



8.0 CHAPTER 8 - COMMUNITY FACILITIES

The adequacy and capacity of public services and facilities are important to the improvement of the quality of life for citizens of Port Deposit. Services, schools, recreation, and other amenities are vital to a residential community.

One of the most complex problems facing the Town is the continuation of existing levels of service at reasonable costs in order that the public health, welfare and safety of existing residents is adequately protected. It is the purpose of this Element to evaluate the capacity of existing public facilities in order to determine if current needs are being met and if future growth can be properly served.

8.1 EXISTING COMMUNITY FACILITIES AND CONDITIONS

8.1.1 Sewer

The Port Deposit sewerage system consists of interceptors, pumping stations, and a packaged waste water treatment plant (WWTP) to serve 750 persons with plans for expansion. It is a 150,000 gallon per day (GPD) plant, currently averaging 114,000 GPD. The existing plant is at or near capacity during dry weather and will exceed its capacity during wet weather. A study indicates that improvements to reduce inflow and infiltration to the collection system will add an additional 10,000 to 30000 GPD capacity to the plant. In addition, the provision of additional capacity to treat backwash at the plant, employing sand filters, has the potential to increase capacity by approximately 30%. The plant has sufficient capacity for interim conditions.

A new, substantially larger plant, is planned, and currently permitted for 700,000 GPD, to accommodate additional flows resulting from new growth planned for in this Plan. A sewerage system rehabilitation and evaluation is also underway due to the excessive inflow problem experienced in Town. This plant was to have been constructed by the Port Deposit Water and Sewer Authority, formed for the purpose, but this authority was subsequently disbanded when it became apparent that the timeframe for major development on the Bainbridge site was much longer than initially assumed. Today the existing plant is run directly by the Town of Port Deposit.

To provide for mainstreet infill and waterfront development as well as for the early stages of the Bainbridge developments, improvements are required for the collection system to reduce infiltration and inflow. To provide for infill development and redevelopment, and to support the early stages of the Bainbridge development, provisions must be made initially to treat the wastewater generated at the existing plant.

There are ongoing discussions about the potential to eliminate the Port Deposit WWTP altogether by constructing a cross county interceptor to transport Port Deposit wastewater service to the NE Seneca Point WWTP. Similar discussions have been conducted with Artesian



Water of MD, which is the Cecil County's franchised water company. These discussions have not resulted in any firm commitments to date and these proposals are not a component of the Port Deposit Comprehensive Plan at this time.

8.1.2 Water

The Town's water system consists of a 0.8 mgd filtration plant with pumping facility on the Susquehanna River, a booster pumping facility, and a 0.5 mg storage tank located adjacent to Route 276. The system serves a population of approximately 750. To keep in compliance with new regulations it can only operate at 0.4 mgd. A Surface Water Facility Monthly Operating Report prepared by the Maryland Department of the Environment, Water Management Division for August 2007, shows a month average of 106,000 gallons per day (0.106 mgd) finished being treated at the Plant.

In addition, the Rock Run booster station requires enhancements in order to provide adequate water resources necessary to support fire protection activities in the North section of Town, and will support new development in that area. Facility expansion are being planned for to increase pumping and storage capacity. Funding and permitting for facility expansions have begun and are anticipated to occur in two phases. No final plans have been developed however. Water and sewer issues are discussed further in Chapter 11, Water Resources Element.

8.1.3 Fire

The Water Witch Fire Co. Inc. provides Fire, Rescue, and Emergency Medical Services to the Town of Port Deposit. The Company operates 3 Stations located at 15 N. Main St., 1 Bill Amoss Way, and 409 Rock Springs Rd. The Company currently operates 3 Engines, 1 Ladder Truck, 1 Tanker, 3 Marine Fire/Rescue Boats, 3 Advanced Life Support Ambulances, 2 Brush Units, and various Support Units. Current facilities are in need of improvement. The Station located at 1 Bill Amoss Way needs total replacement. The facility is too small for current operations, lacks modern day safety items such as a sprinkler system, vehicle exhaust extraction system, and space for overnight crew accommodation. The Station at 15 N. Main St. needs a total renovation to properly outfit for crew accommodations, a sprinkler system and a vehicle exhaust extraction system. The Station at 409 Rock Springs Rd. needs to be outfitted for crew accommodations; a sprinkler system and a vehicle exhaust extraction system. Oil-fired furnaces currently heat all 3 facilities. Conversion to a more cost effective, environmentally favorable method is desirable. Cecil County Government and the Town of Port Deposit provide no direct funding for Capital Building projects for Fire Stations.

Major mobile equipment replacement projects that will be undertaken in the next 10 years will include the Tanker, Ladder Truck, and 2 Engines. Each of the Ambulances is on a 6-year replacement schedule. Cecil County Government currently provides grant funds for partial funding of these projects.



Funding is provided from Cecil County Government based solely on a formula in the Annotated Code of Maryland thru tax base proportions for the area designated as first due response district. 5/6 of that funding is based on tax assessment and the other 1/6 is split equally among the 9 Volunteer Fire Companies in the Cecil County. Additional funding comes from Town allocation, fee for Emergency Medical Services, donations from the VFW and American Legion, and various other fund raising activities.

The Cecil County Department of Emergency Services provides Advance Life Support Services based at the Colora Roads Complex located at Harrisville Rd. and Liberty Grove Rd. The Department of Emergency Services operates a Hazardous Materials Team for Technician Level response to Chemical, Biological and Environmental Incidents in conjunction with the local volunteer fire departments.

8.1.4 Police Protection

Port Deposit faces a challenge that most small communities face along the I-95 corridor - conflicts that are initiated by travelers along that busy route. The Town currently has a Police Force of three officers. As the Town grows in size the Police department will expand in personnel and equipment.

8.1.5 Education

Educational facilities for Port Deposit are operated by the Cecil County Board of Education. Bainbridge Elementary serves Port Deposit's students from pre-Kindergarten to 5th grade. Perry Middle School serves students from sixth to ninth grade. Perryville High School serves students from ninth to twelfth grade. Elementary, Middle, and High Schools are all located outside the incorporated boundaries of the Town. Perryville High School was built in 1977 with a capacity of 860 students. Enrollment for the 2005-2006 school year was 953 and renovation plans are expected to begin in 2013. Perryville High School students can also enroll in career-oriented classes at Cecil County School of Technology.

University of Maryland Baltimore County and Cecil College have entered into a joint service agreement to bring a four-year university to the Bainbridge site, which will offer degrees in engineering and other technical fields. The planning for the university has just started with preliminary objectives of opening in 2012.



Anticipated population growth will require the expansion of these schools.

8.1.6 Library Services

There is a small library located on Main Street. The library has an inter-library loan system which enables users to access books and research information from the entire County library system.

8.1.7 Parks and Recreation

Port Deposit has extensive parks, open space and outdoor recreation facilities, including Marina Park, Spot 'n Rock park, Midtown Basketball Court, and a mini-playground. As future residential growth continues within the Town, it will become increasingly important to develop additional community parks and recreation facilities throughout the Town to serve its residents.

Recently, efforts have been made to maximize the available lands for parks. Included in this effort is the development of a public promenade and acquisition of waterfront park land. Additionally, the Planning Commission is interested in creating a district for parks and playgrounds.

The Marina Park is a relatively new recreational facility in the south end of Port Deposit. Located along the riverfront, it contains a public boat launch, picnic tables, benches, playground and very limited parking. The Park is a proposed link to the Lower Susquehanna Heritage Greenway and will connect to Main Street. A transient dock at Marina Park permits visitors to the Old Town to arrive by boat at a public dock that supplements those provided by private owners further upstream.

8.1.8 Greenway and Trails

The proposed Lower Susquehanna Heritage Greenway is located near the mouth of the Susquehanna River following along both banks in Harford and Cecil Counties and running through Port Deposit. The greenway could increase tourism, enhance property values, attract business, provide greater recreational opportunities, and protect wildlife habitat.

The Marina Park area would be linked to the northern Octoraro trail section through a connecting trail which would parallel Happy Valley Branch. It would pass through Bainbridge and eventually tie into the abandoned Navy rail spur in the northeast area of the facility. Within the Town, the trail would be integrated with the riverwalk, a large section currently exists in Marina Park which will link with sections that pass through Tomes Landing Marina, New Port and Tome's Landing Condominium Developments.



Another feature associated with this project is the proposed docking facilities at Marina Park for a water taxi, a concept proposed in the Lower Susquehanna Greenway strategy. This opportunity would provide a water transportation link with Perryville and Havre de Grace.

8.2 RECOMMENDATIONS

Encourage Commercial Ground Floor Use in the Floodplain. The flood insurance requirements will create unoccupied street level space. The Town should encourage, consistent with its Flood Ordinance, the use of these spaces for commercial land uses, allowing business owners to take the risk of flooding. These commercial uses could be temporary, such as a farmer's market or weekend flea market. The Town's Flood Ordinance is in accordance with F.E.M.A. regulations.

Orient Garage Doors Away from Street. In residential uses, the development requirements will make street level garages common in new development in the floodplain. Garage entrances should not be oriented onto Main Street. Extensive effort should be made to encourage window and door facades along garage siding to reflect the character of Main Street.

8.2.1 Parks and Recreation

Develop Floating Docks. It is recommended that a marina with floating docks be developed in the Park.

8.2.2 Adequate Public Facilities

Adequate public facilities are essential to the future growth and development of any town. The Town of Port Deposit will make annexation a prerequisite before granting the extension of Town sewer service facilities to areas outside the Town's incorporated boundaries.

Enhance Storm Water Requirements. In order to protect the existing ground water (drinking water) resource, the Town should require appropriate environmental review in the development approval process. In addition to the Town's current storm water management ordinance, practices should be incorporated that utilize surface and on-site drainage treatments as opposed to underground drainage piping.

Require New Development to Bare Full Cost of New Community Facilities. The Town intends to manage the cost of future development and annexation so as not to adversely impact the economy and finances of the Town and its existing residents. New development will be required to pay for extensions of community facilities and a fair share of the cost for capital investments in community facilities systems. All efforts must be made to ensure that residents of new developments contribute in a fair and just manner to the maintenance of the Town's community facilities.