

Item 3 - Correspondence

From: [Coello, Catherine](#)
To: [MCP-Chair](#)
Subject: FW: Letter Regarding 22200 Clarksburg Road, Boyds (Master Plan Site #13/25, Cephas Summers House)
Date: Thursday, November 19, 2020 11:10:30 AM
Attachments: [Cephas Summers House Letter - Final.pdf](#)

From: Kyne, Michael <michael.kyne@montgomeryplanning.org>
Sent: Thursday, November 19, 2020 11:06 AM
To: Thompkins, Melissa <melissa.thompkins@mncppc-mc.org>; Coello, Catherine <catherine.coello@mncppc-mc.org>
Subject: Letter Regarding 22200 Clarksburg Road, Boyds (Master Plan Site #13/25, Cephas Summers House)

Hello,

Please find the attached letter to Mr. Anderson from the Historic Preservation Commission. The subject of this letter is the reduction of the environmental setting at 22200 Clarksburg Road, Boyds (Master Plan Site #13/25, Cephas Summers House), which is associated with the pending Preliminary Plan of Subdivision (Plan Number: 120200050). I believe this case is scheduled to come before the Planning Board in December. Please let me know if you have any questions.

Thank you,

Michael Kyne
Planner Coordinator | Historic Preservation Section
Montgomery County Planning Department | M-NCPPC
2425 Reedy Drive, 13th Floor, Wheaton, MD 20902 | 301-563-3403
Michael.Kyne@montgomeryplanning.org
www.montgomeryplanning.org/historic



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Sandra I. Heiler
Chairman

October 29, 2020

Mr. Casey Anderson
Chair, Montgomery County Planning Board
2425 Reedie Drive, 13th Floor
Wheaton, Maryland 20902

**RE: 22200 Clarksburg Road, Boyds (Master Plan Site #13/25, Cephas Summers House);
Reduction of the Environmental Setting Associated with the Pending Preliminary Plan of
Subdivision (Plan Number: 120200050)**

Dear Chairman Anderson and Members of the Planning Board:

On October 28th, the Historic Preservation Commission (HPC) heard a preliminary consultation regarding the reduction of the environmental setting of 22200 Clarksburg Road, Boyds, a historically designated Master Plan Site known as the Cephas Summers House. The HPC supports a recommendation to the Planning Board that the environmental setting be reduced from 66.42 acres to 10.21 acres as part of the Preliminary Plan of Subdivision for the property (Plan Number: 120200050). This recommendation was undertaken at the request of the property owner. It includes the following conditions:

- 1) The Historic Area Work Permit (HAWP) for the comprehensive rehabilitation of the Cephas Summers House, including any new construction or additions as required, must be approved by the HPC prior to the Planning Board's approval of the Site Plan for the first phase of the development; and,
- 2) The building permit associated with said HAWP shall be filed with the Department of Permitting Services prior to the acceptance of any land disturbance permits associated with the new construction approved by the Site Plan.





HISTORIC PRESERVATION COMMISSION

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County Executive

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Chairman

With the stipulated conditions, the proposed reduction of the environmental setting conforms with the intent and purpose of the *Ten Mile Creek Area Limited Amendment*. Further, the creation of the 10.21-acre lot and subsequent plans to completely rehabilitate the historic Cephas Summers House conforms with the purpose and goals of the Master Plan for Historic Preservation. The HPC makes this recommendation pursuant to its designated Powers and Duties under Chapter 24A-5 (j).

Very Sincerely,

Sandra I. Heiler, Chairman
Historic Preservation Commission

cc. HPC Members



From: [Paula](#)
To: [MCP-Chair](#); [Marc Elrich](#)
Subject: Hearing Dec 3: Request to keep impervious surface below 5% to protect Ten Mile Creek Watershed
Date: Wednesday, November 25, 2020 1:17:39 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Dear County Executive Elrich, Chair Anderson, and Members of the Planning Board,

I understand that on December 3 there will be a hearing concerning development near the Ten Mile Creek Watershed. The high quality Ten Mile Creek watershed supports the cleanest tributary flowing into Little Seneca Reservoir. I request that you closely examine the impact the **Pulte Development “Creekside at Cabin Branch”** would have on the very unique Ten Mile Creek watershed.

In its current configuration, **Pulte’s proposed development poses risks of irreversible degradation to the two tributaries that the Master Plan recognizes as the most sensitive and high quality subwatersheds in the Ten Mile Creek watershed, LSTM 110 and 111.** The Master Plan makes clear that to preserve the quality of these headwaters, imperviousness must be kept to 5%. However, an analysis of Pulte’s development plan shows that it would destroy these subwatersheds by adding a much higher level of imperviousness, from 1.6% to 7.3% and from 1.2% to 12.8% respectively.

I request that the Ten Mile Creek watershed be recognized for its unique qualities and that development **conform to the Master Plan objective “...if imperviousness is kept to near to five percent as possible , stream conditions can be maintained in the good to excellent range.”**

To conform to the Master Plan and to achieve protection, the Pulte Development must be shrunk by at least 50% and most importantly, remove the two intrusive extensions of the development that plunge deeply into the watershed. Let’s not follow the path of Cabin Branch Creek, the sister tributary of Ten Mile Creek that flows into Little Seneca Reservoir, which has been severely degraded by an ongoing massive housing development.

We know the importance of Little Seneca Reservoir to the future of our drinking water supply and the value of the Ten Mile Creek watershed to Montgomery County. It is our collective responsibility to protect them.

Thank you for your thoughtful consideration. **It sounds like there can be a win-win with some adjustments to the Pulte Creekside Plan.**

Paula Posas, PhD
Silver Spring, MD 20902

From: [Ned Stone](#)
To: [MCP-Chair; marc.elrich@montgomerycountymd.gov](#)
Cc: [annegreene@hushmail.com](#)
Subject: Ten Mile Creek Development
Date: Thursday, November 26, 2020 9:05:49 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Dear Sirs,

I understand that a development is contemplated that will degrade the water quality in Ten Mile Creek and Seneca Lake. Please decide this matter with *water quality* as the top criterion.

Ned Stone
17111 Friends House Road, Sandy Spring MD 20860
Home 703-768-5441 Cell 571-214-6408
nedstone@verizon.net

From: [Erika Bucciantini](#)
To: [MCP-Chair](#)
Subject: The Master Plan Must Guide Clarksburg Development
Date: Friday, November 27, 2020 8:29:41 AM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Casey Anderson,

The development projects by Pulte or any other company must adhere to the impervious surface caps in the Master Plan.

Ten Mile Creek is a fragile part of our back-up drinking water supply and deserves protection. A 5% cap on impervious surface is a cap that must not be ignored for increased development. Going above 5% will irrevocably harm water quality, particularly in neighboring Cabin Branch. This Pulte "Creekside" development never should have been allowed to move forward unless it could meet a 5% impervious cap on impervious surfaces and be moved back from buffer areas.

Erika Bucciantini
erika.bucciantini@gmail.com
22014 Dickerson Rd
Dickerson , Maryland 20842

From: [Mary Long](#)
To: [MCP-Chair](#)
Subject: The Master Plan Must Guide Clarksburg Development
Date: Friday, November 27, 2020 8:47:04 AM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Casey Anderson,

As wonderful as home developers can be, I have seen numerous times where there is total disregard for the local community they build in. Why would they care? They don't live there!

When it comes to natural resources, it is even more important. Their self-interest can have a negative impact on many of us that is invisible and difficult to quantify. The earth has no steward and that is clearly showing with climate change.

It is imperative that development projects by Pulte or any other company adhere to the impervious surface caps in the Master Plan. Ten Mile Creek is a fragile part of our back-up drinking water supply and deserves protection.

A 5% cap on impervious surface is just that - a cap, a hard stop. Going above 5% will irrevocably harm water quality as we have seen too often - particularly in neighboring Cabin Branch.

This Pulte "Creekside" development needs to be shrunk to a size where it can meet a 5% impervious cap on impervious surfaces and moved back from buffer areas.

Thanks for helping to protect us and the environment. And if you can help developers from creating more ugly housing, I would appreciate that too. Make MoCo a place people want to come to and live because we don't comprise.

Sincerely,

Mary Long

Mary Long
along09@yahoo.com
10204 Greenfield St
Kensington, Maryland 20895

From: [James Zwiebel](#)
To: [MCP-Chair](#)
Subject: The Master Plan Must Guide Clarksburg Development
Date: Friday, November 27, 2020 10:05:30 AM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Casey Anderson,

It is imperative that development projects by Pulte or any other company adhere to the impervious surface caps in the Master Plan. Ten Mile Creek is a fragile part of our back-up drinking water supply and deserves protection.

A 5% cap on impervious surface is just that - a cap, a hard stop. Going above 5% will irrevocably harm water quality as we have seen too often - particularly in neighboring Cabin Branch.

This Pulte "Creekside" development needs to be shrunk to a size where it can meet a 5% impervious cap on impervious surfaces and moved back from buffer areas.

James Zwiebel
bikerjaz@verizon.net
6317 Kenhowe Drive
Bethesda, Maryland 20817

From: [Anne Sturm](#)
To: [MCP-Chair](#)
Subject: The Master Plan Must Guide Clarksburg Development
Date: Friday, November 27, 2020 11:06:48 AM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Casey Anderson,

Quite a few years ago, one of the largest coalitions of environmental partners came together to protect Ten Mile Creek. Ten Mile Creek is part of our county's and the wider metro area's back up drinking supply. It is imperative that we protect it and its' fragile environment. An agreement was reached, at that time, to follow the Master Plan and limit the impervious surface to 5 %.

Please do not approve any impervious surface beyond the 5 % cap. We know in our county that going beyond that will damage the water quality. A good example of this is Cabin Branch.

It is shocking to see the development that has impacted " buffer areas" in the development that has already taken place along Old Baltimore Road. We really need to do more in moving back development from sensitive buffer areas. Please make sure that the Pulte " Creekside" development does not HARM the CREEK AND ITS" SIDES.

Thank you for your time and consideration.

Anne Sturm
annets1@aol.com
P.O. Bpx 341
Barnesville, Maryland 20838

From: [Anne](#)
To: [MCP-Chair](#)
Subject: Ten Mile Creek - Pulte Proposed Development
Date: Friday, November 27, 2020 1:53:41 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Dear Chair Anderson and Members of the Planning Board,

I am not a water expert. I am "just" a concerned citizen on Montgomery County. I have lived here for over 40 years and have recently become more familiar with the importance of the Ten Mile Creek watershed. As such, I request that you closely examine the impact the Pulte Development "Creeside at Cabin Branch" would have on our very unique Ten Mile Creek watershed.

In its current configuration, Pulte's proposed development poses risks of irreversible degradation to the two tributaries that the Master Plan recognizes as the most sensitive and high quality subwatersheds in the Ten Mile Creek watershed, LSTM 110 and 111. The Master Plan makes clear that to preserve the quality of these headwaters, imperviousness must be kept to 5%. However, an analysis of Pulte's development plan shows that it would destroy these subwatersheds by adding a much higher level of imperviousness, from 1.6% to 7.3% and from 1.2% to 12.8% respectively. When I learned of these levels, I was shocked that this would even be considered as these indicators are widely accepted as the key indicators affect stream condition. Simply put, higher impervious cover leads to higher amounts of stormwater runoff and urban pollutants that erode and degrade stream channels and habitat and the biologic communities they support, leading to degraded stream conditions.

In Montgomery County, citizens care deeply about our natural resources, including Ten Mile Creek. We all enjoy bringing our out-of-town visitors (pre-COVID) to Black Hills Park and showing off how pristine it is. Many of our visitors have said that our area (referring to Montgomery County) has "so much greenery." So, it is with a heavy heart when I drive past what seems to be endless development in the upper county and finding out that the preservation of our finite sources of clean water are not being adequately protected.

I am respectfully requesting that the Ten Mile Creek watershed be recognized for its unique qualities and that development conform to the Master Plan objective "...if imperviousness is kept to near to five percent as possible, stream conditions can be maintained in the good to excellent range." To conform to the Master Plan and to achieve protection, the Pulte Development must be shrunk by at least 50% and most importantly, remove the two intrusive extensions of the development that plunge deeply into the watershed. Let's not follow the path of Cabin Branch Creek, the sister tributary of Ten Mile Creek that flows into Little Seneca Reservoir, which has been severely degraded by an ongoing massive housing development. We know the importance of Little Seneca Reservoir to the future of our drinking water supply and the value of the Ten Mile Creek watershed to Montgomery County.

It is our collective responsibility to protect our county's natural resources. If not just for ourselves, we should be thinking of our kids. 2020 has been hard for all of us (job loss, pandemic, virtual school and work, politics) and having the ability to get out into nature has been a life preserver for us and our kids. Let us pass on to them that wonderful gift of all the beautiful nature we currently have in Montgomery County.

Thank you,

Anne Sit-Williams

From: [Stacey Flynn](#)
To: [MCP-Chair](#)
Subject: The Master Plan Must Guide Clarksburg Development
Date: Friday, November 27, 2020 3:36:42 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Casey Anderson,

It is imperative that development projects by Pulte or any other company adhere to the impervious surface caps in the Master Plan. Ten Mile Creek is a fragile part of our back-up drinking water supply and deserves protection.

A 5% cap on impervious surface is just that - a cap, a hard stop. Going above 5% will irrevocably harm water quality as we have seen too often - particularly in neighboring Cabin Branch.

This Pulte "Creekside" development needs to be shrunk to a size where it can meet a 5% impervious cap on impervious surfaces and moved back from buffer areas.

Stacey Flynn
stafl32@verizon.net
11542 Summer Oak Drive, Apt, Suite, Bldg. (optional)
Germantown, Maryland 20874

From: pmcuff@aol.com
To: MCP-Chair; marc.elrich@public.govdelivery.com
Subject: Concern for Ten Mile Creek Watershed
Date: Friday, November 27, 2020 6:34:09 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Dear Chair Anderson and Members of the Planning Board:

As an advocate for the high quality Ten Mile Creek watershed, which supports the cleanest tributary flowing into Little Seneca Reservoir, I request that you closely examine the impact the Pulte Development "Creekside at Cabin Branch" would have on our very unique Ten Mile Creek watershed.

In its current configuration, Pulte's proposed development poses risks of irreversible degradation to the two tributaries that the Master Plan recognizes as the most sensitive and high quality subwatersheds in the Ten Mile Creek watershed, LSTM 110 and 111. The Master Plan makes clear that to preserve the quality of these headwaters, imperviousness must be kept to 5%. However, an analysis of Pulte's development plan shows that it would destroy these subwatersheds by adding a much higher level of imperviousness, from 1.6% to 7.3% and from 1.2% to 12.8% respectively. Impervious cover is widely accepted as the key indicator of the complex factors that affect stream condition. Simply put, higher impervious cover leads to higher amounts of stormwater runoff and urban pollutants that erode and degrade stream channels and habitat and the biologic communities they support, leading to degraded stream conditions.

In Montgomery County, citizens care deeply about our water resources and recognize that Ten Mile Creek warrants extraordinary protection. Sadly, as development continues unabated in the upper county, preservation of our finite sources of clean water are not being adequately protected. We respectfully request that the Ten Mile Creek watershed be recognized for its unique qualities and that development conform to the Master Plan objective "...if imperviousness is kept to near to five percent as possible, stream conditions can be maintained in the good to excellent range." To conform to the Master Plan and to achieve protection, the Pulte Development must be shrunk by at least 50% and most importantly, remove the two intrusive extensions of the development that plunge deeply into the watershed. Let's not follow the path of Cabin Branch Creek, the sister tributary of Ten Mile

Creek that flows into Little Seneca Reservoir, which has been severely degraded by an ongoing massive housing development. We know the importance of Little Seneca Reservoir to the future of our drinking water supply and the value of the Ten Mile Creek watershed to Montgomery County. It is our collective responsibility to protect them.

Respectfully,

Patricia Cuff

From: [Lucinda Snow](#)
To: [MCP-Chair](#)
Subject: The Master Plan Must Be Followed In Clarksburg
Date: Friday, November 27, 2020 8:03:17 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Casey Anderson,

As I am sure you are well aware of, creating a Master Plan is long hard work, taking into consideration the needs of many different groups and residents and the uniqueness of the environment. The limits on impervious surfaces in the Ten Mile Creek watershed is one of the important factors in the Clarksburg Master Plan. Therefore it is imperative that development projects by Pulte or any other company adhere to these impervious surface caps in the Master Plan. Ten Mile Creek is a fragile part of our back-up drinking water supply and deserves protection.

A 5% cap on impervious surface is just that - a cap, a hard stop. Going above 5% will irrevocably harm water quality as we have seen too often - particularly in neighboring Cabin Branch.

This Pulte "Creekside" development needs to be shrunk to a size where it can meet a 5% impervious cap on impervious surfaces and moved back from buffer areas.

I hope you will stick to the will of the Clarksburg community and respect the fragility and importance of the quality of the Ten Mile Creek watershed and stick to the Master Plan limits. Do not whittle away our protections!

Lucinda Snow
cindys369@gmail.com
20537 Amethyst Ln
Germantown, Maryland 20874

From: [Catherine Lowry](#)
To: [MCP-Chair](#)
Subject: Protecting Ten Mile Creek
Date: Saturday, November 28, 2020 11:10:30 AM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Dear Chair Anderson and Members of the Planning Board:

I support Friends of Ten Mile Creek's call for better science-based protections for our water supply and urge you to follow their recommendations regarding Pulte's proposed development Creekside at Cabin Branch.

Respectfully,

[Catherine Lowry](#)

[10209 Menlo Ave, SS, MD 20910](#)

From: [Ellen Gordon](#)
To: [MCP-Chair](#)
Subject: Ten Mile Creek
Date: Saturday, November 28, 2020 11:22:09 AM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Dear Chair Anderson and Members of the Planning Board:

I support Friends of Ten Mile Creek's call for better science-based protections for our water supply and urge you to follow their recommendations regarding Pulte's proposed development Creekside at Cabin Branch.

Pulte's proposed development poses risks of irreversible degradation to the two tributaries that the Master Plan recognizes as the most sensitive and high quality sub-watersheds in the Ten Mile Creek watershed, LSTM 110 and 111. The Master Plan makes clear that to preserve the quality of these headwaters, imperviousness must be kept to 5%. However, an analysis of Pulte's development plan shows that it would destroy these sub-watersheds by adding a much higher level of imperviousness, from 1.6% to 7.3% and from 1.2% to 12.8% respectively. Higher impervious cover leads to higher amounts of storm water runoff and urban pollutants that erode and degrade stream channels and habitat and the biologic communities they support, leading to degraded stream conditions.

Ellen Gordon

ellen@gordonballard.com

Dickerson, MD

From: [Barbara Hoover](#)
To: [MCP-Chair](#); marc.elrich@montgomerycountymd.gov
Subject: Please preserve the Ten Mile Creek Watershed
Date: Saturday, November 28, 2020 12:26:07 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Dear Chair Anderson and Members of the Planning Board:

I support Friends of Ten Mile Creek's call for better science-based protections for our water supply and urge you to follow their recommendations regarding Pulte's proposed development Creekside at Cabin Branch.

Respectfully,

Barbara Hoover
7841 Whiterim Ter
Potomac, MD 20854

*We isolate now
So when we gather again
No one is missing
~ Meria Marom ~*

From: [Max Wilson](#)
To: [MCP-Chair; marc.elrich@montgomerycountymd.gov](#)
Subject: Ten Mile Creek and Creekside at Cabin Branch
Date: Saturday, November 28, 2020 12:38:16 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Dear Chair Anderson and Members of the Planning Board:

I spend a lot of time recreating at Black Hills Regional Park and the area around Little Seneca Reservoir and Ten Mile Creek. I especially enjoy watching the waterfowl in the Reservoir. I'm also generally concerned about general water quality and habitat preservation. For these reasons I am concerned about the development within the Ten Mile Creek watershed and at Pulte Development's "Creekside at Cabin Branch" in particular. I write to support Friends of Ten Mile Creek's request for better science-based protections for that watershed and for our water supply. I urge you to follow their recommendations regarding the Creekside at Cabin Branch development. Specifically, the amount of impervious surfaces should be minimized within the watershed to the greatest extent possible, particularly within the LSTM 110 and 111 subwatersheds. The currently proposed development is far too large to limit impervious surfaces to the benchmark of 5%. The development should be reduced by eliminating the two extensions the extended deeply into the watershed, presenting especially grave risks to water quality.

Thank you for considering my views.

Respectfully,

John Maxwell Wilson
8513 Warde Ter
Potomac, MD 20854

From: [Gale & Barbara Quist](#)
To: [MCP-Chair](#)
Subject: Tn Mile Creek
Date: Saturday, November 28, 2020 12:40:54 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Dear Chair Anderson and Members of the Planning Board:

I have been one of many concerned Montgomery County citizens caring for Dayspring Creek in Germantown for more than 40 years. Ten Mile creek is our neighboring stream, and of equal concern to me personally. We have very few water bodies in Montgomery County that remain as clear as this wonderful resource. Also part of this ecosystem is the Little Seneca reservoir, which is impacted by the quality of Dayspring and Ten Mile creeks. I can't urge you too strongly to give these streams and reservoir the protection we have carved out for them over the years, and which they deserve. Please do not let ill-considered development spoil this precious resource.

I support Friends of Ten Mile Creek's call for better science-based protections for our water supply and urge you to follow their recommendations regarding Pulte's proposed development Creekside at Cabin Branch.

***Respectfully,
Gale Quist***

From: [Wendy Sheppard](#)
To: [MCP-Chair](#)
Subject: The Master Plan Must Guide Clarksburg Development
Date: Saturday, November 28, 2020 12:44:50 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Casey Anderson,

It is imperative that development projects by Pulte or any other company adhere to the impervious surface caps in the Master Plan. Ten Mile Creek is a fragile part of our back-up drinking water supply and deserves protection.

A 5% cap on impervious surface is just that - a cap, a hard stop. Going above 5% will irrevocably harm water quality as we have seen too often - particularly in neighboring Cabin Branch.

This Pulte "Creekside" development needs to be shrunk to a size where it can meet a 5% impervious cap on impervious surfaces and moved back from buffer areas.

Wendy Sheppard
marie@willowoak.biz
18015 Moore Rd
Dickerson, Maryland 20842-9191

From: [Kathryn Markham](#)
To: [MCP-Chair](#)
Subject: The Master Plan Must Guide Clarksburg Development
Date: Saturday, November 28, 2020 1:23:02 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Casey Anderson,

It is imperative that development projects by Pulte or any other company adhere to the impervious surface caps in the Master Plan. Ten Mile Creek is a fragile part of our back-up drinking water supply and deserves protection.

A 5% cap on impervious surface is just that - a cap, a hard stop. Going above 5% will irrevocably harm water quality as we have seen too often - particularly in neighboring Cabin Branch.

This Pulte "Creekside" development needs to be shrunk to a size where it can meet a 5% impervious cap on impervious surfaces and moved back from buffer areas.

Kathryn Markham
krbizacct@gmail.com
8114 Macarthur Blvd
Cabin John, Maryland 20818

From: [Joyce](#)
To: [MCP-Chair](#); marc.elrich@montgomerycountymd.gov
Subject: Pulte development Creekside
Date: Saturday, November 28, 2020 6:09:09 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Dear Chair Anderson and Members of the Planning Board:

As a resident of Barnesville in the Agricultural Reserve, I support Friends of Ten Mile Creek's call for better science-based protections for our water supply and urge you to follow their recommendations regarding Pulte's proposed development Creekside at Cabin Branch. We have lost too much valuable habitat and riparian buffers already.

Respectfully,

Joyce Bailey
21730 Beallsville Rd
Barnesville, MD 20838

From: [SEC](#)
To: [MCP-Chair](#)
Subject: Our threatened water supply
Date: Saturday, November 28, 2020 6:20:19 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Dear Chair Anderson and Members of the Planning Board:

I support Friends of Ten Mile Creek's call for better science-based protections for our water supply and urge you to follow their recommendations regarding Pulte's proposed development Creekside at Cabin Branch.

*Respectfully,
Eric Cronquist
secq@earthlink.net*

From: [Jane Thompson](#)
To: [MCP-Chair](#); [Marc Elrich](#)
Subject: Don't Weaken Clean Water Protections of Ten Mile Creek!
Date: Saturday, November 28, 2020 6:34:30 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Dear Chair Anderson and Members of the Planning Board:

I support Friends of Ten Mile Creek's call for better science-based protections for our water supply and urge you to follow their recommendations regarding Pulte's proposed development Creekside at Cabin Branch.

Peaceful trails,

Jane Thompson
Po Box 82
Barnesville, MD 20838

Piglet noticed that even though he had a Very Small Heart, it could hold a rather large amount of Gratitude.

— A.A.Milne

From: [Anne Ambler](#)
To: [MCP-Chair](#)
Cc: marc.elrich@montgomerycountymd.gov
Subject: Ten-Mile Creek: Please require Pulte to adhere to the Master Plan
Date: Saturday, November 28, 2020 8:54:38 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Dear Chair Anderson and Members of the Planning Board:

With many other Montgomery County residents who share a long view of our county, our changing climate, and what is necessary for us to survive and thrive, I fought hard for a Master Plan covering Ten-Mile Creek that would adequately protect this valuable water resource. The result was a compromise that still allowed Pulte to build. With the types of soils in the subwatersheds and the fact that this stream feeds our back-up water supply, it would, of course, have been better not to allow any development at all in this sensitive area. Now flouting the goals of that Master Plan, Pulte intends to exceed the imperviousness level that aimed to give the creek a chance for survival. The instrument will be its aptly named "Creekside at Cabin Branch."

Pulte's proposed development would destroy two critical subwatersheds by exceeding the imperviousness levels widely accepted as the maximum possible that retains stream quality. Imperviousness in these subwatersheds would be up to 7.3% in one, and up to 12.8% in the other. Since 2003, I've been involved in the nonprofit organization advocating for the Northwest Branch, and have observed the continual degradation of that unfortunate waterway. Montgomery County has spent a lot of our money reconstructing the streambed and protecting the adjacent sewer trunk line from erosion exposure. These stream restorations are routinely blown out by storm surges made ever more powerful by ever more roads and rooftops, and exacerbated by climate change. The runoff of urban pollutants degrades the biologic communities the stream once supported. Why would we want to subject our very best stream, the stream that we will depend on for drinking water in an extended drought, to a similar fate?

I urge you to study the Pulte plan carefully and require conformity with the goals of the Master Plan. **Please heed the Friends of Ten Mile Creek's call for better science-based protections for our water supply and follow their recommendations for Pulte's proposed development Creekside at Cabin Branch.**

Respectfully,

Anne Ambler
12505 Kuhl Road

Silver Spring, MD 20902

From: [owner1](#)
To: [MCP-Chair](#)
Subject: Ten Mile Creek
Date: Sunday, November 29, 2020 10:02:29 AM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Dear Chair Anderson and Members of the Planning Board:

I am a proud resident of Montgomery County. I am especially proud of the counties conservation and environmental ethic. Ten Mile Creek has been a vital concern of citizens for years. Once developed and unprotected a pristine area of free flowing water will be destroyed. It is against the interests of the County to do this. I support the Friends of Ten mile Creek and hope you can to.

Barbara Brown,
Potomac, Maryland

From: [Claire Wolfe](#)
To: [MCP-Chair; marc.elrich@montgomerycountymd.gov](#)
Subject: Creekside at Cabin Branch development
Date: Sunday, November 29, 2020 10:21:48 AM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Dear Chair Anderson and Members of the Planning Board:

I support Friends of Ten Mile Creek's call for better science-based protections for our water supply and urge you to follow their recommendations regarding Pulte's proposed development Creekside at Cabin Branch.

Respectfully,

*Claire Wolfe
Germantown, MD*

From: [A Bies](#)
To: [MCP-Chair](#)
Cc: marc.elrich@montgomerycountymd.gov
Subject: Please protect the water supply
Date: Sunday, November 29, 2020 2:30:09 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Dear Chair Anderson and Members of the Planning Board:

Greeting. I am writing to advise that I support Friends of Ten Mile Creek's call for better science-based protections for our water supply and urge you to follow their recommendations regarding Pulte's proposed development Creekside at Cabin Branch.

**Respectfully,
Angela Bies, Potomac, MD**

From: [Carol Nerenberg](#)
To: [MCP-Chair](#); marc.elrich@montgomerycountymd.gov
Subject: Ten Mile Creek
Date: Sunday, November 29, 2020 2:46:14 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Dear Chair Anderson and Members of the Planning Board:

I support Friends of Ten Mile Creek's call for better science-based protections for our water supply and urge you to follow their recommendations regarding Pulte's proposed development Creekside at Cabin Branch.

Respectfully,

*Carol Nerenberg
10104 Logan Drive
Potomac, MD 20854*

From: salsay@verizon.net
To: [MCP-Chair](#)
Subject: Pulte's Proposed Development
Date: Sunday, November 29, 2020 6:25:40 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Dear Chair Anderson and Members of the Planning Board:

I support Friends of Ten Mile Creek's call for better science-based protections for our water supply and urge you to follow their recommendations regarding Pulte's proposed development Creekside at Cabin Branch.

Respectfully,

*Paula Sayers
19985 Wild Cherry Lane
Germantown, MD 20874*

From: [Pia Iolster](#)
To: [MCP-Chair](#); marc.elrich@montgomerycountymd.gov
Subject: Ten Mile Creek watershed development
Date: Sunday, November 29, 2020 6:56:21 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Dear Chair Anderson and Members of the Planning Board:

I support Friends of Ten Mile Creek's call for better science-based protections for our water supply and urge you to follow their recommendations regarding Pulte's proposed development Creekside at Cabin Branch.

Please don't let development pressure destroy one of the few pristine creeks in our county and an important source of our drinking water!

Respectfully,

Pia Iolster

From: [Leslye Halioua](#)
To: [MCP-Chair; marc.elrich@montgomerycountymd.gov](#)
Subject: TenMileCreek & CreeksideAtCabinBranch
Date: Sunday, November 29, 2020 7:07:08 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Dear Chair Anderson and Members of the Planning Board:

I support Friends of Ten Mile Creek's call for better science-based protections for our water supply and urge you to follow their recommendations regarding Pulte's proposed development Creekside at Cabin Branch.

Respectfully,

Leslye Halioua
12504 Stable House Court
Potomac MD 20854
202-297-8033

Sent from my iPhone

From: [Molly Hauck](#)
To: [MCP-Chair](#); marc.elrich@montgomerycountymd.gov
Subject: Ten Mile Creek
Date: Monday, November 30, 2020 2:21:14 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

- **Background:** [Friends of Ten Mile Creek](#) have been working for over a decade to protect and keep water clean at the Little Seneca Reservoir, DC region's only emergency water supply. Now it is your chance to tell the Montgomery Planning Board to continue prioritize and maintain our water clean and away from development.

-

- **Ask:** Send a letter to Montgomery Planning Board and to County Executive Elrich before the **Planning Board meeting** scheduled for **Thursday December 3rd**.

-

- **Why Ten Mile Creek Watershed is special**

- Ten Mile Creek is the cleanest tributary flowing into Little Seneca Reservoir, the closest, back-up emergency drinking water supply to the Potomac for over 400 million people in the Washington DC region.
- Ten Mile Creek watershed is part of a small group of high quality watersheds still remaining in the County. It contains two of the highest quality streams in Montgomery County, LSTM110 and 111, and serves as a reference stream against which other streams in Montgomery County are compared.
- The Ten Mile Creek Watershed supports a bountiful native ecosystem. The watershed is home to at least a seven state-rare plants and over 450 native plant species, representing over one-third of Montgomery County's native plants.
- Because of its unique characteristics, Ten Mile Creek warrants extraordinary protection.

Ten Mile Creek Watershed and its high quality tributaries face multiple threats

Pulte's Creekside at Cabin Branch Housing Development

- The proposed development in the Ten Mile Creek Watershed poses risks of irreversible degradation to the two tributaries that the Master Plan recognizes as the most sensitive and high quality subwatersheds in the Ten Mile Creek Watershed.
- A key recommendation of the Master Plan is to "... **protect existing stream conditions in the high quality headwater sub-watersheds LSTM110 (King Spring) and LSTM111.**" The Master Plan also tells us how to protect these highest quality subwatersheds: "...if imperviousness is kept as near to five percent as possible, stream conditions can be maintained in the good to excellent range."
- The current imperviousness of the subwatersheds of these high quality, sensitive streams are 1.6% (LSTM 110) and 1.2% (LSTM111). An analysis of the buildout plans for these watersheds shows a 500% increase in imperviousness of LSTM 110 from 1.6% to 10.1%, and a nearly 1,000% increase in imperviousness of LSTM 111, from 1.2% to 12.75%. The Pulte development plan, as currently presented, would destroy these most

sensitive and high quality subwatersheds that the Master Plan instructs us to protect.

- To conform to the Master Plan objective to protect the quality of Ten Mile Creek, we recommend shrinking the development footprint by at least 50%, bringing the sub-watershed imperviousness closer to 5%, as recommended by the Master Plan. In particular, removing the two intrusive extensions of the development that plunge deep into the watershed would significantly reduce the impervious impacts on LSTM 110 and 111.

Climate Change

- According to the Department of Environmental Protection data, Ten Mile Creek Watershed has been showing signs of decline since 2007. Given the frequency and severity of weather events due to climate change, even without any change in imperviousness, we can expect further stream bank erosion, instability, and sediment flow. We need much more stringent watershed protection measures given climate extremes and other stressors in order to preserve the ecological integrity of this sensitive watershed.

Erodible Soils

- Based on current USDA/Natural Resource Conservation Service data on highly erodible soils, there are several soil types underlying the proposed Pulte development that pose a severe risk of erosion due to their steep slopes. These highly erodible soils would send mud down into the creeks, smothering habitat and killing aquatic life in the tributaries and the mainstem of Ten Mile Creek.

Sewer

- There is concern that WSSC's plan for individual grinder pumps designed to move sewage would not work for this massive development. And, further, that WSSC might call for a pump station to avert this risk. There is additional concern that WSSC will, in the end, due to the size of this development, want to put a pump station at downhill side of the development, in proximity to the Ten Mile Creek mainstem. Because pump stations are a severe intrusion into the watershed, the County Council specifically required that no pump station be allowed in the Pulte development.

Threats to Little Seneca Lake Reservoir, the Emergency back-up drinking water supply for our region

- Ten Mile Creek is critical to the future of our drinking water supply. As the cleanest, tributary flowing into Little Seneca Lake Reservoir, our region's emergency back-up drinking water supply, Ten Mile Creek must not be allowed to go the way of Cabin Branch Creek, its sister tributary to Little Seneca Lake Reservoir. Cabin Branch Creek has been severely degraded by an ongoing, massive housing development. And now a sediment plume of silt and mud steadily fill Little Seneca Reservoir. We must not repeat this tragedy by allowing large residential developments in the Ten Mile Creek Watershed.
- Furthermore, recent tests have detected Microcystin in Little Seneca Lake Reservoir. Microcystin is a toxin produced by algae that can lead to fishkills and even the death of pets, livestock and wildlife that ingest contaminated water. It is a direct result of nutrient laden run-off (pet wastes, lawn fertilizer) from residential development.
- Most of Montgomery County's drinking water supply comes from the Potomac River, the rest from the Patuxent River. The main question for the water supply system is whether it has the capacity to adequately handle the needs of an additional 200,000 people in the next 30 years while facing the potential impacts of climate change as droughts become more frequent. Protecting Ten Mile Creek is key to assuring the adequacy

and safety of our region's drinking water supply.

-
- Molly Hauck
- 3900 Decatur Ave.
- Kensington 20895-1531

From: [mitch green](#)
To: [MCP-Chair](#); marc.elrich@montgomerycountymd.gov
Subject: Continue to prioritize clean water.
Date: Monday, November 30, 2020 3:18:25 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Honorable Mr. Elrich and Members of the Montgomery County Planning Board:

I respectfully request that you closely examine the impact the Pulte Development "Creekside at Cabin Branch" would have on the Ten Mile Creek watershed.

I am sure that you have been bombarded with all of the very good reasons to protect our water. I leave it to your humanity to do the right thing and take the advice of experts.

Very respectfully,
R. M. Greene
8708 Bradford Road
Unit 102
Silver Spring, MD 20901

From: [Merikay Smith](#)
To: [MCP-Chair](#); marc.elrich@montgomerycountymd.gov
Subject: Pulte Development at Ten Mile Creek -- opposed to current plan
Date: Monday, November 30, 2020 4:18:57 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Dear Chair Anderson and Members of the Planning Board:

I am a resident of Montgomery County and serve on the Boards of the Muddy Branch Alliance and the Seneca Creek Watershed Partners -- local watershed protection groups. Ten Mile Creek watershed supports the cleanest tributary flowing into Little Seneca Reservoir, and is a rare treasure in Montgomery County as it has not yet been degraded by excess development. Please examine the impact that the Pulte Development "Creekside at Cabin Branch" would have on our Ten Mile Creek watershed and protect Ten Mile Creek.

Pulte's proposed development poses risks of irreversible degradation to the two tributaries that the Master Plan recognizes as the most sensitive and high quality subwatersheds in the Ten Mile Creek watershed, LSTM 110 and 111. Please preserve the quality of these headwaters -- rare in our county for not being rated "fair" or "poor" for water quality. Pulte's development plan shows that it would destroy these subwatersheds by adding a much higher level of imperviousness. Impervious cover is widely accepted as the key indicator of the complex factors that affect a stream's condition. As a result of Pulte's development, stormwater runoff and urban pollutants will erode and degrade stream channels, habitat will be lost, and the biologic communities they support decline or disappear.

Please protect Ten Mile Creek and the Little Seneca Reservoir which is an important drinking water resource. Once an area like Ten Mile Creek has been severely degraded by an ongoing massive housing development the loss is irreparable. While development must occur some areas, like Ten Mile Creek, deserve special protection.

Sincerely,

Merikay Smith
14909 Spring Meadows Drive
Germantown, MD 20874

From: [Evan Lippincott](#)
To: [MCP-Chair](#); marc.elrich@montgomerycountymd.gov
Subject: Ten Mile Creek Development
Date: Monday, November 30, 2020 4:52:27 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Dear Chair Anderson and Members of the Planning Board:

I support Friends of Ten Mile Creek's call for better science-based protections for our water supply and urge you to follow their recommendations regarding Pulte's proposed development Creekside at Cabin Branch. Protecting our watershed is critical to a happy and healthy Montgomery County.

Respectfully,

Evan J Lippincott, AIA

From: [Stu Simon](#)
To: [MCP-Chair](#)
Subject: The Master Plan Must Guide Clarksburg Development
Date: Monday, November 30, 2020 5:10:04 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Casey Anderson,

The Master Plan's impervious surface caps are a critical tool to protect the quality of water in our county. In addition, in this era of climate change the County must do all it can to maximize its acreage of porous surfaces, both to minimize the impact of increasingly frequent deluges, alternating with long droughts and absorb CO2 in the air. The county must focus development on the higher density downcounty corridors where services and infrastructure are already in place and protect our upcounty natural jewels.

Ten Mile Creek is a fragile part of our back-up drinking water supply. A 5% cap on impervious surface is just that - a cap, a hard stop. Going above 5% will irrevocably harm water quality as we have seen too often - particularly in neighboring Cabin Branch.

This Pulte "Creekside" development needs to be shrunk to a size where it can meet a 5% impervious cap on impervious surfaces and moved back from buffer areas.

Stu Simon
stucpic@gmail.com
4833 Chevy Chase Drive
CHEVY CHASE, Maryland 20815

From: [Seneca Creek Watershed Partners](#)
To: marc.elrich@montgomerycountymd.gov; [MCP-Chair](#)
Subject: Ten Mile Creek watershed imperviousness
Date: Monday, November 30, 2020 5:12:09 PM
Attachments: [SCWP_TMC impervious.pdf](#)

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Please find attached a letter from Seneca Creek Watershed Partners.

Thank you for your attention.



Seneca Creek
Watershed Partners

November 30, 2020

Via email: MCP-Chair@mncppc-mc.org, marc.elrich@montgomerycountymd.gov

RE: Ten Mile Creek watershed imperviousness

Dear Chair Anderson and Members of the Planning Board:

Seneca Creek Watershed Partners is a local, all-volunteer nonprofit organization. Our mission is to preserve, restore and enjoy the health of the streams, lakes, wetlands and natural environments that make up the Seneca Creek Watershed.

The Ten Mile Creek watershed contains high quality streams which are important tributaries to Great Seneca Creek. Montgomery County recognizes the significance of these streams. The Master Plan recommends to "... protect existing stream conditions in the high-quality headwater sub-watersheds LSTM110 (King Spring) and LSTM111" and also specifies no more than **5% imperviousness** to maintain these excellent stream conditions.

We believe the proposed Pulte Development "Creeside at Cabin Branch" will have a severe negative impact on the pristine streams in the watershed. *Pulte's development plan **increases imperviousness** in LSTM110 (King Spring) and LSTM111 from 1.6% to 7.3% and from 1.2% to 12.8% respectively.*

SCWP partners and volunteers have put in countless hours to protect and restore our waters, yet we still witness the decline of water quality in our streams. Montgomery County has an opportunity to proactively protect what is left of our healthy streams, including the unique headwaters of the Ten Mile Creek. The development footprint in Ten Mile Creek **should be reduced by at least 50%** to limit imperviousness as per the Master Plan recommendation of 5%.

Thank you for protecting our watersheds.

Deborah Sarabia, M. En.
President, Seneca Creek Watershed Partners, a 501(c)3 organization
Gaithersburg, MD 20877

Cc:
Board of Directors, Seneca Creek Watershed Partners

From: [peter miovic](#)
To: [MCP-Chair](#)
Subject: The Master Plan Must Guide Clarksburg Development
Date: Monday, November 30, 2020 5:21:34 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Casey Anderson,

It is imperative that development projects by Pulte or any other company adhere to the impervious surface caps in the Master Plan. Ten Mile Creek is a fragile part of our back-up drinking water supply and deserves protection.

A 5% cap on impervious surface is just that - a cap, a hard stop. Going above 5% will irrevocably harm water quality as we have seen too often - particularly in neighboring Cabin Branch.

This Pulte "Creekside" development needs to be shrunk to a size where it can meet a 5% impervious cap on impervious surfaces and moved back from buffer areas.

peter miovic
peter.miovic@gmail.com
5616 mclean drive
bethesda, Maryland 20814

From: [Twyla Insalaco](#)
To: [MCP-Chair](#)
Subject: The Master Plan Must Guide Clarksburg Development
Date: Monday, November 30, 2020 5:36:26 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Casey Anderson,

It is imperative that development projects by Pulte or any other company adhere to the impervious surface caps in the Master Plan. Ten Mile Creek is a fragile part of our back-up drinking water supply and deserves protection.

A 5% cap on impervious surface is just that - a cap, a hard stop. Going above 5% will irrevocably harm water quality as we have seen too often - particularly in neighboring Cabin Branch.

This Pulte "Creekside" development needs to be shrunk to a size where it can meet a 5% impervious cap on impervious surfaces and moved back from buffer areas.

Twyla Insalaco
tliemail@verizon.net
17911 Hickman Street
Poolesville, Maryland 20837

From: [Catherine Savel](#)
To: [MCP-Chair](#)
Subject: The Master Plan Must Guide Clarksburg Development
Date: Monday, November 30, 2020 5:50:51 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Casey Anderson,

It is imperative that development projects by Pulte or any other company adhere to the impervious surface caps in the Master Plan. Ten Mile Creek is a fragile part of our back-up drinking water supply and deserves protection.

A 5% cap on impervious surface is just that - a cap, a hard stop. Going above 5% will irrevocably harm water quality as we have seen too often - particularly in neighboring Cabin Branch.

This Pulte "Creekside" development needs to be shrunk to a size where it can meet a 5% impervious cap on impervious surfaces and moved back from buffer areas.

Catherine Savel
cay.savel@gmail.com
12338 Sour Cherry Way
North Potomac, Maryland 20878

From: [James Zwiebel](#)
To: [MCP-Chair](#)
Subject: The Master Plan Must Guide Clarksburg Development
Date: Monday, November 30, 2020 5:53:35 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Casey Anderson,

It is imperative that development projects by Pulte or any other company adhere to the impervious surface caps in the Master Plan. Ten Mile Creek is a fragile part of our back-up drinking water supply and deserves protection.

A 5% cap on impervious surface is just that - a cap, a hard stop. Going above 5% will irrevocably harm water quality as we have seen too often - particularly in neighboring Cabin Branch.

This Pulte "Creekside" development needs to be shrunk to a size where it can meet a 5% impervious cap on impervious surfaces and moved back from buffer areas.

James Zwiebel
zwiebelj@verizon.net
6317 Kenhowe Drive
Bethesda, Maryland 20817

From: [Bernie Keller](#)
To: [MCP-Chair](#)
Subject: The Master Plan Must Guide Clarksburg Development
Date: Monday, November 30, 2020 6:51:09 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Casey Anderson,

As a 20 plus year homeowner in Clarksburg and also on a well, It is imperative that development projects by Pulte or any other company adhere to the impervious surface caps in the Master Plan. Ten Mile Creek is a fragile part of our back-up drinking water supply and deserves protection.

A 5% cap on impervious surface is just that - a cap, a hard stop. Going above 5% will irrevocably harm water quality as we have seen too often - particularly in neighboring Cabin Branch.

This Pulte "Creekside" development needs to be shrunk to a size where it can meet a 5% impervious cap on impervious surfaces and moved back from buffer areas.

Don't continue to expand development and continue to destroy the Agricultural Preserve and creeks that run through them.

I appreciate your consideration in this matter.

Bernie Keller
Clarksburg MD

Bernie Keller
bjkeller56@gmail.com
24811 Burnt Hill Rd
Clarksburg , Maryland 20871

From: [Christopher Arndt](#)
To: [MCP-Chair](#)
Subject: The Master Plan Must Guide Clarksburg Development
Date: Monday, November 30, 2020 7:01:35 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Casey Anderson,

Please do not approve the It is development projects by Pulte that are close to Ten Mile Creek
Ten Mile Creek is a fragile part of our back-up drinking water supply and it deserves
protection. Thank you.

Christopher Arndt
chris@arndthome.com
21090 Sugar Ridge Terrace
Boys, Maryland 20841

From: [Allie Goldman](#)
To: [MCP-Chair](#)
Subject: The Master Plan Must Guide Clarksburg Development
Date: Monday, November 30, 2020 7:19:55 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Casey Anderson,

Clean water for all citizens is an obligation that we look to our local government to safeguard. I am 21. I am really afraid of what our future will be if we keep allowing sprawled development in sensitive areas.

Please recommend denial of this proposal.

It is imperative that development projects by Pulte or any other company adhere to the impervious surface caps in the Master Plan. Ten Mile Creek is a fragile part of our back-up drinking water supply and deserves protection.

A 5% cap on impervious surface is just that - a cap, a hard stop. Going above 5% will irrevocably harm water quality as we have seen too often - particularly in neighboring Cabin Branch.

This Pulte "Creekside" development needs to be shrunk to a size where it can meet a 5% impervious cap on impervious surfaces and moved back from buffer areas.

Allie Goldman
allielgoldman@gmail.com
15711 Hughes Road
Poolesville, Maryland 20837

From: [Patrick Brown](#)
To: [MCP-Chair](#)
Subject: 3 Dec Creekside at Cabin Branch
Date: Monday, November 30, 2020 10:31:29 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Dear Chair Anderson, Members of the Planning Board and
Marc Elrich - County Executive,

I fully support the Friends of Ten Mile Creek's call for better science-based protections for our water supply and urge you to follow their recommendations regarding Pulte's proposed development Creekside at Cabin Branch at the upcoming 3 Dec 2020 hearing and decision-making.

I am a frequent hiker in this affected area of Black Hills Regional Park and Little Seneca Reservoir. This county and regional resource needs to be protected and preserved from developmental impacts that decrease water quality and impair quality of life and the county environment.

It's much more efficient to preserve this resource, than try to fix developer damage later using public funds and/or the courts (IF it's even possible to fix the damage done later.)

Please keep these fiscal, environment & conservation imperatives in mind everytime any changes which weaken protections are considered.
Many Thanks.

Respectfully,

Patrick W Brown
18741 Birdseye Dr
Germantown, MD 20874
240-277-9881

From: [Robert Wilbur](#)
To: [MCP-Chair](#)
Subject: The Master Plan Must Guide Clarksburg Development
Date: Tuesday, December 1, 2020 5:38:14 AM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Casey Anderson,

It is imperative that development projects by Pulte or any other company adhere to the impervious surface caps in the Master Plan. Ten Mile Creek is a fragile part of our back-up drinking water supply and deserves protection.

A 5% cap on impervious surface is just that - a cap, a hard stop. Going above 5% will irrevocably harm water quality as we have seen too often - particularly in neighboring Cabin Branch.

This Pulte "Creekside" development needs to be shrunk to a size where it can meet a 5% impervious cap on impervious surfaces and moved back from buffer areas.

Robert Wilbur
rwilbur@gmail.com
15428 Conrad Spring Rd
Boys, Maryland 20841

From: [Susan Davis](#)
To: [MCP-Chair](#)
Subject: The Master Plan Must Guide Clarksburg Development
Date: Tuesday, December 1, 2020 8:55:30 AM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Casey Anderson,

I am stunned that we are back having this conversation again. Some things seem so simple to me. Major investment is required to try to reduce the effects of climate change - trying to fix a problem that has already been created. Why in the world would we create another problem that will then have to be fixed. This watershed cannot tolerate this level of runoff and construction. That is scientifically shown to be true. And yet we are willing to allow this development to degrade our water system and then have to raise thousands of dollars of taxpayer money to try to clean it up down the road. I urged the council to have a little vision here and say no before we were paying to fix it.

It is imperative that development projects by Pulte or any other company adhere to the impervious surface caps in the Master Plan. Ten Mile Creek is a fragile part of our back-up drinking water supply and deserves protection.

A 5% cap on impervious surface is just that - a cap, a hard stop. Going above 5% will irrevocably harm water quality as we have seen too often - particularly in neighboring Cabin Branch.

This Pulte "Creekside" development needs to be shrunk to a size where it can meet a 5% impervious cap on impervious surfaces and moved back from buffer areas.

Susan Davis
susandavis_6@me.com
17601 Conoy Rd
Barnesville, Maryland 20838

From: [Anne James](#)
To: [MCP-Chair](#); marc.elrich@montgomerycountymd.gov; councilmember.friedson@montgomerycountymd.gov; councilmember.katz@montgomerycountymd.gov; county.council@montgomerycountymd.gov; councilmember.riemer
Subject: Creekside at Cabin Branch Testimony Hearing 12/3/2020
Date: Tuesday, December 1, 2020 10:31:34 AM
Attachments: [James Testimony for Pulte Hearing 12.3.2020.docx](#)

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Please see attached testimony for the public record. Anne James, President, Friends of Ten Mile Creek and Little Seneca Reservoir



Virus-free. www.avast.com

Anne James, President, Friends of Ten Mile Creek and Little Seneca Reservoir 12.3.2020

Ten Mile Creek is critical to the future of our drinking water supply and we have been discussing the issue of the impact of development on the waters of Ten Mile Creek and Little Seneca Reservoir over many years. My testimony today is to highlight the vital impact that our Reservoir will have on the health of our community over the coming years. Little Seneca Reservoir was created during the 1980's to "provide an emergency water supply for the metropolitan Washington, D.C. area." It is also an incredibly important recreational resource for our region and, for that reason alone, the water in the reservoir must be safe for people to use. As a back-up drinking water supply for our whole area, the reservoir contains approximately 4.5 billion gallons of water and has been drawn down twice during extreme droughts. Our area's drinking water supply is dependent on the Potomac River, and Little Seneca Reservoir is the closest clean water resource during times of drought; its water can be released and augment the Potomac River flow within a matter of hours.

Why is it so important to keep the Reservoir water as clean as possible? Our drinking water is indeed filtered before it is used by the public at water treatment works and many types of chemicals are added to remove mineral particles and harmful bacteria. Note, however, that not all bacteria can be removed: the sizes of microbes matter; viruses are the smallest waterborne microbes (20 to about 100 nanometers in size) and the most difficult to remove by filtration and other size exclusion methods (World Health Organization Report.) What does this mean layman's terms for the water in the Reservoir? Keeping the water as clean as possible is a distinct advantage during times of drought as the water must move quickly to keep the area households supplied with clean water.

If the Planning Board gives approval for the Pulte Development to proceed as currently planned, it is certain that the future of the clean waters of Ten Mile Creek will be negatively impacted. Ten Mile Creek, the cleanest tributary flowing into Little Seneca Reservoir, must not be allowed to go the way of Cabin Branch Creek, its sister tributary to the Reservoir. Cabin Branch Creek has been severely degraded by an ongoing, massive housing development, with the result that a sediment plume of silt and mud steadily fill Little Seneca Reservoir. This summer Montgomery County Parks expressed concern over the color of the water on the Cabin Branch side of the Reservoir as well as the presence of low levels of microcystin. In general, degradation of its waters has gotten progressively worse due to development, and we should recall that when the Potomac River is low, Little Seneca Reservoir provides up to 25% of the water in the Potomac. Microcystin toxins are now a yearly occurrence in both Lake Needwood and Lake Frank, making it dangerous for people and pets to be near those lakes at those times. And recently, water sampling detected microcystin producing blue-green algae in Lake Churchill which directly abuts and feeds into Little Seneca Reservoir. The 2018 report stated "A significant bloom of Aphanizomenon and Microcystin can lead to fish kills and even the death of pets, livestock and wildlife that ingest bloom impacted water. But even at low concentrations microcystin LR can cause ear and throat infections and skin irritations following limited contact recreation." Do we really want to test this on our citizens who enjoy the recreational resource that Little Seneca Reservoir provides?

We now face accelerated global warming. Given the frequency and severity of weather events due to climate change, even without any change in imperviousness, we can expect further stream bank erosion, instability, and sediment flow. We need much more stringent watershed protection measures to preserve the ecological integrity of this sensitive watershed. Climate change will increase water

temperature, effect biologic changes in the phytoplankton community and increase risk of cyanobacteria blooms. The deep intrusions of the proposed Pulte Development into the most sensitive portions of the watershed, the sub-watersheds LSTM 110 and 111, if allowed, would have severe consequences for our water quality. We strongly urge you to remove these intrusions from the development plan. These sub-watersheds warrant “extraordinary protection” and were given unanimous support by the Montgomery County Council in 2014. We cannot count on the ability to engineer our way out of this, and strongly recommend significantly reducing the size of the development to maintain the high quality of the Ten Mile Creek watershed and Little Seneca Reservoir.

From: [Jack Lebowitz](#)
To: [MCP-Chair](#)
Cc: [Candace Ridington](#)
Subject: Clean Water
Date: Tuesday, December 1, 2020 12:35:50 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Dear Planning Board Chair,

I am writing in support of actions that will protect and keep water clean at the Little Seneca Reservoir. This is DC region's only emergency water supply. I urge the Montgomery Planning Board to continue to prioritize and maintain our water clean and away from development.

Thank you for your consideration of this request.

Sincerely,

Jacob Lebowitz

From: [Martin Stephens](#)
To: [MCP-Chair](#)
Subject: The Master Plan Must Guide Clarksburg Development
Date: Tuesday, December 1, 2020 1:36:54 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Casey Anderson,

It is imperative that development projects by Pulte or any other company adhere to the impervious surface caps in the Master Plan. Ten Mile Creek is a fragile part of our back-up drinking water supply and deserves protection.

A 5% cap on impervious surface is just that - a cap, a hard stop. Going above 5% will irrevocably harm water quality as we have seen too often - particularly in neighboring Cabin Branch.

This Pulte "Creekside" development needs to be shrunk to a size where it can meet a 5% impervious cap on impervious surfaces and moved back from buffer areas.

Martin Stephens
MLStephens677@gmail.com
22812 Clarkbrooke Drive
Clarksburg, Maryland 20871

MC Tracker – Total: 12

11/19/2020

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Dear Chair Anderson and Members of the Planning Board:

Regarding Pulte's proposed Creekside at Cabin Branch development, I urge you to protect the water quality of our emergency drinking water source, Little Seneca Reservoir, by limiting the size of the Pulte development. The current amount of impervious surface in the proposal will irreparably degrade our emergency drinking water source. Limiting imperviousness to even 5% will still degrade the water quality.

Sincerely,
Ken Bawer
Rockville, MD 20850

11/18/2020

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Dear Chair Anderson and Members of the Planning Board:

Because it is important to preserve the high quality of the Ten Mile Creek watershed, which supports the cleanest tributary flowing into Little Seneca Reservoir, I request that you closely examine the impact the Pulte Development "Creekside at Cabin Branch" would have on this unique watershed.

In its current configuration, Pulte's proposed development poses risks of irreversible degradation to the two tributaries that the Master Plan recognizes as the most sensitive and high quality subwatersheds in the Ten Mile Creek watershed, LSTM 110 and 111. The Master Plan makes clear that to preserve the quality of these headwaters, imperviousness must be kept to 5%. However, an analysis of Pulte's development plan shows that it would destroy these subwatersheds by adding a much higher level of imperviousness, from 1.6% to 7.3% and from 1.2% to 12.8% respectively. Impervious cover is widely accepted as the key indicator of the complex factors that affect stream condition. Simply put, higher impervious cover leads to higher amounts of stormwater runoff and urban pollutants that erode and degrade stream channels and habitat and the biologic communities they support, leading to degraded stream conditions.

I, and many other citizens, care deeply about our water resources and believe that Ten Mile Creek warrants extraordinary protection, which development is endangering. Please recognize the Ten Mile Creek watershed for its unique qualities, and ensure that development conforms to the Master Plan objective "...if imperviousness is kept to near to five percent as possible, stream conditions can be maintained in the good to excellent range." To conform to the Master Plan and to achieve protection, the Pulte Development must be shrunk by at least 50% and most importantly, remove the two intrusive extensions of the development that plunge deeply into the watershed. Let's not follow the path of Cabin Branch Creek, the sister tributary of Ten Mile Creek that flows into Little Seneca Reservoir, which has

been severely degraded by an ongoing massive housing development. We know the importance of Little Seneca Reservoir to the future of our drinking water supply and the value of the Ten Mile Creek watershed to Montgomery County. Isn't it our collective responsibility to protect them?

Sincerely,

Jim Fremont

2421 Evans Drive

Silver Spring, MD 20902

jimfremont@earthlink.net

c) 240-393-8425

cc: Marc Elrich, Montgomery County Executive

11/18/2020

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Dear Chair Anderson and Members of the Planning Board:

As an advocate for the high quality Ten Mile Creek watershed, which supports the cleanest tributary flowing into Little Seneca Reservoir, I request that you closely examine the impact the Pulte Development "Creekside at Cabin Branch" would have on our very unique Ten Mile Creek watershed.

In its current configuration, Pulte's proposed development poses risks of irreversible degradation to the two tributaries that the Master Plan recognizes as the most sensitive and high quality subwatersheds in the Ten Mile Creek watershed, LSTM 110 and 111. The Master Plan makes clear that to preserve the quality of these headwaters, imperviousness must be kept to 5%. However, an analysis of Pulte's development plan shows that it would destroy these subwatersheds by adding a much higher level of imperviousness, from 1.6% to 7.3% and from 1.2% to 12.8% respectively. Impervious cover is widely accepted as the key indicator of the complex factors that affect stream condition. Simply put, higher impervious cover leads to higher amounts of stormwater runoff and urban pollutants that erode and degrade stream channels and habitat and the biologic communities they support, leading to degraded stream conditions.

In Montgomery County, citizens care deeply about our water resources and recognize that Ten Mile Creek warrants extraordinary protection. Sadly, as development continues unabated in the upper

county, preservation of our finite sources of clean water are not being adequately protected. We respectfully request that the Ten Mile Creek watershed be recognized for its unique qualities and that development conform to the Master Plan objective "...if imperviousness is kept to near to five percent as possible , stream conditions can be maintained in the good to excellent range." To conform to the Master Plan and to achieve protection, the Pulte Development must be shrunk by at least 50% and most importantly, remove the two intrusive extensions of the development that plunge deeply into the watershed. Let's not follow the path of Cabin Branch Creek, the sister tributary of Ten Mile Creek that flows into Little Seneca Reservoir, which has been severely degraded by an ongoing massive housing development. We know the importance of Little Seneca Reservoir to the future of our drinking water supply and the value of the Ten Mile Creek watershed to Montgomery County. It is our collective responsibility to protect them.

Respectfully

John Fedota

22115 Slidell Rd

Boyds, MD 20841

Get [Outlook for Android](#)

11/18/2020

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

It amazes me that greedy capitalism continues its carefree rapacity unabated. Clarksburg ruined the Gosnell farm where water once filtered water that the public uses--and saves for times catastrophic. It's like refusing to wear a mask in a pandemic. The blind may follow the blind in to a ditch; Montgomery should imagine with open eyes a future without clean water. Sheer greed and, yes, imprudent stupidity.

Peter Swinehart

Boyds. MD

11/18/2020

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Dear Chair Anderson and Members of the Planning Board:

As an advocate for the high quality Ten Mile Creek watershed, which supports the cleanest tributary flowing into Little Seneca Reservoir, I request that you closely examine the impact the Pulte Development "Creekside at Cabin Branch" would have on our very unique Ten Mile Creek watershed. We have so few protected areas left in this county, even in the Ag Reserve, so let's protect this valuable resource! As someone who lives right by the creek, I've seen the changes in the traffic in and around the creek at West Old Baltimore, I've seen people washing clothes in it, taking stones and rocks, throwing trash in it... let's keep it clean and preserved.

In its current configuration, Pulte's proposed development poses risks of irreversible degradation to the two tributaries that the Master Plan recognizes as the most sensitive and high quality subwatersheds in the Ten Mile Creek watershed, LSTM 110 and 111. The Master Plan makes clear that to preserve the quality of these headwaters, imperviousness must be kept to 5%. However, an analysis of Pulte's development plan shows that it would destroy these subwatersheds by adding a much higher level of imperviousness, from 1.6% to 7.3% and from 1.2% to 12.8% respectively. Impervious cover is widely accepted as the key indicator of the complex factors that affect stream condition. Simply put, higher impervious cover leads to higher amounts of stormwater runoff and urban pollutants that erode and degrade stream channels and habitat and the biologic communities they support, leading to degraded stream conditions.

In Montgomery County, citizens care deeply about our water resources and recognize that Ten Mile Creek warrants extraordinary protection. Sadly, as development continues unabated in the upper county, preservation of our finite sources of clean water are not being adequately protected. We respectfully request that the Ten Mile Creek watershed be recognized for its unique qualities and that development conform to the Master Plan objective "...if imperviousness is kept to near to five percent as possible, stream conditions can be maintained in the good to excellent range." To conform to the Master Plan and to achieve protection, the Pulte Development must be shrunk by at least 50% and most importantly, remove the two intrusive extensions of the development that plunge deeply into the watershed. Let's not follow the path of Cabin Branch Creek, the sister tributary of Ten Mile Creek that flows into Little Seneca Reservoir, which has been severely degraded by an ongoing massive housing development. We know the importance of Little Seneca Reservoir to the future of our drinking water supply and the value of the Ten Mile Creek watershed to Montgomery County. It is our collective responsibility to protect them.

Respectfully,
Laren Rusin

11/17/2020

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Dear Chair Anderson and Members of the Planning Board:

As an advocate for the high quality Ten Mile Creek watershed, which supports the cleanest tributary flowing into Little Seneca Reservoir, I request that you closely examine the impact the Pulte Development "Creekside at Cabin Branch" would have on our very unique Ten Mile Creek watershed.

In its current configuration, Pulte's proposed development poses risks of irreversible degradation to the two tributaries that the Master Plan recognizes as

the most sensitive and high quality subwatersheds in the Ten Mile Creek watershed, LSTM 110 and 111. The Master Plan makes clear that to preserve the quality of these headwaters, imperviousness must be kept to 5%. However, an analysis of Pulte's development plan shows that it would destroy these subwatersheds by adding a much higher level of imperviousness, from 1.6% to 7.3% and from 1.2% to 12.8% respectively. Impervious cover is widely accepted as the key indicator of the complex factors that affect stream condition. Simply put, higher impervious cover leads to higher amounts of stormwater runoff and urban pollutants that erode and degrade stream channels and habitat and the biologic communities they support, leading to degraded stream conditions.

In Montgomery County, citizens care deeply about our water resources and recognize that Ten Mile Creek warrants extraordinary protection. Sadly, as development continues unabated in the upper county, preservation of our finite sources of clean water are not being adequately protected. We respectfully request that the Ten Mile Creek watershed be recognized for its unique qualities and that development conform to the Master Plan objective "...if imperviousness is kept to near to five percent as possible, stream conditions can be maintained in the good to excellent range." To conform to the Master Plan and to achieve protection, the Pulte Development must be shrunk by at least 50% and most importantly, remove the two intrusive extensions of the development that plunge deeply into the watershed. Let's not follow the path of Cabin Branch Creek, the sister tributary of Ten Mile Creek that flows into Little Seneca Reservoir, which has been severely degraded by an ongoing massive housing development. We know the importance of Little Seneca Reservoir to the future of our drinking water supply and the value of the Ten Mile Creek watershed to Montgomery County. It is our collective responsibility to protect them.

Respectfully,

Elizabeth Wilbur
Sent from my iPad

11/17/2020

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Dear Chair Anderson and Members of the Planning Board:

Good morning on this sunny albeit chilly Tuesday morning. I am writing to you regarding the Ten Mile Creek watershed. This watershed supports the cleanest tributary flowing into Little Seneca Reservoir. Please closely examine the impact the Pulte Development "Creekside at Cabin Branch" would have on our very unique Ten Mile Creek watershed.

I have lived in Montgomery County my entire life and have seen many environmental changes. Gone are many of the towering oaks and fields that I played on and in while growing up. Although I think

Montgomery County has done a relatively good job preserving some of the nature that surrounds us the sprawl has certainly taken its' toll. Pulte's proposed development poses risks of irreversible degradation to the two tributaries that the Master Plan recognizes as the most sensitive and high quality subwatersheds in the Ten Mile Creek watershed, LSTM 110 and 111. The Master Plan makes clear that to preserve the quality of these headwaters, imperviousness must be kept to 5%. However, an analysis of Pulte's development plan shows that it would destroy these subwatersheds by adding a much higher level of imperviousness, from 1.6% to 7.3% and from 1.2% to 12.8% respectively. Impervious cover is widely accepted as the key indicator of the complex factors that affect stream condition. Simply put, higher impervious cover leads to higher amounts of stormwater runoff and urban pollutants that erode and degrade stream channels and habitat and the biologic communities they support, leading to degraded stream conditions.

One of the considerations that has kept me in Montgomery County for over 60 years, is that residents care deeply about our water resources and recognize that Ten Mile Creek warrants extraordinary protection. Sadly, as development continues unabated in the upper county, preservation of our finite sources of clean water are not being adequately protected. We respectfully request that the Ten Mile Creek watershed be recognized for its unique qualities and that development conform to the Master Plan objective "...if imperviousness is kept to near to five percent as possible, stream conditions can be maintained in the good to excellent range." To conform to the Master Plan and to achieve protection, the Pulte Development must be shrunk by at least 50% and most importantly, remove the two intrusive extensions of the development that plunge deeply into the watershed. Let's not follow the path of Cabin Branch Creek, the sister tributary of Ten Mile Creek that flows into Little Seneca Reservoir, which has been severely degraded by an ongoing massive housing development. We know the importance of Little Seneca Reservoir to the future of our drinking water supply and the value of the Ten Mile Creek watershed to Montgomery County. It is our collective responsibility to protect them.

Respectfully,

Regina Edwards Hardiman
native and resident of Montgomery County for six decades

11/17/2020

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Dear Chair Anderson and Members of the Planning Board:

As an advocate for the high quality Ten Mile Creek watershed, which supports the cleanest tributary flowing into Little Seneca Reservoir, I request that you closely examine the impact the Pulte Development "Creekside at Cabin Branch" would have on our unique Ten Mile Creek watershed.

As currently, Pulte's proposed development poses risks of irreversible degradation to the two tributaries that the Master Plan recognizes as the most sensitive and high quality subwatersheds in the Ten Mile Creek watershed, LSTM 110 and 111. The Master Plan makes clear that to preserve the quality of these headwaters, imperviousness must be kept to 5%. However, an analysis of Pulte's development plan shows that it would destroy these subwatersheds by adding a much higher level of

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In Montgomery County, citizens care deeply about our water resources and recognize that Ten Mile Creek warrants extraordinary protection. Sadly, as constant development continues unabated in the upper county, preservation of our finite sources of clean water are not being adequately protected. We therefore request that the Ten Mile Creek watershed be recognized for its unique qualities and that development conform to the Master Plan objective "...if imperviousness is kept to near to five percent as possible, stream conditions can be maintained in the good to excellent range." To conform to the Master Plan and to achieve protection, the Pulte Development must be shrunk by at least 50% and most importantly, remove the two intrusive extensions of the development that plunge deeply into the watershed. Let's not follow the path of Cabin Branch Creek, the sister tributary of Ten Mile Creek that flows into Little Seneca Reservoir, which has been severely degraded by an ongoing massive housing development. We know the importance of Little Seneca Reservoir to the future of our drinking water supply and the value of the Ten Mile Creek watershed to Montgomery County. It is our collective responsibility to protect them.

Sincerely.

Chris Hennemeyer
International Development Consultant
Washington, DC
301-775-1392
www.chrishennemeyer.com

11/16/2020

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Dear Chair Anderson and Members of the Planning Board:

As an advocate for the high quality Ten Mile Creek watershed, which supports the cleanest tributary flowing into Little Seneca Reservoir, I request that you closely examine the impact the Pulte Development "Creeside at Cabin Branch" would have on our very unique Ten Mile Creek watershed.

In its current configuration, Pulte's proposed development poses risks of irreversible degradation to the two tributaries that the Master Plan recognizes as the most sensitive and high quality subwatersheds in the Ten Mile Creek watershed, LSTM 110 and 111. The Master Plan makes clear that to preserve the quality of these headwaters, imperviousness must be kept to 5%. However, an analysis of Pulte's development plan shows that it would destroy these subwatersheds by adding a

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Respectfully,

Warren c. Junium, Jr.

Concerned citizen of Gaithersburg, Maryland

And a citizen who enjoys the benefits of this watershed in many ways

Regards,

Warren C. Junium, Jr.

email: wjunium1@hotmail.com

"and so it goes"

11/16/2020

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Dear Chair Anderson and Members of the Planning Board:

As an advocate for the high quality Ten Mile Creek watershed, which supports the cleanest tributary flowing into Little Seneca Reservoir, I request that you closely examine the impact the Pulte Development "Creekside at Cabin Branch" would have on our very unique Ten Mile Creek watershed.

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Sincerely,

Robert N. Goldberg

21404 Davis Mill Road

Germantown, Maryland 20876 U.S.A.

Telephone: 1-301-540-2915

E-mail: r.n.goldberg@att.net

11/16/2020

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Dear Chair Anderson and Members of the Planning Board:

I am writing to strongly oppose the Pulti Creekside at Cabin Branch development request for County approval at your Dec 23 hearing, related imperviousness limits on their Creekside at

Cabin Branch development. The Pulte proposal to add a higher level of imperviousness from 1.2% to 12.8% will lead to much higher levels of stormwater runoff that will further threaten the Ten Mile Creek watershed. As we have seen in the past, many developers will initially agree to a certain level of imperviousness and then later apply to you to increase those limits, once the initial opposition to the development has died down. Our sole source aquifer is already under great stress. I strongly urge the Board to reject this request.

Jim Brown, Past President Sugarloaf Citizens Assn.

18201 Barnesville, Rd. 20838

11/16/2020

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Dear Chair Anderson and Members of the Planning Board:

As an advocate for the high quality Ten Mile Creek watershed, which supports the cleanest tributary flowing into Little Seneca Reservoir, I request that you closely examine the impact the Pulte Development "Creekside at Cabin Branch" would have on our very unique Ten Mile Creek watershed.

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In Montgomery County, citizens care deeply about our water resources and recognize that Ten Mile Creek warrants extraordinary protection. Sadly, as development continues unabated in the upper county, preservation of our finite sources of clean water are not being adequately protected. We respectfully request that the Ten Mile Creek watershed be recognized for its unique qualities and that development conform to the Master Plan objective "...if imperviousness is kept to near to five percent as possible, stream conditions can be maintained in the good to excellent range." To conform to the Master Plan and to achieve protection, the Pulte Development must be shrunk by at least 50% and most importantly, remove the two intrusive extensions of the development that plunge deeply into the watershed. Let's not follow the path of Cabin Branch Creek, the sister tributary of Ten Mile Creek that flows into Little Seneca Reservoir, which has been severely degraded by an ongoing massive housing development. We know the importance of Little Seneca Reservoir to the future of our drinking water supply and the value of the Ten Mile Creek watershed to Montgomery County. It is our collective responsibility to protect them.

Respectfully,

Priscilla Borchardt
12604 Clark Meadows Ct
Clarsburg, MD 20871

Total Emails Received: 19 as of 12/1/2020

From: Susan Davis <info@email.actionnetwork.org>
Sent: Tuesday, December 1, 2020 8:55 AM
To: Gonzalez, Angelica <angelica.gonzalez@montgomeryplanning.org>
Subject: The Master Plan Must Guide Clarksburg Development

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Angelica Gonzalez,

I am stunned that we are back having this conversation again. Some things seem so simple to me. Major investment is required to try to reduce the effects of climate change - trying to fix a problem that has already been created. Why in the world would we create another problem that will then have to be fixed. This watershed cannot tolerate this level of runoff and construction. That is scientifically shown to be true. And yet we are willing to allow this development to degrade our water system and then have to raise thousands of dollars of taxpayer money to try to clean it up down the road. I urged the council to have a little vision here and say no before were paying to fix it.

It is imperative that development projects by Pulte or any other company adhere to the impervious surface caps in the Master Plan. Ten Mile Creek is a fragile part of our back-up drinking water supply and deserves protection.

A 5% cap on impervious surface is just that - a cap, a hard stop. Going above 5% will irrevocably harm water quality as we have seen too often - particularly in neighboring Cabin Branch.

This Pulte "Creekside" development needs to be shrunk to a size where it can meet a 5% impervious cap on impervious surfaces and moved back from buffer areas.

Susan Davis
susandavis_6@me.com
17601 Conoy Rd
Barnesville, Maryland 20838

From: Allie Goldman <info@email.actionnetwork.org>
Sent: Monday, November 30, 2020 7:20 PM
To: Gonzalez, Angelica <angelica.gonzalez@montgomeryplanning.org>
Subject: The Master Plan Must Guide Clarksburg Development

EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Angelica Gonzalez,

Clean water for all citizens is an obligation that we look to our local government to safeguard. I am 21. I am really afraid of what our future will be if we keep allowing sprawled development in sensitive areas.

Please recommend denial of this proposal.

It is imperative that development projects by Pulte or any other company adhere to the impervious surface caps in the Master Plan. Ten Mile Creek is a fragile part of our back-up drinking water supply and deserves protection.

A 5% cap on impervious surface is just that - a cap, a hard stop. Going above 5% will irrevocably harm water quality as we have seen too often - particularly in neighboring Cabin Branch.

This Pulte "Creekside" development needs to be shrunk to a size where it can meet a 5% impervious cap on impervious surfaces and moved back from buffer areas.

Allie Goldman

allielgoldman@gmail.com

15711 Hughes Road

Poolesville, Maryland 20837

From: Christopher Arndt <info@email.actionnetwork.org>

Sent: Monday, November 30, 2020 7:01 PM

From: Guy Montgomery <accounts@guymontgomery.com>

Sent: Monday, November 30, 2020 6:20 PM

To: Gonzalez, Angelica <angelica.gonzalez@montgomeryplanning.org>

Subject: The Master Plan Must Guide Clarksburg Development

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Angelica Gonzalez,

It is imperative that development projects by Pulte or any other company adhere to the impervious surface caps in the Master Plan. Ten Mile Creek is a fragile part of our back-up drinking water supply and deserves protection.

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This Pulte "Creekside" development needs to be shrunk to a size where it can meet a 5% impervious cap on impervious surfaces and moved back from buffer areas.

Guy Montgomery

accounts@guymontgomery.com

8801 Saddle Lane

Potomac, Maryland 20854

From: James Zwiebel <info@email.actionnetwork.org>
Sent: Monday, November 30, 2020 5:54 PM
To: Gonzalez, Angelica <angelica.gonzalez@montgomeryplanning.org>
Subject: The Master Plan Must Guide Clarksburg Development

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Angelica Gonzalez,

It is imperative that development projects by Pulte or any other company adhere to the impervious surface caps in the Master Plan. Ten Mile Creek is a fragile part of our back-up drinking water supply and deserves protection.

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James Zwiebel
zwiebelj@verizon.net
6317 Kenhowe Drive
Bethesda, Maryland 20817

From: Twyla Insalaco <info@email.actionnetwork.org>
Sent: Monday, November 30, 2020 5:36 PM
To: Gonzalez, Angelica <angelica.gonzalez@montgomeryplanning.org>
Subject: The Master Plan Must Guide Clarksburg Development

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Angelica Gonzalez,

It is imperative that development projects by Pulte or any other company adhere to the impervious surface caps in the Master Plan. Ten Mile Creek is a fragile part of our back-up drinking water supply and deserves protection.

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Twyla Insalaco

tliemail@verizon.net

17911 Hickman Street

Poolesville, Maryland 20837

From: Stu Simon <info@email.actionnetwork.org>

Sent: Monday, November 30, 2020 5:10 PM

To: Gonzalez, Angelica <angelica.gonzalez@montgomeryplanning.org>

Subject: The Master Plan Must Guide Clarksburg Development

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Angelica Gonzalez,

The Master Plan's impervious surface caps are a critical tool to protect the quality of water in our county. In addition, in this era of climate change the County must do all it can to maximize its acreage of porous surfaces, both to minimize the impact of increasingly frequent deluges,

alternating with long droughts and absorb CO2 in the air. The county must focus development on the higher density downcounty corridors where services and infrastructure are already in place and protect our upcounty natural jewels.

Ten Mile Creek is a fragile part of our back-up drinking water supply A 5% cap on impervious surface is just that - a cap, a hard stop. Going above 5% will irrevocably harm water quality as we have seen too often - particularly in neighboring Cabin Branch.

This Pulte "Creekside" development needs to be shrunk to a size where it can meet a 5% impervious cap on impervious surfaces and moved back from buffer areas.

Stu Simon

stucpic@gmail.com

4833 Chevy Chase Drive

CHEVY CHASE, Maryland 20815

From: peter miovic <info@email.actionnetwork.org>

Sent: Monday, November 30, 2020 5:21 PM

To: Gonzalez, Angelica <angelica.gonzalez@montgomeryplanning.org>

Subject: The Master Plan Must Guide Clarksburg Development

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Angelica Gonzalez,

It is imperative that development projects by Pulte or any other company adhere to the impervious surface caps in the Master Plan. Ten Mile Creek is a fragile part of our back-up drinking water supply and deserves protection.

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Branch.

This Pulte "Creekside" development needs to be shrunk to a size where it can meet a 5% impervious cap on impervious surfaces and moved back from buffer areas.

peter miovic

peter.miovic@gmail.com

5616 mclean drive

bethesda, Maryland 20814

From: Catherine Savel <info@email.actionnetwork.org>

Sent: Monday, November 30, 2020 5:51 PM

To: Gonzalez, Angelica <angelica.gonzalez@montgomeryplanning.org>

Subject: The Master Plan Must Guide Clarksburg Development

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Angelica Gonzalez,

It is imperative that development projects by Pulte or any other company adhere to the impervious surface caps in the Master Plan. Ten Mile Creek is a fragile part of our back-up drinking water supply and deserves protection.

A 5% cap on impervious surface is just that - a cap, a hard stop. Going above 5% will irrevocably harm water quality as we have seen too often - particularly in neighboring Cabin Branch.

This Pulte "Creekside" development needs to be shrunk to a size where it can meet a 5% impervious cap on impervious surfaces and moved back from buffer areas.

Catherine Savel

cay.savel@gmail.com

12338 Sour Cherry Way
North Potomac, Maryland 20878

From: Bernie Keller <info@email.actionnetwork.org>
Sent: Monday, November 30, 2020 6:51 PM
To: Gonzalez, Angelica <angelica.gonzalez@montgomeryplanning.org>
Subject: The Master Plan Must Guide Clarksburg Development

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Angelica Gonzalez,

As a 20 plus year homeowner in Clarksburg and also on a well, It is imperative that development projects by Pulte or any other company adhere to the impervious surface caps in the Master Plan. Ten Mile Creek is a fragile part of our back-up drinking water supply and deserves protection.

A 5% cap on impervious surface is just that - a cap, a hard stop. Going above 5% will irrevocably harm water quality as we have seen too often - particularly in neighboring Cabin Branch.

This Pulte "Creekside" development needs to be shrunk to a size where it can meet a 5% impervious cap on impervious surfaces and moved back from buffer areas.

Don't continue to expand development and continue to destroy the Agricultural Preserve and creeks that run through them.

I appreciate your consideration in this matter.

Bernie Keller
Clarksburg MD

Bernie Keller

bjkeller56@gmail.com

24811 Burnt Hill Rd

Clarksburg , Maryland 20871

To: Gonzalez, Angelica <angelica.gonzalez@montgomeryplanning.org>

Subject: The Master Plan Must Guide Clarksburg Development

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Angelica Gonzalez,

Please do not approve the It is development projects by Pulte that are close to Ten Mile Creek Ten Mile Creek is a fragile part of our back-up drinking water supply and it deserves protection. Thank you.

Christopher Arndt

chris@arndthome.com

21090 Sugar Ridge Terrace

Boys, Maryland 20841

From: Kathryn Markham <info@email.actionnetwork.org>

Sent: Saturday, November 28, 2020 1:23 PM

To: Gonzalez, Angelica <angelica.gonzalez@montgomeryplanning.org>

Subject: The Master Plan Must Guide Clarksburg Development

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Angelica Gonzalez,

It is imperative that development projects by Pulte or any other company adhere to the impervious surface caps in the Master Plan. Ten Mile Creek is a fragile part of our back-up drinking water supply and deserves protection.

A 5% cap on impervious surface is just that - a cap, a hard stop. Going above 5% will irrevocably harm water quality as we have seen too often - particularly in neighboring Cabin Branch.

This Pulte "Creekside" development needs to be shrunk to a size where it can meet a 5% impervious cap on impervious surfaces and moved back from buffer areas.

Kathryn Markham

krbizacct@gmail.com

8114 Macarthur Blvd

Cabin John, Maryland 20818

From: Wendy Sheppard <marie@willowoak.biz>

Sent: Saturday, November 28, 2020 12:45 PM

To: Gonzalez, Angelica <angelica.gonzalez@montgomeryplanning.org>

Subject: The Master Plan Must Guide Clarksburg Development

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Angelica Gonzalez,

It is imperative that development projects by Pulte or any other company adhere to the impervious surface caps in the Master Plan. Ten Mile Creek is a fragile part of our back-up drinking water supply and deserves protection.

A 5% cap on impervious surface is just that - a cap, a hard stop. Going above 5% will irrevocably harm water quality as we have seen too often - particularly in neighboring Cabin Branch.

This Pulte "Creekside" development needs to be shrunk to a size where it can meet a 5% impervious cap on impervious surfaces and moved back from buffer areas.

Wendy Sheppard

marie@willowoak.biz

18015 Moore Rd

Dickerson, Maryland 20842-9191

From: Lucinda Snow <info@email.actionnetwork.org>

Sent: Friday, November 27, 2020 8:03 PM

To: Gonzalez, Angelica <angelica.gonzalez@montgomeryplanning.org>

Subject: The Master Plan Must Be Followed In Clarksburg

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Angelica Gonzalez,

As I am sure you are well aware of, creating a Master Plan is long hard work, taking into consideration the needs of many different groups and residents and the uniqueness of the environment. The limits on impervious surfaces in the Ten Mile Creek watershed is one of the important factors in the Clarksburg Master Plan. Therefore it is imperative that development projects by Pulte or any other company adhere to these impervious surface caps in the

Master Plan. Ten Mile Creek is a fragile part of our back-up drinking water supply and deserves protection.

A 5% cap on impervious surface is just that - a cap, a hard stop. Going above 5% will irrevocably harm water quality as we have seen too often - particularly in neighboring Cabin Branch.

This Pulte "Creekside" development needs to be shrunk to a size where it can meet a 5% impervious cap on impervious surfaces and moved back from buffer areas.

I hope you will stick to the will of the Clarksburg community and respect the fragility and importance of the quality of the Ten Mile Creek watershed and stick to the Master Plan limits. Do not whittle away our protections!

Lucinda Snow

cindys369@gmail.com

20537 Amethyst Ln

Germantown, Maryland 20874

From: Catherine Lemp <info@email.actionnetwork.org>

Sent: Friday, November 27, 2020 4:09 PM

To: Gonzalez, Angelica <angelica.gonzalez@montgomeryplanning.org>

Subject: MoCo's Master Plan Must Guide Clarksburg Development

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Angelica Gonzalez,

As a Montgomery County resident and voter, I believe it's critically important that development projects by Pulte or any other company adhere to the impervious surface caps in the county's Master Plan.

Ten Mile Creek is a fragile part of our back-up drinking water supply and deserves strong protection. A 5% cap on impervious surfaces is intended to be just that--a cap, or hard stop. And, going above 5% will irrevocably harm water quality, as has too often proven to be the case, particularly in neighboring Cabin Branch.

I strongly urge you to ensure that the proposed Pulte "Creekside" development is reduced to a size where it can meet a 5% cap on impervious surfaces and is also moved back from critical buffer areas.

Catherine Lemp
cathylemp@gmail.com
10120 TREBLE CT
ROCKVILLE, Maryland 20850

From: Stacey Flynn <info@email.actionnetwork.org>
Sent: Friday, November 27, 2020 3:37 PM
To: Gonzalez, Angelica <angelica.gonzalez@montgomeryplanning.org>
Subject: The Master Plan Must Guide Clarksburg Development

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Angelica Gonzalez,

It is imperative that development projects by Pulte or any other company adhere to the impervious surface caps in the Master Plan. Ten Mile Creek is a fragile part of our back-up drinking water supply and deserves protection.

A 5% cap on impervious surface is just that - a cap, a hard stop. Going above 5% will irrevocably harm water quality as we have seen too often - particularly in neighboring Cabin Branch.

This Pulte "Creekside" development needs to be shrunk to a size where it can meet a 5% impervious cap on impervious surfaces and moved back from buffer areas.

Stacey Flynn

stafly32@verizon.net

11542 Summer Oak Drive, Apt, Suite, Bldg. (optional)

Germantown, Maryland 20874

From: Anne Sturm <info@email.actionnetwork.org>
Sent: Friday, November 27, 2020 11:07 AM
To: Gonzalez, Angelica <angelica.gonzalez@montgomeryplanning.org>
Subject: The Master Plan Must Guide Clarksburg Development

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Angelica Gonzalez,

Quite a few years ago, one of the largest coalitions of environmental partners came together to protect Ten Mile Creek. Ten Mile Creek is part of our county's and the wider metro area's back up drinking supply. It is imperative that we protect it and its' fragile environment. An agreement was reached, at that time, to follow the Master Plan and limit the impervious surface to 5 %.

Please do not approve any impervious surface beyond the 5 % cap. We know in our county that going beyond that will damage the water quality. A good example of this is Cabin Branch.

It is shocking to see the development that has impacted " buffer areas" in the development that has already taken place along Old Baltimore Road. We really need to do more in moving

back development from sensitive buffer areas. Please make sure that the Pulte " Creekside" development does not HARM the CREEK AND ITS" SIDES.

Thank you for your time and consideration.

Anne Sturm

annets1@aol.com

P.O. Bpx 341

Barnesville, Maryland 20838

From: James Zwiebel <info@email.actionnetwork.org>

Sent: Friday, November 27, 2020 10:05 AM

To: Gonzalez, Angelica <angelica.gonzalez@montgomeryplanning.org>

Subject: The Master Plan Must Guide Clarksburg Development

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Angelica Gonzalez,

It is imperative that development projects by Pulte or any other company adhere to the impervious surface caps in the Master Plan. Ten Mile Creek is a fragile part of our back-up drinking water supply and deserves protection.

A 5% cap on impervious surface is just that - a cap, a hard stop. Going above 5% will irrevocably harm water quality as we have seen too often - particularly in neighboring Cabin Branch.

This Pulte "Creekside" development needs to be shrunk to a size where it can meet a 5% impervious cap on impervious surfaces and moved back from buffer areas.

James Zwiebel

bikerjaz@verizon.net

6317 Kenhowe Drive

Bethesda, Maryland 20817

From: Mary Long <info@email.actionnetwork.org>

Sent: Friday, November 27, 2020 8:47 AM

To: Gonzalez, Angelica <angelica.gonzalez@montgomeryplanning.org>

Subject: The Master Plan Must Guide Clarksburg Development

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Angelica Gonzalez,

As wonderful as home developers can be, I have seen numerous times where there is total disregard for the local community they build in. Why would they care? They don't live there!

When it comes to natural resources, it is even more important. Their self-interest can have a negative impact on many of us that is invisible and difficult to quantify. The earth has no steward and that is clearly showing with climate change.

It is imperative that development projects by Pulte or any other company adhere to the impervious surface caps in the Master Plan. Ten Mile Creek is a fragile part of our back-up drinking water supply and deserves protection.

A 5% cap on impervious surface is just that - a cap, a hard stop. Going above 5% will irrevocably harm water quality as we have seen too often - particularly in neighboring Cabin Branch.

This Pulte "Creekside" development needs to be shrunk to a size where it can meet a 5% impervious cap on impervious surfaces and moved back from buffer areas.

Thanks for helping to protect us and the environment. And if you can help developers from creating more ugly housing, I would appreciate that too. Make MoCo a place people want to come to and live because we don't comprise.

Sincerely,

Mary Long

Mary Long

along09@yahoo.com

10204 Greenfield St

Kensington, Maryland 20895

From: Erika Bucciantini <info@email.actionnetwork.org>

Sent: Friday, November 27, 2020 8:30 AM

To: Gonzalez, Angelica <angelica.gonzalez@montgomeryplanning.org>

Subject: The Master Plan Must Guide Clarksburg Development

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Angelica Gonzalez,

The development projects by Pulte or any other company must adhere to the impervious surface caps in the Master Plan.

Ten Mile Creek is a fragile part of our back-up drinking water supply and deserves protection.

A 5% cap on impervious surface is a cap that must not be ignored for increased development. Going above 5% will irrevocably harm water quality, particularly in neighboring

Cabin Branch.

This Pulte "Creekside" development never should have been allowed to move forward unless it could meet a 5% impervious cap on impervious surfaces and be moved back from buffer areas.

Erika Bucciantini

erika.bucciantini@gmail.com

22014 Dickerson Rd

Dickerson , Maryland 20842