

What Future Do You Want For YOUR Thurmont

Name & Address

CATOCTIN AREA PLANNING AND PRESERVATION ASSOCIATION

CAPPA promotes land use that sustains our rural communities and the natural resources, open spaces, beauty, history and culture of the Thurmont region.

For more information see:
CappaWeb.org

Major Annexations Have Been Proposed

Thurmont is at a crossroads. What do we want our town to look like? Why should the future be developer driven and not citizen driven?

The town has received three major annexation requests. Town commissioners will decide over the next few months if they want to accept any of them. The decisions they make will have an enormous impact on Thurmont for decades to come. If a major new development is approved, there will be more cars on Thurmont roads, more students in Thurmont schools, and more demands on Thurmont's infrastructure.

The first annexation to be decided upon is the proposal to annex the Myers Farm, located behind the Shamrock Restaurant to the west of Rt. 15. By itself, annexing the Myers Farm would:

- ◆ Develop 210 acres of scenic farmland at the foot of the Catocin Mountains
- ◆ Add as many as 400 new homes and more than 1200 new residents to the town of Thurmont
- ◆ Build a major box store and new strip mall to compete with long-time downtown businesses
- ◆ Require that Thurmont permanently take over and operate a new and separate sewage treatment plant
- ◆ Create unknown and ongoing costs. No research has been done to adequately determine these costs
- ◆ Lock out any other significant development for the next 15 years and limit infill construction

What Would The Myers Annexation Do?

If approved, the Myers Farm annexation would have the following negative effects on Thurmont:

- ◆ Increase Thurmont's population by at least 20% in a single development, forever altering its small town character
- ◆ Significantly increase traffic along Rt. 550 past the high school and on Rt. 15, making even more dangerous the Rt. 15 at-grade intersections
- ◆ Create overcrowding by adding hundreds of new students to Thurmont's schools
- ◆ Destroy the scenic landscape at the northern gateway to town and begin filling in the open space and farmland between Thurmont and Emmitsburg
- ◆ Put long-time downtown businesses at risk by creating a new commercial district outside the current town limits
- ◆ Dump 110,000 gallons of treated sewage into Owens Creek every day
- ◆ Have an unknown effect on the water table and current wells

The developer has proposed millions of dollars in one-time payments to the town to offset some of the costs associated with the development. But Thurmont will be responsible for the long-term costs, all of which cannot be known at this point. And the quality of life concerns cannot be addressed by money.

This risky proposal is not the only way to pay for the needed sewage system repairs.

What Can You Do?

Thurmont is OUR town, which means that your opinion, your voice and your vote on these matters count! Here are six things you can do:

1. Find out the facts. You can find information about the annexations at the Town Office and at www.cappaweb.org.
2. Ask the town leaders to present you with all the options. The choice is NOT only between annexing the Myers Farm and raising your taxes! Among the options there are other annexations on the table that may in fact be better for the town.
3. Vote to oppose the Myers annexation in the Mayor's straw poll. And express your opinions to Mayor Burns: mburns@thurmont.com
4. Let the Thurmont Board of Commissioners and the Planning and Zoning Commission know your position! For their email addresses, visit www.cappaweb.org.
5. Attend Town meetings about these annexations. A schedule can be found on Thurmont.com and www.cappaweb.org
6. Get involved with CAPPA! We need interested and motivated people to work with us on these important issues to shape the future of Thurmont.

CAPPA believes it would be smart for the town to invest in planning of its own to determine how Thurmont can best grow, based on the shared vision and wishes of the residents, *before* deciding on major developments such as those proposed in the Myers annexation. There are many options, including development of the town center and the addition of commercial buildings.