundance in Queen Anne’s county.

Foxy Gentleman

The fox’s reputation for cleverness is well earned. Any huntsman will tell you they have plenty of tricks to fool the hounds. These include crossing creeks, running through barnyards or up paved roads, or even crossing another fox’s path to send the hounds off on another’s scent. In this country, they are rarely killed; the hounds are called off if they manage to “go to ground.” (This is not so in England. There they send terriers down the holes to finish them off.)

Those that are caught are usually in poor condition. Foxes are subject to many of the same diseases that infect dogs, but they are particularly susceptible to sarcoptic mange, a disease caused by a microscopic mite that lives in the skin. A mangy fox eventually loses its fur and will probably die of starvation, particularly if it is also infested with worms. They are also subject to distemper and rabies, although a rabid fox usually dies very quickly and so is a minimal threat to humans. (Nevertheless, any animal that is acting strangely should be suspect. Give them a wide berth!)

Foxes, Coyotes and Lyme Disease

While they have always had a dicey reputation with farmers, especially in the days when chickens were kept in pens instead of in mass-produced chicken houses, foxes actually do us a favor by keeping down the mice population. In fact, wildlife biologists say we have given deer a bad rap by calling Lyme ticks “deer ticks.” Deer do carry the adult ticks but, according to an article in *Proceedings of the National Academy of Sciences*, it is actually the white-footed mouse that infects the tick larva with Lyme-causing bacteria.

In those parts of the country where foxes have been driven out by coyotes, scientists have found a direct correlation between scarcity of foxes and prevalence of Lyme-carrying

ticks. Although I would think coyotes would also relish the occasional mouse, they normally go after larger prey such as fawns (not to mention small dogs or cats!).

While it is true that the occasional coyote has been sighted in Kent and Queen Anne’s county, they have not yet become established on the Eastern Shore. So lest his time here is limited, let us celebrate the red fox while we still have him!

Jane Scott, a writer and illustrator, is the author of Between Ocean and Bay: A Natural History of Delmarva (Centreville, MD: Tidewater Publishers, 1991), and Field and Forest, A Guide to Native Landscapes for Gardeners and Naturalist (Blackburn Press, 2002) as well as other works. She traces her roots in Delaware back to the 1730’s and now lives on the Eastern Shore.



Photo credits – Jean Higgins

“The red fox is a creature of folklore, fable and fine art. For me a glimpse of these beautiful animals sparks a dash for my camera and often inspires artwork. . . . They shared an elaborate complex of dens in our field. Struck by this unique opportunity, I decided to follow their progress. I went to the den area almost daily from April through August.” – Jean Higgins, ceramic artist, illustrator, and photographer in Queen Anne’s County.

Commissioner’s Meetings, continued from Page 4

- Increased apartment development in several zoning districts;
- New maximum height limits in the Waterfront Village Center zoning district;
- Allowance at bed-and-breakfast operations of parties, picnics, weddings and receptions;
- Allowance of aquaculture in the Village Center zoning district and standards for sand and gravel mines; and
- Removal of floor area limit preventing “big boxes” in Urban Commercial and Town Center zoning districts.
- Heard four persons speak at Press and Public Comment.

July 10, 2012. The Commissioners:

- Agreed to renew, upon presentation by Emergency Services Director Kevin Aftung, the County’s contract with Blackboard Connect to provide emergency notification services making notifications in 20 minutes that took over 5 hours during Hurricane Irene.
- Approved, upon presentation by Human Resources Director Beverly A. Churchill, appointment of Dr. Joseph Ciotola as Health Officer for the Queen Anne’s County Department of Health.
- Received updates from Eastern Shore Land Conservancy (which has preserved 6,504 acres

in QAC); from QACTV (which is branding the County as a “Work, Live, Play” destination); and from Economic Development and Tourism Director Faith Rossing (on her Top 10 Economic Development Initiatives).

- Recognized and thanked Ms. Aidone Jeffers, 24-year veteran QAC Correctional Officer recently honored as “Employee of the Year” by Maryland Correctional Administrators Association, and Mr. Chuck Powers, Queen Anne’s County Library Administrator, retiring after 38 years of distinguished service to the County in that position.
- Acted on proposed ordinances on which hearings had been held at June 26 meeting:
 - Adopted*: notice to volunteer fire departments by proposed new developments; increased apartment development in several zoning districts; new maximum height limits in Waterfront Village Center zoning district (Dunmyer opposed, Simmons abstaining); and allowance of aquaculture in Village Center zoning district and standards for sand and gravel mines;
 - Rejected*: allowance of parties, etc. at bed-and-breakfast operations; and
 - Tabled*, until after November election: removal of floor area limit preventing “big boxes” in Urban Commercial and Town Center zoning districts.
- Considered a financial analysis of the Bay Bridge Airport.
- Heard three persons speak at Press and Public Comment.

Preservers of History, *continued from Page 3*

tour map of Stevensville. Six of the locations on the Historic Sites Consortium's tours (see above) are on Kent Island. The Heritage Society sponsors Kent Island Day – a fun and historic interest-filled Saturday each May.

The Museum of Eastern Shore Life

One of the *Chronicle's* favorite stops at our County Fair is the Museum of Eastern Shore Life, located on the Fair Grounds. It is dedicated to collecting and preserving artifacts of Eastern Shore Life. Here, in the age of microwaves and iPhones, you can see the kitchen equipment and telephone switchboards of the not-so-distant past. A blacksmith shop and a print shop are exhibited, and, since Queen Anne's is an agricultural county on the Bay, there are lots of farming- and watermen-related tools and equipment.

A sizable collection of Native American artifacts reminds us of the people inhabiting our County before the first English settlement here (and the first in all of Maryland) in 1631.

The Museum of Eastern Shore Life is open during the County Fair, on the Consortium's first Saturdays from May–October (see above), and at other times by appointment. At Christmas time, the Museum presents a model train show – an event enjoyed by all ages!

Kennard School, the Future Larrie S. Jones Cultural Center

In process is the restoration and rebuilding of the old, abandoned Kennard School on Little Kidwell Avenue in Centreville. It was built in 1936 as the first and only black high school in QAC. In the 60's and later, it served various elementary, intermediate and high school needs.

An undertaking of the Kennard Alumni Association to carry forward the heritage of Kennard High School, the restored building will become an African American Cultural Heritage Center with programs in education and cultural arts. The Kennard Alumni Association maintains a website (www.kennardalumni.com) describing the building's history, as well as the organization's mission and the restoration and rebuilding progress.

Historical Markers

Though not a QAC organization, but rather a national organization of “self-directed volunteers”, the Historical Markers Data Base (www.HMdb.org) usefully shows images of, and gives information about, the 33 historical markers in Queen Anne's County (not yet including our most recent marker erected this summer at the wharf in Centreville). Getting to the QAC markers on the website is, however, not easy.

On the home page, scroll down the black column on the right to Maryland; click on that. On page titled “Maryland Markers” displaying the first 250 of 2619 markers, you are invited to click on “Next 2369”. If you keep clicking on that button through multiple pages, you will finally arrive at a page where the button reads “Next 619”; scrolling down that page you will find the beginning of the Queen Anne's listings of markers. It's a long trip, but it enables you to learn more about the historical markers you drive by every day.



We Have Over 220 of Them, *continued from Page 3*

Chronicle: Why is the U.S. unique in having so much private citizen involvement in non-profit organizations?

Malaro: Historically, our country was settled by people escaping oppressive, over-reaching governments. They wanted a government with limited powers, and so they enthusiastically adopted the practice of forming volunteer organizations that pursued a whole range of public purposes: hospitals, schools, libraries, museums, craft associations. They devoted their time and money to these organizations, and they set up citizen groups to manage them. It is estimated that, in the U.S. today, we have well over 1.5 million nonprofits, privately-controlled organizations engaged in all types of activities under the broad heading of “public purposes.”

Chronicle: Why does our society grant various special privileges to non-profits, such as not being subject to income taxes?

Malaro: I would point to three important justifications for these privileges.

First, non-profits foster diversity in public services. If, like most nations, we looked only to government for support of educational, cultural and social improvement endeavors, we would have to expect that, as a democracy, these endeavors would conform to the will of the majority. But non-profits, being privately controlled and voluntarily supported, aren't subject to that constraint. So the non-profit sector provides a voice for new ideas, for minority groups, for criticism of accepted practices, and for matters forbidden to government (such as those pertaining to religious beliefs). Consequently, we have all kinds of educational, religious, environmental, social service, political activist and other groups seeking to benefit and enrich our lives in ways that are not, and often cannot be, duplicated by government.

Second, non-profits can offer services and products that may not be consistent with making a profit. The economic bottom line that necessarily drives businesses causes some things that improve our quality of life to be compromised or to fall by the wayside. As with Providence Farm and the Corsica River Conservancy, non-profits, by taking the initiative, catalyze contributions from governments and businesses to undertakings that they would not begin or sustain on their own.

Third, non-profits encourage personal participation in the betterment of society. Volunteerism is at the heart of the non-profit sector. Non-profit organizations provide individuals with an effective way to make a personal and direct contribution to our society. And that makes us more aware of the importance of community – of the fact that we need each other.

It is useful to stop and think what life would be like if one day all our non-profits disappeared. This exercise makes us realize very quickly what unique benefits the non-profit sector provides to our society and why the special privileges afforded to the sector are appropriate.

Chronicle: Thank you, Marie, for these insights. There is obviously much more to be said about non-profits than we have space available for here – and we say that without even thinking about the fact that the 2012 edition of your book on museums runs to over 500 pages! But in a few words you've given us a good perspective on the non-profit sector and what it means to the County and to the country.

CORSICA WATERSHED AWARENESS DAY

Chester River Runoff, a dynamic local bluegrass group that mixes original Chesapeake songs with unique takes on traditional favorites, will perform throughout Corsica Watershed Awareness Day on **Saturday, September 15** from noon to 4 p.m. at Bloomfield Farm on Route 213, just north of Centreville.

This free event combines family fun with engaging environmental education. The “fun” part includes, besides the music, tours of the historic farmhouse, tasty food offerings, hayrides, pony rides, petting zoo, pond fishing, face painting, pumpkin painting, and creative craft activities for children.

The “education” part is provided by exhibits on wild life, rain gardens, oyster restoration, storm water management, river testing results, living shorelines, land preservation, cover crop programs, septic system upgrades, and more.

The first 150 families attending the event will be given a free native tree. A raffle will be held for a kayak and related equipment.

Corsica Watershed Awareness Day is an outreach effort of the Corsica River Conservancy, a local group of volunteers dedicated to restoring and preserving the Corsica River and its watershed. For more information on the many activities of this impressive organization, visit www.corsicariverconservancy.org

WHAT IS APFO, ANYWAY?

APFO? It sounds like it might be a dog food.

But it isn't, it's a County law, and we're going to vote on it in the coming election.

What's actually on the ballot are "APFO Revisions", passed 3-2 by the current County Commissioners last December.

To decide whether the proposed revisions to APFO are a good idea, or not, one needs to start with APFO itself before turning to the APFO Revisions. Here's a quick tour of both, with directions at the end as to how to get to the original sources.

Q. What does "APFO" stand for?

A. APFO stands for Adequate Public Facilities Ordinance. Fourteen of Maryland's faster-growing counties (and 26 municipalities) have such ordinances. QAC first adopted an "interim" APFO in 2001.

Q. What, in general terms, does APFO try to accomplish?

A. APFO, as its name implies, tries to insure that the schools, roads, and other "public facilities" (such as water and sewer) serving a proposed development will remain "adequate" for the existing community after the development is built. If school classrooms will be too crowded, or roads too congested, or there will be insufficient sewer capacity or water supply, APFO says that the development shouldn't be approved.

Q. If there is one or more of these inadequacies, is that end-of-story for the developer?

A. No, the developer has three options, though he may not like any of them very well.

First, he can simply delay his subdivision application and wait until adequate capacity comes into existence -- as, for example, if a school expansion or a new overpass is about to come off the drawing board.

Second, he can reduce the size of his project, or develop it in phases, so that either it is below the size thresholds at which APFO comes into play, or it will be supported by adequate public facilities coming available in the future.

Third, he can propose a "mitigation plan" to create adequate capacity: the developer can construct, or fund the construction of, additional facilities that will keep the service demands of his development from degrading services to the existing community.

Q. One can see why developers wouldn't care much for APFO, especially at a time when budgets are tight and there's little or no public money for

new schools or upgraded intersections. What's the rationale for throwing this cold water on the developers' projects?

A. The rationale is simply what the whole purpose of APFO is: to protect existing residents from having new development cause their schools and roads to become inadequate. **As between the interest of the existing community in adequate public services, and the interest of the developer in doing a project, APFO says that where these conflict, the existing community wins.**

Q. But what if my priority is growth? What if I'm ready to accept more school crowding and greater traffic congestion in order to achieve growth and a larger tax base? After all, you can't make an omelet without breaking some eggs.

A. That question brings us to the APFO Revisions. The majority of the County Commissioners have decided that QAC's "permanent" APFO enacted in 2007 will impede development that they want to see happen. So they passed the APFO Revisions. These would change the standards of adequacy and redefine what developments they apply to, so that the revised APFO would no longer delay developments.

Q. OK, run us through what the APFO Revisions would do with schools and roads. How much of a change in the adequacy requirements are we talking about?

A. Let's start with schools. An important initial point

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APFO Revisions, continued from Page 1

The APFO Revisions (Ordinance 11-22) were adopted on December 13, 2011, but the successful referendum petition automatically prevented them from going into effect until the citizens were given a chance to weigh in. The discussion among the Commissioners at the time of the final vote on APFO Revisions went on for 17 minutes and provides insights into the competing points of view.

Below we give highlights, but the discussion itself can be seen and heard in its entirety on QACTV. Go to www.qac.org, click on QACTV on the top far right of the homepage, then on Video-on-the-Web Archives, then on Commissioners Meetings, and finally scroll down to the 12-13-11 meeting; the APFO discussion begins at 2:23:40.

Dunmyer Offers an Amendment

The discussion of Ordinance 11-22, APFO Revisions, opens with Commissioner Dunmyer presenting an amendment to the ordinance. Under his amendment, he explains, a school that is using portable classrooms would not be considered "adequate", and therefore shouldn't be further overcrowded by new subdivisions, even if it is below the relaxed 120%-of-capacity standard of adequacy in the proposed APFO Revisions. Similarly, even if a road or intersection satisfies the reduced level-of-service standard in the APFO Revisions ordinance as proposed, the Dunmyer amendment would treat it as inadequate if it's so congested that it's on the County's priority list for State funds for upgrading.

No vote occurs on Dunmyer's amendment, as Commissioner Olds moves to adopt the APFO Revisions without amendment and Commissioner Dumenil seconds. Commissioner Simmons says he would like to postpone a vote so that citizens can be heard on the Dunmyer amendment, but Commissioner Olds responds that the people he talks to "want this" and he doesn't want to delay the APFO Revisions any longer.

Arentz Responds to Dunmyer

Responding to Dunmyer's presentation, Commissioner President Arentz opens his remarks by dismissing concerns over class room size, saying that the U.S. spends more per pupil than almost all other nations but gets poor educational results. To improve our schools, "we need to focus on something other than class room size". He continues: because of the fiscal challenge the County



Portables at Queen Anne's County High School

—Chronicle Photo

faces from a reduced tax base that is not coming back, this APFO is a bigger part of where this County needs to go than any problems with roads or the size of schools.

Dunmyer wonders why there is such a push to increase the QAC tax base to Talbot County size, when

Talbot is facing exactly the same fiscal problems we are. Arentz responds that if QAC had a tax base as large as Talbot's, we'd be "fat, dumb and happy" because we'd be doing a better job of management than they do or that we have done in the past. Dunmyer counters that since APFO was put in its current form in 2007, it has not, according to the Planning Department, stopped a single commercial project from proceeding. Arentz replies that the APFO issue "becomes a philosophy on where this County is going to go". There are no other proposals out there on what to do about the fiscal problem, he says, and "to sit back and do nothing is just futile."

Simmons Weighs In

Simmons interjects that "to jump off a cliff doesn't make sense — I'd rather do nothing". He argues (as he has before) that all the studies of which he is aware show that there is "no advantage from a net revenue standpoint from residential growth and sprawl" (since the cost of government services to the new residences, such as schools and roads, exceeds the tax revenue coming from them).

Simmons goes on to discuss a letter from the father of a victim of a traffic accident at a hazardous intersection on Route 301, in which the father objects to "undermining ourselves" by saying we want more traffic in the County at the same time that we are asking the State for money for a safe crossing at the intersection.

The Debate Winds Down

Commissioner Dumenil, sponsor of the APFO Revisions, reports that he has met with parents concerned about the use of portables at County schools. He says that we have had portables for 15-plus years, that he himself attended classes in portables, and that concerns about the use of portables can be dealt with by the Board of Education. He is prepared to vote.

After a brief final exchange between Dunmyer and Arentz, Olds calls the question and the vote is taken: Arentz, Dumenil and Olds in favor of APFO Revisions, Dunmyer and Simmons opposed.

What is APFO, *continued from Page 7*

is that commercial developments, which by definition don't create residences for families, aren't, and never were, subject to the APFO standards for schools. Nor are age-restricted residential developments, where no school-age children are allowed.

So it's only the ordinary residential developments that APFO tests for impact on schools. Here the APFO Revisions would make two big changes.

First, the size of residential developments subject to APFO would rise from 6 or more units to 20 or more units. In 2007, in the permanent APFO, then-Commissioner Ransom took the lead in making the school adequacy test applicable to any "major" subdivision as defined in the code — *i.e.* one of 6 or more lots or units. This action, supported by the other four Commissioners, prevented developers from avoiding the schools adequacy test (as they had been) by keeping their individual subdivision applications to 19 units or less. The APFO Revisions would re-open this highly valued escape hatch.

Second, whereas the present APFO now says that a school becomes inadequate if its enrollment exceeds "100% of state-rated capacity for each level of school", the APFO Revisions would raise that number to 120%. Of the 40 Maryland jurisdictions with APFO's, only one has set its school adequacy standard as high as 120% of capacity.

In 2007, then-Commissioners Ransom and Billups stated, and their colleagues all agreed: "We firmly believe a school is full at 100% capacity, not when portables line what once were playgrounds." The majority of the current Commissioners, however, have a different attitude toward the educational consequences of increased class size and greater use of portables: see related article in this issue, *APFO Revisions Will Be On November Ballot*.

Q. What do the APFO Revisions do to roads and intersections?

A. The changes to traffic impacts are similar to what would be done with school impacts. First, the size of commercial developments that can avoid APFO testing for traffic impacts would be raised, and second, and more important, what is considered an adequate "level of service" would be lowered.

Level of Service, or LOS, is (to quote from the Comprehensive Plan) "a qualitative description of [traffic] operations based on delay and maneuverability. It can range from 'A' representing free flow conditions to 'F' representing gridlock. The County roadways, in general, currently function at a Level of Service 'A.'" (As the Plan notes, however, this general A level of service certainly doesn't apply on summer weekends!)

Under the APFO Revisions, outside of growth areas the level of service required to be maintained post-development would go down from "B" to "C". In growth areas, the required level of service would be lowered from "C" to "D", a common goal for urban streets during peak hours. ("D" means that "the driver experiences reduced physical and psychological comfort levels. Even minor incidents can be expected to create queuing, because the traffic stream has little space to absorb disruptions.")

The APFO Revisions would authorize the County Commissioners to approve even lower levels of post-development service if the developer offers a plan to improve "safety in the vicinity of the proposed development".

Q. Is the ballot question on APFO Revisions going to be confusing? Will I know how to vote for what I want?

A. Yes, the wording of the ballot question is in legalese, but, no, you shouldn't have a problem with knowing how to vote. That will be clear enough:

- If you agree with what the County Commissioner majority did in passing APFO Revisions, you will vote "**For the Revisions**".
- If you disagree with the APFO Revisions, you will vote "**Against the Revisions**".

Q. Suppose I want to read more about this. Where can I find the documents themselves?

A. The existing APFO is in Chapter 28 of the County Code. It can be found by going to the County website www.qac.org, clicking on the Information tab at the top, then clicking on County Code Library (on two successive screens), and finally scrolling down to Chapter 28, Adequate Public Facilities.

The APFO Revisions are also on the County website. Again, click on Information and then on "Ordinances; by year". Then click on CY2011 at the left. That takes you to a page where you can scroll down to Ordinance 11-22. There, with further clicks, you can get the texts of both the APFO Revisions as passed and the Dunmyer amendments that were not adopted.



Photo Credit — David Godfrey

A Calendar Of Verses

SEPTEMBER: ALL CREATURES

Then God said to Noah and his sons with him,
"As for me, I am establishing my covenant
with you and your descendants after you,
and with every living creature that is with you,
the birds, the domestic animals, and every animal
with you, as many as came out of the ark. . . .
I have set my bow in the clouds, and . . .
[w]hen I bring clouds over the earth
and the bow is seen in the clouds,
I will remember my covenant
that is between me and you
and every living creature of all flesh . . ."

— Genesis 9: 8-10, 13-15 (NRSV)

OCTOBER: MY BED

. . . [C]an I leave untold
The joy with which I laid me down at night
In my accustomed bed . . . ?
That bed whence I had heard the roaring wind
And clamorous rain, that bed where I so oft
Had lain awake on breezy nights to watch
The moon in splendour couched among the leaves
Of a tall ash, that near our cottage stood;
Had watched her with fixed eyes while to and fro
In the dark summit of the moving tree
She rocked with every impulse of the wind.

— Wordsworth (from *The Prelude*, Book IV)