

Mayor Tracey Furman

**Council Member Conor Crimmins
Council Member Ann Lichter**



**Council Member Nate Engle
Council Member Stuart Sparker**

Released: February 10, 2026

Tuesday, February 10, 2026

The Town Council meeting will begin at **7:00 pm on Zoom Only**. Access to the meeting is available through the following link:

<https://us02web.zoom.us/j/81184377327?pwd=t1UG6n8taMbWIZteCd0L3nEYPxqpUo.1>

Meeting ID: 811 8437 7327

Password: 846532

Zoom Camera Use: We ask that if you join the meeting by Zoom, please turn your camera off except when asking a question or speaking.

Or you can attend the meeting by calling: +1 301 715 8592 US (Washington D.C) and entering the Meeting ID and Password above.

CALL TO ORDER

MOMENT OF SILENCE

APPROVAL OF MINUTES

January 14, 2026, Town Council Meeting

THE MAYOR AND TOWN COUNCIL

(The Mayor and Council may move to close the meeting and may move to reopen the meeting)

1. Acknowledge:

a. 10415 Montgomery Avenue:

- i. The Town acquired 10415 Montgomery Avenue from M&T Bank on January 23, 2025, in the amount of \$930,000, for the purpose of expanding public parking options for the Town's Business District.
 - The Town will be reimbursed \$800,000 by the State for the acquisition through two separate bond bills (23-458 and 23-706), which were redirected to the project following a Prior Authorization request during the 2025 Legislative session.

**Town of Kensington 3710 Mitchell Street Kensington, MD 20895
Phone 301.949.2424 Fax 301.949.4925
www.tok.md.gov**

- b. WSSC Public Meeting – Silver Creek Sewer Line Project:
 - i. WSSC will be hosting a virtual meeting on Tuesday, February 17, 2026, 6:30 pm – 7:30 pm, to discuss the Sewer Main Repair Project along Kensington Parkway at Frederick Avenue.
 - Access to the meeting is available at wsscwater.com/projectmeetings or by calling 240-800-7929 (Phone Conference ID: 762 433 153#).
2. **Clum-Kennedy Park Eagle Scout Project Proposal:**
 - a. Request by Ezra Barden to install native pollinators within Clum-Kennedy Park as an Eagle Scout project.
3. **Community Electric Vehicle Supply Equipment Grant Program:**
 - a. Update on the grant opportunity to install Level 2 and Level 3 Electric Vehicle Charging Infrastructure within the Town.
4. **Starter and Silver Homes Act of 2026 (HB0239/SB0036):**
 - a. Discussion of the proposed Starter and Silver Homes Act legislation, which would prohibit local jurisdictions from adopting or enforcing certain zoning provisions relating to lot size, dimensions, setback requirements, lot coverage, and design or architectural elements for certain single-family homes; prohibiting local jurisdictions from prohibiting certain housing types in certain zones; and prohibiting local jurisdictions from prohibiting certain subdivisions of certain lot types.

THE TOWN MANAGER AND STAFF

1. **St. Paul Street (10700 and 10800 blocks) Storm Drain Project:**
 - a. Update on the St. Paul Street storm drain project.

ORDINANCES, RESOLUTIONS, AND REGULATIONS

(Ordinances, resolutions, and regulations to be introduced or adopted following appropriate procedures required by the Town Code; or resolutions that may require discussion by the Mayor and Council prior to approval)

1. **Resolution No. R-01-2026** – A Resolution of the Kensington Town Council Confirming Appointments made by the Mayor to the Town’s Ethics Commission.
2. **Resolution No. R-02-2026** – A Resolution of the Mayor and Town Council of Kensington Authorizing a Contract Agreement with Brudis & Associates, Inc., (BAI) for a Hydrologic and Hydraulic (H&H) Analysis for the existing Bridge along Kensington Parkway (MK-03) to review for a potential flooding hazard once the stream bed is returned to as-built conditions by WSSC.

PUBLIC APPEARANCES

(The public is invited to speak on any subject that is not a topic on tonight’s agenda)

ADJOURNMENT

THE NEXT SCHEDULED MEETING(S) OF THE MAYOR AND TOWN COUNCIL WILL BE HELD:

Wednesday, March 11, 2026

Please check the Town Calendar to confirm the Council date and time.

VIRTUAL COMMUNITY MEETING

Kensington Parkway 12-inch Instream Sewer Main Repair Project



Tuesday, February 17, 2025

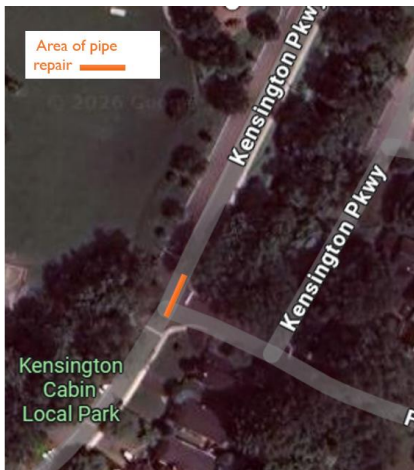
6:30 p.m. – 7:30 p.m.



This is a virtual meeting available online using Microsoft Teams and by phone.

Join the conversation at
wsscwater.com/projectmeetings
or call **240-800-7929**,
Phone Conference ID:
762 433 153#

WSSC Water will provide you with the details about our plans to replace and rehabilitate our aging water/sewer main in your neighborhood.



To request special accommodations, contact Sughra Farshori, 227-215-9674, Sughra.Farshori@wsscwater.com.

HOUSE BILL 239

C9, L6

(PRE-FILED)

6lr0184
CF SB 36

By: **Chair, Economic Matters Committee (By Request – Departmental – Housing and Community Development)**

Requested: October 29, 2025

Introduced and read first time: January 14, 2026

Assigned to: Economic Matters

A BILL ENTITLED

1 AN ACT concerning

2 **Land Use – Zoning – Limitations**
3 **(Starter and Silver Homes Act of 2026)**

4 FOR the purpose of prohibiting local jurisdictions from adopting or enforcing certain zoning
5 provisions relating to lot size, dimensions, setback requirements, lot coverage, and
6 design or architectural elements for certain single-family homes; prohibiting local
7 jurisdictions from prohibiting certain housing types in certain zones; prohibiting
8 local jurisdictions from prohibiting certain subdivisions of certain lot types; and
9 generally relating to local zoning laws.

10 BY repealing and reenacting, with amendments,
11 Article – Land Use
12 Section 1–101, 1–401, 4–102, 4–103, 10–103, and 10–202
13 Annotated Code of Maryland
14 (2012 Volume and 2025 Supplement)

15 BY adding to
16 Article – Land Use
17 Section 4–104(e)
18 Annotated Code of Maryland
19 (2012 Volume and 2025 Supplement)

20 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,
21 That the Laws of Maryland read as follows:

22 **Article – Land Use**

23 1–101.

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 (a) In this division the following words have the meanings indicated.

2 (b) “Adaptive reuse” means a change granted by a legislative body under § 4–207
3 of this article to the use restrictions in a zoning classification, as those restrictions are
4 applied to a particular improved property.

5 (c) “Charter county” means a county that has adopted charter home rule under
6 Article XI–A of the Maryland Constitution.

7 (d) “Code county” means a county that has adopted code home rule under Article
8 XI–F of the Maryland Constitution.

9 (e) “County” means a county of the State or Baltimore City.

10 (f) (1) “Development” means an activity that materially affects the existing
11 condition or use of any land or structure.

12 (2) “Development” does not include a normal agricultural activity.

13 (g) (1) “Legislative body” means the elected body of a local jurisdiction.

14 (2) “Legislative body” includes:

15 (i) the board of county commissioners;

16 (ii) the county council; and

17 (iii) the governing body of a municipal corporation.

18 (h) (1) “Local executive” means the chief executive of a local jurisdiction.

19 (2) “Local executive” includes:

20 (i) the board of county commissioners;

21 (ii) the county executive;

22 (iii) the executive head; and

23 (iv) the mayor.

24 (i) “Local jurisdiction” means a county or municipal corporation and the territory
25 within which its powers may be exercised.

26 (j) (1) “Local law” means an enactment of the legislative body of a local
27 jurisdiction, whether by ordinance, resolution, or otherwise.

1 (2) “Local law” does not include a public local law.

2 (k) “Person” means an individual, receiver, trustee, guardian, personal
3 representative, fiduciary, representative of any kind, partnership, firm, association,
4 corporation, limited liability company, or other entity.

5 (l) (1) “Plan” means the policies, statements, goals, and interrelated plans for
6 private and public land use, transportation, and community facilities documented in texts
7 and maps that constitute the guide for an area’s future development.

8 (2) “Plan” includes a general plan, master plan, comprehensive plan,
9 functional plan, or community plan adopted in accordance with Subtitle 4 of this title and
10 Title 3 of this article.

11 (m) “Priority funding area” has the meaning stated in § 5–7B–02 of the State
12 Finance and Procurement Article.

13 (n) (1) “Regulation” means a rule of general applicability and future effect.

14 (2) “Regulation” includes a map or plan.

15 (o) “Sensitive area” includes:

16 (1) a stream or wetland, and its buffers;

17 (2) a 100–year flood plain;

18 (3) a habitat of a threatened or endangered species;

19 (4) a steep slope;

20 (5) agricultural or forest land intended for resource protection or
21 conservation; and

22 (6) any other area in need of special protection, as determined in a plan.

23 (p) “Special exception” means a grant of a specific use that:

24 (1) would not be appropriate generally or without restriction; and

25 (2) shall be based on a finding that:

26 (i) the requirements of the zoning law governing the special
27 exception on the subject property are satisfied; and

28 (ii) the use on the subject property is consistent with the plan and is
29 compatible with the existing neighborhood.

- 1 (q) (1) Except as provided in paragraph (2) of this subsection, “state” means:
- 2 (i) a state, possession, territory, or commonwealth of the United
3 States; or
- 4 (ii) the District of Columbia.
- 5 (2) When capitalized, “State” means Maryland.

- 6 (r) (1) “Subdivision” means:
- 7 (i) the process and configuration of land by which one or more lots,
8 tracts, or parcels of land are divided, consolidated, or established as one or more lots or
9 parcels, or other divisions of land, consistent with criteria established by the legislative
10 body of the local jurisdiction; or
- 11 (ii) the land so subdivided.
- 12 (2) “Subdivision” includes resubdivision.

13 (s) **“TOWN HOUSE” MEANS A DWELLING UNIT CONSTRUCTED IN A ROW OF**
14 **THREE OR MORE ATTACHED DWELLING UNITS, WHERE EACH DWELLING UNIT:**

15 **(1) SHARES AT LEAST ONE COMMON WALL WITH AN ADJACENT**
16 **DWELLING UNIT; AND**

17 **(2) (I) IS LOCATED ON AN INDIVIDUAL LOT OR PARCEL; OR**

18 **(II) IS SUBJECT TO A CONDOMINIUM REGIME ESTABLISHED**
19 **UNDER TITLE 11 OF THE REAL PROPERTY ARTICLE.**

20 **(T) “Variance” means a modification only of density, bulk, dimensional, or area**
21 **requirements in the zoning law that is not contrary to the public interest, and where, owing**
22 **to conditions peculiar to the property and not because of any action taken by the applicant,**
23 **a literal enforcement of the zoning law would result in unnecessary hardship or practical**
24 **difficulty, as specified in the zoning law.**

25 **[(t)] (U) (1) “Zoning law” means the legislative implementation of**
26 **regulations for zoning by a local jurisdiction.**

27 **(2) “Zoning law” includes a zoning ordinance, zoning regulation, zoning**
28 **code, and any similar legislative action to implement zoning controls in a local jurisdiction.**

1 (a) Except as provided in this section, this division does not apply to charter
2 counties.

3 (b) The following provisions of this division apply to a charter county:

4 (1) this subtitle, including Parts II and III (Charter county –
5 Comprehensive plans);

6 (2) § 1–101(l), (m), and (o) (Definitions – “Plan”, “Priority funding area”,
7 and “Sensitive area”);

8 (3) § 1–201 (Visions);

9 (4) § 1–206 (Required education);

10 (5) § 1–207 (Annual report – In general);

11 (6) § 1–208 (Annual report – Measures and indicators);

12 (7) Title 1, Subtitle 3 (Consistency);

13 (8) Title 1, Subtitle 5 (Growth Tiers);

14 (9) § 4–104(c) (Limitations – Bicycle parking);

15 (10) § 4–104(d) (Limitations – Manufactured homes and modular dwellings);

16 (11) **§ 4–104(E) (LIMITATIONS – SINGLE-FAMILY HOMES);**

17 **(12)** § 4–208 (Exceptions – Maryland Accessibility Code);

18 **[(12)] (13)** § 4–210 (Permits and variances – Solar panels);

19 **[(13)] (14)** § 4–211 (Change in zoning classification – Energy generating
20 systems);

21 **[(14)] (15)** § 4–212 (Agritourism);

22 **[(15)] (16)** § 4–213 (Alcohol production);

23 **[(16)] (17)** § 4–214 (Agricultural alcohol production);

24 **[(17)] (18)** § 4–215 (Pollinator-friendly vegetation management);

25 **[(18)] (19)** § 4–216 (Limitations – Family child care homes and large family
26 child care homes);

- 1 **[(19)] (20)** Title 4, Subtitle 5 (Accessory Dwelling Units);
- 2 **[(20)] (21)** § 5–102(d) (Subdivision regulations – Burial sites);
- 3 **[(21)] (22)** § 5–104 (Major subdivision – Review);
- 4 **[(22)] (23)** Title 7, Subtitle 1 (Development Mechanisms);
- 5 **[(23)] (24)** Title 7, Subtitle 2 (Transfer of Development Rights);
- 6 **[(24)] (25)** except in Montgomery County or Prince George’s County, Title
7 7, Subtitle 3 (Development Rights and Responsibilities Agreements);
- 8 **[(25)] (26)** Title 7, Subtitle 4 (Inclusionary Zoning);
- 9 **[(26)] (27)** Title 7, Subtitle 5 (Housing Expansion and Affordability);
- 10 **[(27)] (28)** § 8–401 (Conversion of overhead facilities);
- 11 **[(28)] (29)** for Baltimore County only, Title 9, Subtitle 3 (Single–County
12 Provisions – Baltimore County);
- 13 **[(29)] (30)** for Frederick County only, Title 9, Subtitle 10 (Single–County
14 Provisions – Frederick County);
- 15 **[(30)] (31)** for Howard County only, Title 9, Subtitle 13 (Single–County
16 Provisions – Howard County);
- 17 **[(31)] (32)** for Talbot County only, Title 9, Subtitle 18 (Single–County
18 Provisions – Talbot County); and
- 19 **[(32)] (33)** Title 11, Subtitle 2 (Civil Penalty).

20 (c) This section supersedes any inconsistent provision of Division II of this article.
21 4–102.

22 To promote the health, safety, and general welfare of the community, a legislative
23 body may, **SUBJECT TO THE OTHER PROVISIONS OF THIS SUBTITLE**, regulate:

- 24 (1) the height, number of stories, and size of buildings and other structures;
- 25 (2) the percentage of a lot that may be occupied;
- 26 (3) off–street parking;

- 1 (4) the size of yards, courts, and other open spaces;
- 2 (5) population density; and
- 3 (6) the location and use of buildings, signs, structures, and land.

4 4–103.

5 (a) When zoning or rezoning land under this division, a legislative body may,
6 **SUBJECT TO THE OTHER PROVISIONS OF THIS SUBTITLE**, impose any additional
7 conditions or limitations that the legislative body considers appropriate to improve or
8 protect the general character and design of:

- 9 (1) the land and improvements being zoned or rezoned; or
- 10 (2) the surrounding or adjacent land and improvements.

11 (b) A municipal corporation may include in an annexation agreement conditions
12 and limitations on the use of land and density of development otherwise allowed in the
13 zoning district where the land is located.

14 (c) When zoning or rezoning land under this division, to ensure conformity with
15 the intent and purpose of this division and of the local jurisdiction's zoning law, a legislative
16 body may retain the power to approve or disapprove, **SUBJECT TO THE OTHER**
17 **PROVISIONS OF THIS SUBTITLE**:

- 18 (1) the design of buildings, construction, landscaping, or other
19 improvements; and
- 20 (2) the changes made or to be made on the land being zoned or rezoned.

21 (d) The powers provided in this section shall apply only if the legislative body
22 adopts a local law that includes:

- 23 (1) enforcement procedures; and
- 24 (2) requirements for adequate notice of:
- 25 (i) public hearings; and
- 26 (ii) conditions or limitations sought to be imposed.

27 4–104.

1 **(E) (1) (I) IN THIS SUBSECTION THE FOLLOWING WORDS HAVE THE**
2 **MEANINGS INDICATED.**

3 **(II) “AREA ZONED FOR SINGLE-FAMILY RESIDENTIAL USE”**
4 **MEANS AN AREA IN WHICH THE CONSTRUCTION AND PLACEMENT OF DETACHED**
5 **SINGLE-FAMILY HOMES IS ALLOWED BY RIGHT UNDER LOCAL LAW.**

6 **(III) “IMPROVED LOT” MEANS A LOT OR PARCEL ON WHICH A**
7 **RESIDENTIAL STRUCTURE IS LOCATED.**

8 **(IV) “LEGISLATIVE BODY” INCLUDES:**

9 **1. THE MARYLAND-NATIONAL CAPITAL PARK AND**
10 **PLANNING COMMISSION; AND**

11 **2. ANY OTHER LOCAL BODY WITH AUTHORITY TO**
12 **CREATE OR MODIFY ZONING REGULATIONS OR DESIGN LIMITATIONS FOR**
13 **RESIDENTIAL USE.**

14 **(V) “SINGLE-FAMILY HOME” MEANS:**

15 **1. A STANDALONE RESIDENTIAL STRUCTURE THAT IS**
16 **INTENDED FOR OCCUPANCY BY ONE HOUSEHOLD AND HAS A PRIVATE ENTRANCE, A**
17 **KITCHEN, AND BATHROOM FACILITIES; OR**

18 **2. A TOWN HOUSE.**

19 **(2) THE PROVISIONS OF THIS SUBSECTION DO NOT APPLY TO:**

20 **(I) AN AREA THAT WAS DESIGNATED AS PART OF A HISTORIC**
21 **DISTRICT IN ACCORDANCE WITH § 8-105 OF THIS ARTICLE ON OR BEFORE JULY 1,**
22 **2025;**

23 **(II) AGRICULTURAL LAND, AS DEFINED IN § 9-206 OF THE**
24 **TAX – PROPERTY ARTICLE; OR**

25 **(III) CONSERVATION PROPERTY, AS DEFINED IN § 8-209.1 OF**
26 **THE TAX – PROPERTY ARTICLE.**

27 **(3) NOTWITHSTANDING ANY OTHER LAW, A LEGISLATIVE BODY MAY**
28 **NOT ADOPT OR ENFORCE ANY CODE, ORDINANCE, REGULATION, STANDARD, OR**
29 **OTHER REQUIREMENT THAT ESTABLISHES, DIRECTLY OR INDIRECTLY:**

1 **(I) IN AREAS CONNECTED OR PLANNED TO BE CONNECTED TO**
2 **PUBLIC WATER AND SEWER SYSTEMS, A MINIMUM LOT SIZE GREATER THAN 5,000**
3 **SQUARE FEET FOR LOTS ON WHICH A SINGLE-FAMILY HOME MAY BE LOCATED;**

4 **(II) MINIMUM SQUARE FOOTAGE OR EXTERIOR DIMENSION**
5 **REQUIREMENTS FOR A SINGLE-FAMILY HOME;**

6 **(III) LOT COVERAGE MAXIMUMS FOR A SINGLE-FAMILY HOME**
7 **AND ANY ACCESSORY STRUCTURES;**

8 **(IV) MINIMUM BUILDING SETBACKS FOR A SINGLE-FAMILY**
9 **HOME AND ANY ACCESSORY STRUCTURES GREATER THAN:**

10 **1. FOR FRONT AND REAR SETBACKS, 10 FEET; AND**

11 **2. FOR SIDE SETBACKS, 5 FEET; OR**

12 **(V) DESIGN, ARCHITECTURAL, OR AESTHETIC ELEMENTS FOR A**
13 **SINGLE-FAMILY HOME.**

14 **(4) NOTWITHSTANDING ANY OTHER LAW, A LEGISLATIVE BODY MAY**
15 **NOT ADOPT OR ENFORCE ANY CODE, ORDINANCE, REGULATION, STANDARD, OR**
16 **OTHER REQUIREMENT THAT PROHIBITS, DIRECTLY OR INDIRECTLY, THE**
17 **PLACEMENT OF TOWN HOUSES IN AN AREA ZONED FOR SINGLE-FAMILY**
18 **RESIDENTIAL USE.**

19 **(5) (I) EXCEPT AS PROVIDED IN SUBPARAGRAPH (II) OF THIS**
20 **PARAGRAPH AND NOTWITHSTANDING ANY OTHER LAW, A LEGISLATIVE BODY MAY**
21 **NOT ADOPT OR ENFORCE ANY CODE, ORDINANCE, REGULATION, STANDARD, OR**
22 **OTHER REQUIREMENT THAT PROHIBITS THE OWNER OF AN IMPROVED LOT IN AN**
23 **AREA ZONED FOR SINGLE-FAMILY RESIDENTIAL USE FROM SUBDIVIDING THE LOT**
24 **INTO THREE OR FEWER SMALLER LOTS THAT CONFORM TO LOCAL LAW.**

25 **(II) THIS PARAGRAPH DOES NOT APPLY TO AN IMPROVED LOT**
26 **CREATED BY SUBDIVISION WITHIN THE PRECEDING 3 YEARS.**

27 **(6) THE PROVISIONS OF THIS SUBSECTION:**

28 **(I) DO NOT SUPERSEDE APPLICABLE BUILDING CODES, FIRE**
29 **CODES, OR PUBLIC HEALTH AND SAFETY REGULATIONS THAT ARE NECESSARY TO**
30 **ADDRESS IMMEDIATE THREATS TO PUBLIC SAFETY; AND**

1 **(II) APPLY TO A LEGISLATIVE BODY ONLY TO THE EXTENT THAT**
2 **THEY DO NOT CONFLICT WITH OTHER STATE OR FEDERAL LAWS OR REGULATIONS.**

3 10–103.

4 (a) Except as provided in this section, this division does not apply to Baltimore
5 City.

6 (b) The following provisions of this division apply to Baltimore City:

7 (1) this title;

8 (2) § 1–101(m) (Definitions – “Priority funding area”);

9 (3) § 1–101(o) (Definitions – “Sensitive area”);

10 (4) § 1–201 (Visions);

11 (5) § 1–206 (Required education);

12 (6) § 1–207 (Annual report – In general);

13 (7) § 1–208 (Annual report – Measures and indicators);

14 (8) Title 1, Subtitle 3 (Consistency);

15 (9) Title 1, Subtitle 4, Parts II and III (Home Rule Counties –
16 Comprehensive Plans; Implementation);

17 (10) § 4–104(c) (Limitations – Bicycle parking);

18 (11) § 4–104(d) (Limitations – Manufactured homes and modular dwellings);

19 (12) **§ 4–104(E) (LIMITATIONS – SINGLE-FAMILY HOMES);**

20 **(13) § 4–205 (Administrative adjustments);**

21 **[(13)] (14) § 4–208 (Exceptions – Maryland Accessibility Code);**

22 **[(14)] (15) § 4–210 (Permits and variances – Solar panels);**

23 **[(15)] (16) § 4–211 (Change in zoning classification – Energy generating**
24 **systems);**

25 **[(16)] (17) § 4–215 (Pollinator-friendly vegetation management);**

1 [(17)] (18) § 4–216 (Limitations – Family child care homes and large family
2 child care homes);

3 [(18)] (19) Title 4, Subtitle 5 (Accessory Dwelling Units);

4 [(19)] (20) § 5–102(d) (Subdivision regulations – Burial sites);

5 [(20)] (21) Title 7, Subtitle 1 (Development Mechanisms);

6 [(21)] (22) Title 7, Subtitle 2 (Transfer of Development Rights);

7 [(22)] (23) Title 7, Subtitle 3 (Development Rights and Responsibilities
8 Agreements);

9 [(23)] (24) Title 7, Subtitle 4 (Inclusionary Zoning);

10 [(24)] (25) Title 7, Subtitle 5 (Housing Expansion and Affordability); and

11 [(25)] (26) Title 11, Subtitle 2 (Civil Penalty).

12 10–202.

13 To promote the health, safety, and general welfare of the community, the Mayor and
14 City Council of Baltimore City may, **SUBJECT TO THE OTHER PROVISIONS OF THIS**
15 **DIVISION**, regulate:

16 (1) the height, number of stories, and size of buildings and other structures;

17 (2) the percentage of a lot that may be occupied;

18 (3) off–street parking;

19 (4) the size of yards, courts, and other open spaces;

20 (5) population density; and

21 (6) the location and use of buildings, signs, structures, and land.

22 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
23 October 1, 2026.

SENATE BILL 36

C9, L6

(PRE-FILED)

6lr0183
CF HB 239

By: **Chair, Education, Energy, and the Environment Committee (By Request – Departmental – Housing and Community Development)**

Requested: October 29, 2025

Introduced and read first time: January 14, 2026

Assigned to: Education, Energy, and the Environment

A BILL ENTITLED

1 AN ACT concerning

2 **Land Use – Zoning – Limitations**
3 **(Starter and Silver Homes Act of 2026)**

4 FOR the purpose of prohibiting local jurisdictions from adopting or enforcing certain zoning
5 provisions relating to lot size, dimensions, setback requirements, lot coverage, and
6 design or architectural elements for certain single-family homes; prohibiting local
7 jurisdictions from prohibiting certain housing types in certain zones; prohibiting
8 local jurisdictions from prohibiting certain subdivisions of certain lot types; and
9 generally relating to local zoning laws.

10 BY repealing and reenacting, with amendments,
11 Article – Land Use
12 Section 1–101, 1–401, 4–102, 4–103, 10–103, and 10–202
13 Annotated Code of Maryland
14 (2012 Volume and 2025 Supplement)

15 BY adding to
16 Article – Land Use
17 Section 4–104(e)
18 Annotated Code of Maryland
19 (2012 Volume and 2025 Supplement)

20 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,
21 That the Laws of Maryland read as follows:

22 **Article – Land Use**

23 1–101.

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



- 1 (a) In this division the following words have the meanings indicated.
- 2 (b) “Adaptive reuse” means a change granted by a legislative body under § 4–207
3 of this article to the use restrictions in a zoning classification, as those restrictions are
4 applied to a particular improved property.
- 5 (c) “Charter county” means a county that has adopted charter home rule under
6 Article XI–A of the Maryland Constitution.
- 7 (d) “Code county” means a county that has adopted code home rule under Article
8 XI–F of the Maryland Constitution.
- 9 (e) “County” means a county of the State or Baltimore City.
- 10 (f) (1) “Development” means an activity that materially affects the existing
11 condition or use of any land or structure.
- 12 (2) “Development” does not include a normal agricultural activity.
- 13 (g) (1) “Legislative body” means the elected body of a local jurisdiction.
- 14 (2) “Legislative body” includes:
- 15 (i) the board of county commissioners;
- 16 (ii) the county council; and
- 17 (iii) the governing body of a municipal corporation.
- 18 (h) (1) “Local executive” means the chief executive of a local jurisdiction.
- 19 (2) “Local executive” includes:
- 20 (i) the board of county commissioners;
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25 within which its powers may be exercised.
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27 jurisdiction, whether by ordinance, resolution, or otherwise.

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3 representative, fiduciary, representative of any kind, partnership, firm, association,
4 corporation, limited liability company, or other entity.

5 (l) (1) “Plan” means the policies, statements, goals, and interrelated plans for
6 private and public land use, transportation, and community facilities documented in texts
7 and maps that constitute the guide for an area’s future development.

8 (2) “Plan” includes a general plan, master plan, comprehensive plan,
9 functional plan, or community plan adopted in accordance with Subtitle 4 of this title and
10 Title 3 of this article.

11 (m) “Priority funding area” has the meaning stated in § 5–7B–02 of the State
12 Finance and Procurement Article.

13 (n) (1) “Regulation” means a rule of general applicability and future effect.

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15 (o) “Sensitive area” includes:

16 (1) a stream or wetland, and its buffers;

17 (2) a 100–year flood plain;

18 (3) a habitat of a threatened or endangered species;

19 (4) a steep slope;

20 (5) agricultural or forest land intended for resource protection or
21 conservation; and

22 (6) any other area in need of special protection, as determined in a plan.

23 (p) “Special exception” means a grant of a specific use that:

24 (1) would not be appropriate generally or without restriction; and

25 (2) shall be based on a finding that:

26 (i) the requirements of the zoning law governing the special
27 exception on the subject property are satisfied; and

28 (ii) the use on the subject property is consistent with the plan and is
29 compatible with the existing neighborhood.

- 1 (q) (1) Except as provided in paragraph (2) of this subsection, “state” means:
- 2 (i) a state, possession, territory, or commonwealth of the United
3 States; or
- 4 (ii) the District of Columbia.
- 5 (2) When capitalized, “State” means Maryland.

- 6 (r) (1) “Subdivision” means:
- 7 (i) the process and configuration of land by which one or more lots,
8 tracts, or parcels of land are divided, consolidated, or established as one or more lots or
9 parcels, or other divisions of land, consistent with criteria established by the legislative
10 body of the local jurisdiction; or
- 11 (ii) the land so subdivided.
- 12 (2) “Subdivision” includes resubdivision.

13 (s) **“TOWN HOUSE” MEANS A DWELLING UNIT CONSTRUCTED IN A ROW OF**
14 **THREE OR MORE ATTACHED DWELLING UNITS, WHERE EACH DWELLING UNIT:**

15 **(1) SHARES AT LEAST ONE COMMON WALL WITH AN ADJACENT**
16 **DWELLING UNIT; AND**

17 **(2) (I) IS LOCATED ON AN INDIVIDUAL LOT OR PARCEL; OR**

18 **(II) IS SUBJECT TO A CONDOMINIUM REGIME ESTABLISHED**
19 **UNDER TITLE 11 OF THE REAL PROPERTY ARTICLE.**

20 **(T) “Variance” means a modification only of density, bulk, dimensional, or area**
21 **requirements in the zoning law that is not contrary to the public interest, and where, owing**
22 **to conditions peculiar to the property and not because of any action taken by the applicant,**
23 **a literal enforcement of the zoning law would result in unnecessary hardship or practical**
24 **difficulty, as specified in the zoning law.**

25 **[(t)] (U) (1) “Zoning law” means the legislative implementation of**
26 **regulations for zoning by a local jurisdiction.**

27 **(2) “Zoning law” includes a zoning ordinance, zoning regulation, zoning**
28 **code, and any similar legislative action to implement zoning controls in a local jurisdiction.**

1 (a) Except as provided in this section, this division does not apply to charter
2 counties.

3 (b) The following provisions of this division apply to a charter county:

4 (1) this subtitle, including Parts II and III (Charter county –
5 Comprehensive plans);

6 (2) § 1–101(l), (m), and (o) (Definitions – “Plan”, “Priority funding area”,
7 and “Sensitive area”);

8 (3) § 1–201 (Visions);

9 (4) § 1–206 (Required education);

10 (5) § 1–207 (Annual report – In general);

11 (6) § 1–208 (Annual report – Measures and indicators);

12 (7) Title 1, Subtitle 3 (Consistency);

13 (8) Title 1, Subtitle 5 (Growth Tiers);

14 (9) § 4–104(c) (Limitations – Bicycle parking);

15 (10) § 4–104(d) (Limitations – Manufactured homes and modular dwellings);

16 (11) **§ 4–104(E) (LIMITATIONS – SINGLE-FAMILY HOMES);**

17 **(12)** § 4–208 (Exceptions – Maryland Accessibility Code);

18 **[(12)] (13)** § 4–210 (Permits and variances – Solar panels);

19 **[(13)] (14)** § 4–211 (Change in zoning classification – Energy generating
20 systems);

21 **[(14)] (15)** § 4–212 (Agritourism);

22 **[(15)] (16)** § 4–213 (Alcohol production);

23 **[(16)] (17)** § 4–214 (Agricultural alcohol production);

24 **[(17)] (18)** § 4–215 (Pollinator-friendly vegetation management);

25 **[(18)] (19)** § 4–216 (Limitations – Family child care homes and large family
26 child care homes);

- 1 [(19)] **(20)** Title 4, Subtitle 5 (Accessory Dwelling Units);
- 2 [(20)] **(21)** § 5–102(d) (Subdivision regulations – Burial sites);
- 3 [(21)] **(22)** § 5–104 (Major subdivision – Review);
- 4 [(22)] **(23)** Title 7, Subtitle 1 (Development Mechanisms);
- 5 [(23)] **(24)** Title 7, Subtitle 2 (Transfer of Development Rights);
- 6 [(24)] **(25)** except in Montgomery County or Prince George’s County, Title
7 7, Subtitle 3 (Development Rights and Responsibilities Agreements);
- 8 [(25)] **(26)** Title 7, Subtitle 4 (Inclusionary Zoning);
- 9 [(26)] **(27)** Title 7, Subtitle 5 (Housing Expansion and Affordability);
- 10 [(27)] **(28)** § 8–401 (Conversion of overhead facilities);
- 11 [(28)] **(29)** for Baltimore County only, Title 9, Subtitle 3 (Single–County
12 Provisions – Baltimore County);
- 13 [(29)] **(30)** for Frederick County only, Title 9, Subtitle 10 (Single–County
14 Provisions – Frederick County);
- 15 [(30)] **(31)** for Howard County only, Title 9, Subtitle 13 (Single–County
16 Provisions – Howard County);
- 17 [(31)] **(32)** for Talbot County only, Title 9, Subtitle 18 (Single–County
18 Provisions – Talbot County); and
- 19 [(32)] **(33)** Title 11, Subtitle 2 (Civil Penalty).

20 (c) This section supersedes any inconsistent provision of Division II of this article.
21 4–102.

22 To promote the health, safety, and general welfare of the community, a legislative
23 body may, **SUBJECT TO THE OTHER PROVISIONS OF THIS SUBTITLE**, regulate:

- 24 (1) the height, number of stories, and size of buildings and other structures;
- 25 (2) the percentage of a lot that may be occupied;
- 26 (3) off–street parking;

- 1 (4) the size of yards, courts, and other open spaces;
- 2 (5) population density; and
- 3 (6) the location and use of buildings, signs, structures, and land.

4 4–103.

5 (a) When zoning or rezoning land under this division, a legislative body may,
6 **SUBJECT TO THE OTHER PROVISIONS OF THIS SUBTITLE**, impose any additional
7 conditions or limitations that the legislative body considers appropriate to improve or
8 protect the general character and design of:

- 9 (1) the land and improvements being zoned or rezoned; or
- 10 (2) the surrounding or adjacent land and improvements.

11 (b) A municipal corporation may include in an annexation agreement conditions
12 and limitations on the use of land and density of development otherwise allowed in the
13 zoning district where the land is located.

14 (c) When zoning or rezoning land under this division, to ensure conformity with
15 the intent and purpose of this division and of the local jurisdiction's zoning law, a legislative
16 body may retain the power to approve or disapprove, **SUBJECT TO THE OTHER**
17 **PROVISIONS OF THIS SUBTITLE**:

- 18 (1) the design of buildings, construction, landscaping, or other
19 improvements; and
- 20 (2) the changes made or to be made on the land being zoned or rezoned.

21 (d) The powers provided in this section shall apply only if the legislative body
22 adopts a local law that includes:

- 23 (1) enforcement procedures; and
- 24 (2) requirements for adequate notice of:
- 25 (i) public hearings; and
- 26 (ii) conditions or limitations sought to be imposed.

27 4–104.

1 **(E) (1) (I) IN THIS SUBSECTION THE FOLLOWING WORDS HAVE THE**
2 **MEANINGS INDICATED.**

3 **(II) “AREA ZONED FOR SINGLE-FAMILY RESIDENTIAL USE”**
4 **MEANS AN AREA IN WHICH THE CONSTRUCTION AND PLACEMENT OF DETACHED**
5 **SINGLE-FAMILY HOMES IS ALLOWED BY RIGHT UNDER LOCAL LAW.**

6 **(III) “IMPROVED LOT” MEANS A LOT OR PARCEL ON WHICH A**
7 **RESIDENTIAL STRUCTURE IS LOCATED.**

8 **(IV) “LEGISLATIVE BODY” INCLUDES:**

9 **1. THE MARYLAND-NATIONAL CAPITAL PARK AND**
10 **PLANNING COMMISSION; AND**

11 **2. ANY OTHER LOCAL BODY WITH AUTHORITY TO**
12 **CREATE OR MODIFY ZONING REGULATIONS OR DESIGN LIMITATIONS FOR**
13 **RESIDENTIAL USE.**

14 **(V) “SINGLE-FAMILY HOME” MEANS:**

15 **1. A STANDALONE RESIDENTIAL STRUCTURE THAT IS**
16 **INTENDED FOR OCCUPANCY BY ONE HOUSEHOLD AND HAS A PRIVATE ENTRANCE, A**
17 **KITCHEN, AND BATHROOM FACILITIES; OR**

18 **2. A TOWN HOUSE.**

19 **(2) THE PROVISIONS OF THIS SUBSECTION DO NOT APPLY TO:**

20 **(I) AN AREA THAT WAS DESIGNATED AS PART OF A HISTORIC**
21 **DISTRICT IN ACCORDANCE WITH § 8-105 OF THIS ARTICLE ON OR BEFORE JULY 1,**
22 **2025;**

23 **(II) AGRICULTURAL LAND, AS DEFINED IN § 9-206 OF THE**
24 **TAX – PROPERTY ARTICLE; OR**

25 **(III) CONSERVATION PROPERTY, AS DEFINED IN § 8-209.1 OF**
26 **THE TAX – PROPERTY ARTICLE.**

27 **(3) NOTWITHSTANDING ANY OTHER LAW, A LEGISLATIVE BODY MAY**
28 **NOT ADOPT OR ENFORCE ANY CODE, ORDINANCE, REGULATION, STANDARD, OR**
29 **OTHER REQUIREMENT THAT ESTABLISHES, DIRECTLY OR INDIRECTLY:**

1 **(I) IN AREAS CONNECTED OR PLANNED TO BE CONNECTED TO**
2 **PUBLIC WATER AND SEWER SYSTEMS, A MINIMUM LOT SIZE GREATER THAN 5,000**
3 **SQUARE FEET FOR LOTS ON WHICH A SINGLE-FAMILY HOME MAY BE LOCATED;**

4 **(II) MINIMUM SQUARE FOOTAGE OR EXTERIOR DIMENSION**
5 **REQUIREMENTS FOR A SINGLE-FAMILY HOME;**

6 **(III) LOT COVERAGE MAXIMUMS FOR A SINGLE-FAMILY HOME**
7 **AND ANY ACCESSORY STRUCTURES;**

8 **(IV) MINIMUM BUILDING SETBACKS FOR A SINGLE-FAMILY**
9 **HOME AND ANY ACCESSORY STRUCTURES GREATER THAN:**

10 **1. FOR FRONT AND REAR SETBACKS, 10 FEET; AND**

11 **2. FOR SIDE SETBACKS, 5 FEET; OR**

12 **(V) DESIGN, ARCHITECTURAL, OR AESTHETIC ELEMENTS FOR A**
13 **SINGLE-FAMILY HOME.**

14 **(4) NOTWITHSTANDING ANY OTHER LAW, A LEGISLATIVE BODY MAY**
15 **NOT ADOPT OR ENFORCE ANY CODE, ORDINANCE, REGULATION, STANDARD, OR**
16 **OTHER REQUIREMENT THAT PROHIBITS, DIRECTLY OR INDIRECTLY, THE**
17 **PLACEMENT OF TOWN HOUSES IN AN AREA ZONED FOR SINGLE-FAMILY**
18 **RESIDENTIAL USE.**

19 **(5) (I) EXCEPT AS PROVIDED IN SUBPARAGRAPH (II) OF THIS**
20 **PARAGRAPH AND NOTWITHSTANDING ANY OTHER LAW, A LEGISLATIVE BODY MAY**
21 **NOT ADOPT OR ENFORCE ANY CODE, ORDINANCE, REGULATION, STANDARD, OR**
22 **OTHER REQUIREMENT THAT PROHIBITS THE OWNER OF AN IMPROVED LOT IN AN**
23 **AREA ZONED FOR SINGLE-FAMILY RESIDENTIAL USE FROM SUBDIVIDING THE LOT**
24 **INTO THREE OR FEWER SMALLER LOTS THAT CONFORM TO LOCAL LAW.**

25 **(II) THIS PARAGRAPH DOES NOT APPLY TO AN IMPROVED LOT**
26 **CREATED BY SUBDIVISION WITHIN THE PRECEDING 3 YEARS.**

27 **(6) THE PROVISIONS OF THIS SUBSECTION:**

28 **(I) DO NOT SUPERSEDE APPLICABLE BUILDING CODES, FIRE**
29 **CODES, OR PUBLIC HEALTH AND SAFETY REGULATIONS THAT ARE NECESSARY TO**
30 **ADDRESS IMMEDIATE THREATS TO PUBLIC SAFETY; AND**

1 **(II) APPLY TO A LEGISLATIVE BODY ONLY TO THE EXTENT THAT**
 2 **THEY DO NOT CONFLICT WITH OTHER STATE OR FEDERAL LAWS OR REGULATIONS.**

3 10–103.

4 (a) Except as provided in this section, this division does not apply to Baltimore
 5 City.

6 (b) The following provisions of this division apply to Baltimore City:

7 (1) this title;

8 (2) § 1–101(m) (Definitions – “Priority funding area”);

9 (3) § 1–101(o) (Definitions – “Sensitive area”);

10 (4) § 1–201 (Visions);

11 (5) § 1–206 (Required education);

12 (6) § 1–207 (Annual report – In general);

13 (7) § 1–208 (Annual report – Measures and indicators);

14 (8) Title 1, Subtitle 3 (Consistency);

15 (9) Title 1, Subtitle 4, Parts II and III (Home Rule Counties –
 16 Comprehensive Plans; Implementation);

17 (10) § 4–104(c) (Limitations – Bicycle parking);

18 (11) § 4–104(d) (Limitations – Manufactured homes and modular dwellings);

19 (12) **§ 4–104(E) (LIMITATIONS – SINGLE-FAMILY HOMES);**

20 (13) § 4–205 (Administrative adjustments);

21 [[13]] (14) § 4–208 (Exceptions – Maryland Accessibility Code);

22 [[14]] (15) § 4–210 (Permits and variances – Solar panels);

23 [[15]] (16) § 4–211 (Change in zoning classification – Energy generating
 24 systems);

25 [[16]] (17) § 4–215 (Pollinator–friendly vegetation management);

1 [(17)] (18) § 4–216 (Limitations – Family child care homes and large family
2 child care homes);

3 [(18)] (19) Title 4, Subtitle 5 (Accessory Dwelling Units);

4 [(19)] (20) § 5–102(d) (Subdivision regulations – Burial sites);

5 [(20)] (21) Title 7, Subtitle 1 (Development Mechanisms);

6 [(21)] (22) Title 7, Subtitle 2 (Transfer of Development Rights);

7 [(22)] (23) Title 7, Subtitle 3 (Development Rights and Responsibilities
8 Agreements);

9 [(23)] (24) Title 7, Subtitle 4 (Inclusionary Zoning);

10 [(24)] (25) Title 7, Subtitle 5 (Housing Expansion and Affordability); and

11 [(25)] (26) Title 11, Subtitle 2 (Civil Penalty).

12 10–202.

13 To promote the health, safety, and general welfare of the community, the Mayor and
14 City Council of Baltimore City may, **SUBJECT TO THE OTHER PROVISIONS OF THIS**
15 **DIVISION**, regulate:

16 (1) the height, number of stories, and size of buildings and other structures;

17 (2) the percentage of a lot that may be occupied;

18 (3) off–street parking;

19 (4) the size of yards, courts, and other open spaces;

20 (5) population density; and

21 (6) the location and use of buildings, signs, structures, and land.

22 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
23 October 1, 2026.

Resolution No. R-01-2026

A Resolution of the Kensington Town Council Confirming Appointments Made by the Mayor to the Town Ethics Commission.

WHEREAS, Chapter II, "Government and Administration", Article 3, "Public Ethics", Section 2-304, "Ethics Commission", of the Town Code requires that there shall be a Town Ethics Commission consisting of three (3) members who shall be appointed by the Mayor, with the approval of the Council, on or before the first Monday in April; and

WHEREAS, the terms of members of the Town Ethics Commission shall begin on the first Monday in April in the year in which they are appointed and shall run for two (2) years with staggered terms; and

WHEREAS, the Town Code provides that vacancies on the Commission shall be filled by the Mayor with the approval of the Council for the remainder of the unexpired term; and

WHEREAS, the members of the Town Ethics Commission shall be qualified voters of the Town and shall not hold or be candidates for any elective office during their terms of office, nor be employees of the Town; and

NOW, THEREFORE, BE IT RESOLVED by the Kensington Town Council that the following appointments by the Mayor are confirmed as follows:

Mike McCurry	10313 Fawcett Street	Two Year Term Expires	4-01-2028
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NOW, THEREFORE, BE IT FURTHER RESOLVED by the Kensington Town Council that the following term(s) continue as follows:

Deborah Eckert	3923 Washington Street	Two Year Term Expires	4-01-2027
Tina Sherman	3515 Perry Avenue	Two Year Term Expires	4-01-2027

ADOPTED by the Town Council of Kensington, Maryland, at the regular public meeting assembled on the 10th day of February, 2026.

EFFECTIVE the 1st day of April, 2026.

ATTEST: TOWN OF KENSINGTON, MARYLAND

By: _____
Susan C. Engels, Clerk – Treasurer

Tracey C. Furman, Mayor

Resolution No. R-02-2026

A Resolution of the Mayor and Town Council of Kensington Authorizing a Contract Agreement with Brudis & Associates, Inc., (BAI) for a Hydrologic and Hydraulic (H&H) Analysis for the existing Bridge along Kensington Parkway (MK-03) to review for a potential flooding hazard once the stream bed is returned to as-built conditions by WSSC.

WHEREAS, pursuant to Chapter II, "Government and Administration", Article 4, "Purchasing and Contracts", Section 2-405, "Professional Services Contracts", the Council may decide by an extra-majority vote (defined as one more than a majority of those present and voting) to authorize the Town Manager to enter into negotiated procurement for professional services rather than advertise; and

WHEREAS, the Town requested a proposal from Brudis & Associates, Inc., (BAI) to conduct a Hydrologic and Hydraulic (H&H) Analysis for potential flooding hazards at the Kensington Parkway Bridge (MK-03), once WSSC has completed the Sewer Main Repair project and returned the stream bed to as-built conditions; and

WHEREAS, BAI provided the Town with a proposal for the aforementioned H&H Engineering Services (EXHIBIT A); and

WHEREAS, the Mayor and Council have determined that it is in the public interest to Authorize the Town Manager to accept the proposal from Brudis & Associates, Inc., with a contract price of \$48,150.00, on the terms and conditions as set out in the Consultant Agreement and EXHIBIT A.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Kensington, Maryland, that the Town Manager be and is hereby authorized to enter into a Contract Agreement in substantially the form attached, with a contract price not to exceed \$50,000.00, with Brudis & Associates, Inc.

Adopted by the Town Council this 10th day of February, 2026.

Effective this 10th day of February, 2026.

ATTEST: TOWN OF KENSINGTON, MARYLAND

By: _____
Susan C. Engels, Clerk – Treasurer

Tracey C. Furman, Mayor



January 26, 2026

Town of Kensington
ATTN: Matt Hoffman, Town Manager
Department of Public Works
3710 Mitchell Street
Kensington, MD 20895

RE: Proposal for Hydrologic & Hydraulic Analysis of Existing Bridge near 10011 Kensington Parkway (MK-03)

Dear Mr. Hoffman:

Pursuant to your request, Brudis & Associates, Inc. (BAI) is pleased to submit our proposal to provide engineering services for existing bridge (MK-03) Hydrologic & Hydraulic (H&H) analysis as per our last virtual meeting with the Town dated January 7, 2026. As per email dated November 3, 2025, from WSSCWATER (WSSC) to the Mayor of Town, WSSC is working to address a 12" sewer main break that occurred this summer under the Town owned bridge near 10011 Kensington Parkway (MK-03). Based on BAI and WSSC field inspections, the stream bed under the culvert has eroded significantly. As part of the asset repair (permit pending), WSSC is planning on returning this stream bed to as-built conditions by partially refilling the culvert. With that WSSC believes this will create potential bottle neck at this structure creating flood hazards at the vicinity.

As per meeting held between the Town and BAI, the Town suggested completing hydrologic and hydraulic analyses for the existing structure to determine whether the structure is under capacity and/or it meets the existing standards for the design flow. Therefore, this proposal scope involves complete hydrologic and hydraulic analyses of the existing bridge to analyze the capacity for the structure.

The attached scope of services (Attachment A) details the specific tasks to be performed under this proposal, as well as the estimated manhours and design fee. BAI offers the necessary experience and resources to complete this assignment. Should you have any questions or require any additional information, please do not hesitate to contact me at 443-946-6806 or mbastakoti@brudis.com.

Very Truly Yours,
BRUDIS & ASSOCIATES, INC.

Mahendra Raj Bastakoti, P.E.
Deputy Director, Water resources

Mr. Matt Hoffman, Town Manager

Town of Kensington

Project Name: Hydrologic & Hydraulic Analysis of Existing Bridge near
10011 Kensington Parkway (MK-03)

ATTACHMENT A **Scope of Work**

The scope of this part of the proposal is to complete hydrologic and hydraulic analyses of the existing bridge to analyze the capacity for the crossing after the bridge bed is brought to the as-built condition.

Project Background

As per meeting held between the Town and BAI, the Town suggested completing hydrologic and hydraulic analyses for the structure to determine whether the structure is under capacity and/or it meets the existing standards for the design flow. This proposal scope includes survey of the structure and hydrologic / hydraulic analyses of the existing bridge to analyze the capacity for the structure.

COMMITMENT AND SUPPORT

The BAI Design Team is committed to supporting Town's goals and values of complying with all federal, state, and local guidelines/regulations, ensuring the estimated construction cost is within the Town's contract budget and schedule, the contract documents are thorough and complete to minimize the potential for change orders, environmental and land impacts are minimized to the maximum extent practicable, and the requirements of the Town's customer service program are implemented to the maximum extent possible.

The following tasks will be completed under this project scope.

Task 1 – Hydrologic and Hydraulic Analyses for Existing Conditions

- a) BAI will collect and review available GIS topographic information including the Town's available storm drain information and prepare a work map.
- b) BAI will perform a site visit and field investigation.
- c) BAI will complete topographic survey of the site including total four (4) field cross sections at 200 feet spacing, and invert / size survey of the downstream culvert at Littledale Road / Kensington Pkwy crossing to see downstream culvert effect in the bridge hydraulics.
- d) BAI will complete hydrologic analysis of the structure.
- e) BAI will analyze / incorporate downstream culvert at Littledale Road / Kensington Pkwy crossing in the hydraulics analysis of the bridge structure to determine if the structure at this crossing impacts the upstream MK-03 bridge.
- f) BAI will complete hydraulic analysis of the structure.
- g) BAI will complete H&H report and submit to the Town for review.
- h) BAI will provide two preliminary alternatives, one for the culvert, and other for bridge replacement to estimate the number of boxes of culverts need or to determine the bridge span, which can pass 10-year design flood, if the capacity of the existing culvert is inadequate.
- i) BAI will address the Town review comments and suggestions. This will determine whether the bridge crossing has enough capacity to pass the flow or not.

Mr. Matt Hoffman, Town Manager
Town of Kensington
Project Name: Hydrologic & Hydraulic Analysis of Existing Bridge
near 10011 Kensington Parkway (MK-03)



- j) BAI will meet with the Town to discuss the outcome the analysis and next step forward.

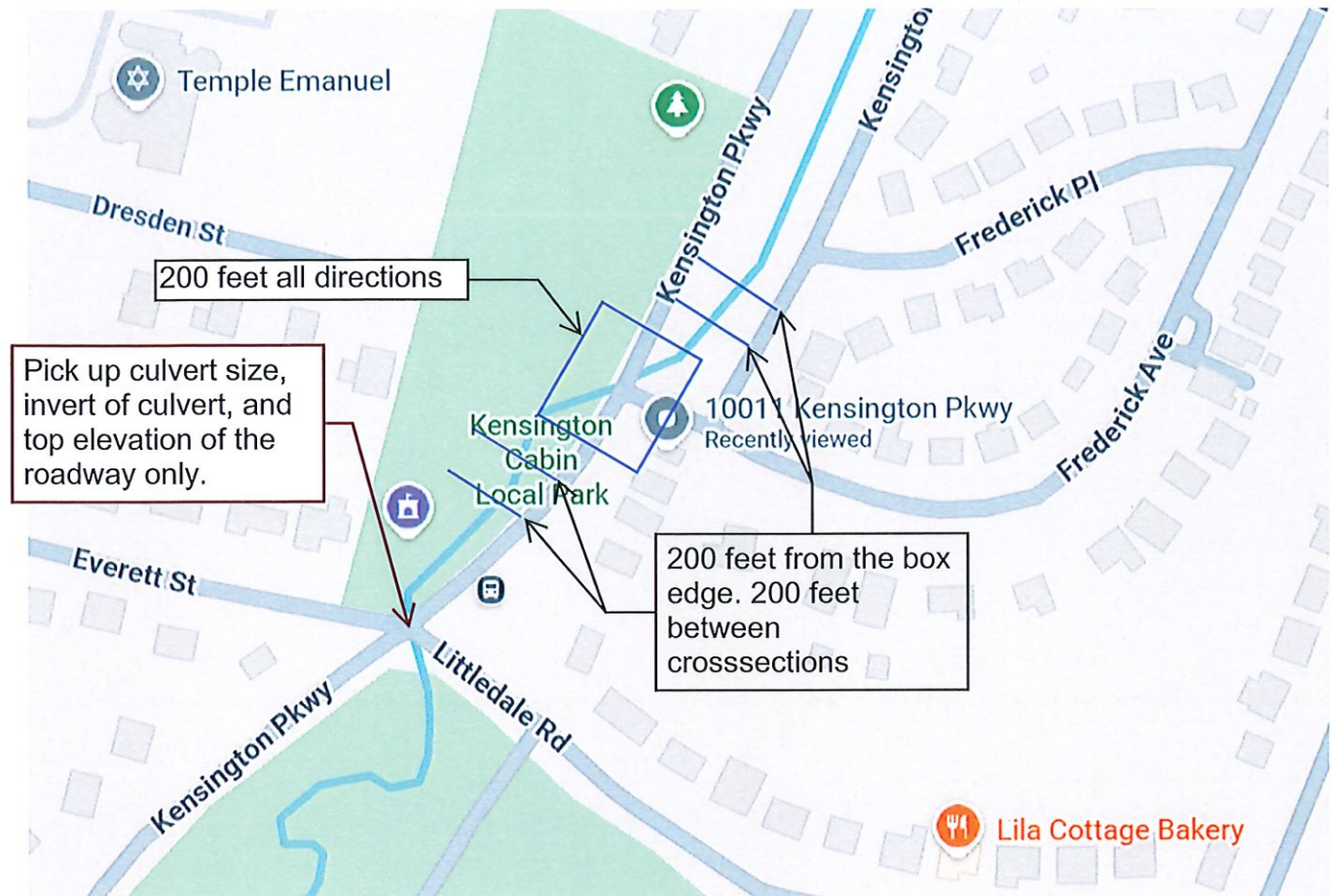
Exclusions:

This scope is solely to complete H&H analysis of the bridge to find out whether the structure is under capacity and/or it meets the existing standards for the design flow. The following are excluded in this scope:

- Utility relocation
- Historic / archeological study.
- Stream restoration design.

LIMIT OF SURVEY BAI WILL COMPLETE FOR THIS TASK:

Complete topographic survey as marked. Complete survey for cross section perpendicular to the stream flow as marked and need to cover entire floodplain influence at minimum 50 feet left and right side of the center of channel. Complete culvert survey at Littledale Rd as marked.



MANHOUR ESTIMATE

TOWN OF KENSINGTON
DEPARTMENT OF PUBLIC WORKS
 ESTIMATE OF HOURS
 DESCRIPTION OF WORK ACTIONS
 TASK NAME: H&H Analysis of Existing Bridge near 10011 Kensington Parkway
 (MK-03)

CONTRACT NO.
 TASK NO. 1

H&H Analysis of Existing Bridge near 10011 Kensington Parkway (MK-03)

	Task	Principle / Associate	Project Manager	Highway Engineer	Structural Engineer	H&H Engineer	Technician	Total
1	Hydrologic and Hydraulic Analyses for Existing Conditions							
a	Collect and review available GIS topographic information including the Town's available storm drain information and prepare a work man.		4			8	6	18
b	Perform a site visit and field investigation.		6			6	0	12
c	Complete topographic survey of the site including total four (4) field cross sections at 200 feet spacing, and invert / size survey of the downstream culvert at Littledale Road / Kensington Pkwy crossing to see downstream culvert effect in the bridge hydraulics.		6			78	64	148
d	Complete hydrologic analysis of the structure.		6			34	12	52
e	Analyze / incorporate downstream culvert at Littledale Road / Kensington Pkwy crossing in the hydraulics analysis of the bridge structure.		4			20	0	24
f	Complete hydraulic analysis of the structure.		6			32	8	46
g	Complete H&H report and submit to the Town for review.		8			16	14	38
h	Provide two preliminary alternatives, one for the culvert, and other for bridge replacement to estimate the number of boxes of culverts need or to determine the bridge span, which can pass 10-year design flood, if the capacity of the existing culvert is inadequate.		8		6	22	0	36
i	Address the Town review comments and suggestions. This will determine whether the bridge crossing has enough capacity to pass the flow or not.		6			22	0	
j	Meet with the Town to discuss the outcome the analysis and next step forward.		4			4	0	374
3	Total							
	Total Hours		58		6	242	104	748
	Rate (Loaded)		\$ 162.50		\$ 112.50	\$ 125.00	\$ 75.00	
	Total Bid Price		\$ 9,425.00		\$ 675.00	\$ 30,250.00	\$ 7,800.00	\$ 48,150.00