

**ATTACHMENT 15a**

**From:** rg steinman <lifeonurth@gmail.com>  
**Sent:** Friday, July 9, 2021 5:07 PM  
**To:** Gonzalez, Angelica <angelica.gonzalez@montgomeryplanning.org>  
**Cc:** Anne James <acjamesfineart@gmail.com>; Kishter, Mary Jo <maryjo.kishter@montgomeryplanning.org>; Pereira, Sandra <sandra.pereira@montgomeryplanning.org>  
**Subject:** Re: Creekside at Cabin Branch -Timeline

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

Thank you for your very timely response.

All questions answered!

Enjoy your weekend~ 🍷

~ rg Steinman

On Fri, Jul 9, 2021 at 4:58 PM Gonzalez, Angelica <[angelica.gonzalez@montgomeryplanning.org](mailto:angelica.gonzalez@montgomeryplanning.org)> wrote:

Good Afternoon Ms. Steinman,

My responses to your questions are below (see text in blue).

-- For Phase 2 (Preliminary plan, 12020005A) is the hearing date still scheduled to happen on or before August 19th, 2021?

The preliminary plan amendment is scheduled for a public hearing on July 29.

When do you expect this hearing to happen?

The public hearing is scheduled on July 29<sup>th</sup> for the preliminary plan amendment (12020005A).

-- Have any outstanding issues been added to the plan amendment to be considered by the Planning Board at the upcoming hearing for 12020005A, in addition to the issue of the remaining units (Phase 2)?

No additional outstanding issues have been added to the preliminary plan amendment. The preliminary plan amendment is limited to update the school adequacy test to allow the remaining 139 residential dwelling units of the 326 units and to convey an additional +/-31 acres for parkland.

-- Will the Site Plan (820200160) hearing include both Phase 1 and Phase 2? And is it still scheduled to happen on or before September 30, 2021?

When do you expect the Site Plan hearing to occur?

The site plan will include both phase 1 and 2 (consisting of the 326 residential dwelling units). The site plan is tentatively scheduled for a September 9<sup>th</sup> public hearing.

Should you have any additional questions, do not hesitate to contact me. Have a wonderful weekend.

Best Regards,

Angelica



**Angelica P. Gonzalez**

**Planner Coordinator**

Upcounty Division

[Angelica.Gonzalez@montgomeryplanning.org](mailto:Angelica.Gonzalez@montgomeryplanning.org)

301.495.4583



**WE'VE MOVED!**

THE NEW PARK AND PLANNING HEADQUARTERS IS NOW LOCATED AT  
2425 REEDIE DRIVE, WHEATON, MD 20902

**From:** rg steinman <[lifeonurth@gmail.com](mailto:lifeonurth@gmail.com)>  
**Sent:** Thursday, July 8, 2021 6:46 PM  
**To:** Gonzalez, Angelica <[angelica.gonzalez@montgomeryplanning.org](mailto:angelica.gonzalez@montgomeryplanning.org)>  
**Cc:** Anne James <[acjamesfineart@gmail.com](mailto:acjamesfineart@gmail.com)>  
**Subject:** Creekside at Cabin Branch -Timeline

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

Hi Angelica,

We would like clarification on hearing dates and plan issues regarding the Creekside at Cabin Branch development.

Thank you in advance for your timely response to the following questions:

-- For Phase 2 (Preliminary plan, 12020005A) is the hearing date still scheduled to happen on or before August 19th, 2021?

When do you expect this hearing to happen?

-- Have any outstanding issues been added to the plan amendment to be considered by the Planning Board at the upcoming hearing for 12020005A, in addition to the issue of the remaining units (Phase 2)?

-- Will the Site Plan (820200160) hearing include both Phase 1 and Phase 2? And is it still scheduled to happen on or before September 30, 2021?

When do you expect the Site Plan hearing to occur?

Thank you again,

Roberta G (rg) Steinman and John Parrish

On behalf of

**Friends of Ten Mile Creek and Little Seneca Reservoir**

**From:** Gonzalez, Angelica  
**Sent:** Wednesday, May 12, 2021 1:12 PM  
**To:** rg steinman <lifeonurth@gmail.com>  
**Cc:** John Parrish <lifeonearth@verizon.net>; Anne James <acjamesfineart@gmail.com>; Butler, Patrick <Patrick.Butler@montgomeryplanning.org>; Pereira, Sandra <Sandra.Pereira@montgomeryplanning.org>  
**Subject:** RE: Impervious impact of Creekside at Cabin Branch

Hello Ms. Steinman,

I apologize for the delay in responding. In answer to your question, we do not have impervious surface calculations by subwatershed (specifically LSTM110 and LSTM111) since this is neither required in the Zoning Ordinance nor a recommendation in the 2014 *Ten Mile Creek Limited Amendment* ("Master Plan"). Section 59.4.9.6.D.1 of the Zoning Ordinance specifically states that "the maximum total impervious surface area for any development after August 4, 2014, is **6% of the total area under application for development.**" [emphasis added].

The Master Plan Recommendations Section on Page 17 states: "This Plan recommends a six percent impervious surface cap for new development in the most sensitive subwatersheds to minimize risk as much as possible. While it is not possible to keep all the subwatersheds at this low level without unreasonably restricting development, this Plan provides a combination of imperviousness limits and required open space protection that would keep the overall watershed imperviousness level at slightly more than six percent, if all planned development occurs."

On page 19, the Plan states: "Limit imperviousness to six percent of new development on properties recommended for the RNC zone".

On page 53 the Plan recommends for the Clarksburg West Overlay Zone: "Impervious surface area limit of six percent of the area within a development application."

Thus, the Creekside at Cabin Branch Preliminary Plan 120200050 must not exceed 6% imperviousness of the total area under application for development, which is consistent with the Overlay Zone requirements, applicable Master Plan recommendations and the conditions contained in the Planning Board Resolution. We will continue to assure that the Pulte development project meets these requirements.

Thank you,



**Angelica P. Gonzalez**

**Planner Coordinator**

Upcounty Division

[Angelica.Gonzalez@montgomeryplanning.org](mailto:Angelica.Gonzalez@montgomeryplanning.org)

301.495.4583



**WE'VE MOVED!**

THE NEW PARK AND PLANNING HEADQUARTERS IS NOW LOCATED AT  
2425 REEDIE DRIVE, WHEATON, MD 20902

**From:** rg steinman <[lifeonurth@gmail.com](mailto:lifeonurth@gmail.com)>

**Sent:** Saturday, May 1, 2021 11:23 AM

**To:** Kishter, Mary Jo <[maryjo.kishter@montgomeryplanning.org](mailto:maryjo.kishter@montgomeryplanning.org)>; Gonzalez, Angelica <[angelica.gonzalez@montgomeryplanning.org](mailto:angelica.gonzalez@montgomeryplanning.org)>

**Cc:** John Parrish <[lifeonearth@verizon.net](mailto:lifeonearth@verizon.net)>; Anne James <[acjamesfineart@gmail.com](mailto:acjamesfineart@gmail.com)>

**Subject:** Impervious impact of Creekside at Cabin Branch

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

Hi Mary Jo and Angelica,

We are following up on our previous queries regarding the impervious impact of the Pulte development, which are still unanswered. We have had numerous email communications regarding this issue, including an in-person meeting 12/5/2019, and follow up emails (see email follow-up from 12/5/19 meeting, which included a Word attachment, and emails back and forth from Jan 8, 2020, among others). These emails should all be in your records, but, if needed, I can forward them to you.

Our unanswered question: **What is the projected percentage impervious impact on LSTM110 and LSTM111, respectively, upon build out of the Pulte development?**

Thank you for your response.

~ Roberta (rg) Steinman

for Friends of Ten Mile Creek

----- Original Message -----

**From:** Bryan Detchon <reid.detchon@gmail.com>;

**Received:** Tue Aug 24 2021 13:17:54 GMT-0400 (Eastern Daylight Time)

**To:** MCP-Chair@mncppc-mc.org <mcp-chair@mncppc-mc.org>; MCP-Chair # <mcp-chair@mncppc-mc.org>; <mcp-chair@mncppc-mc.org>;

**Subject:** Ten Mile Creek

**[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 urge you to reject the Pulte Development, "Creekside at Cabin Branch," as currently proposed due to the devastating impact it would have on the two most sensitive and high-quality tributaries that flow into Ten Mile Creek.

In its current configuration, Pulte's proposed development poses risks of irreversible degradation to LSTM 110 and 111, the two tributaries that the Master Plan recognizes as the most sensitive and high-quality subwatersheds in the Ten Mile Creek watershed, and among the highest quality streams in Montgomery County.

The Master Plan makes clear that to preserve the quality of these headwaters, imperviousness must be kept at or below 5%. However, an analysis of Pulte's development plan shows that it would severely harm these subwatersheds by increasing their existing impervious cover from 1.6% to 6.9% in LSTM 110 and from 1.2% to 12.8% in LSTM 111.

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.

As a Citizen of Montgomery County, I care deeply about our water resources and recognize that Ten Mile Creek warrants extraordinary protection, as directed by the Master Plan. Sadly, as development continues unabated in the upper county, our finite sources of clean water are not being adequately protected. We urge you to recognize the Ten Mile Creek watershed's unique qualities and sensitive streams and ensure that development conforms to the Master Plan objective: "...if imperviousness is kept as near to five percent as possible, stream conditions can be maintained in the good to excellent range."

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,  
Bryan R. Detchon

----- Original Message -----

**From:** Joseph Horgan <josephhorgan@gmail.com>;

**Received:** Mon Aug 23 2021 18:36:44 GMT-0400 (Eastern Daylight Time)

**To:** MCP-Chair@mncppc-mc.org <mcp-chair@mncppc-mc.org>; MCP-Chair # <mcp-chair@mncppc-mc.org>; <mcp-chair@mncppc-mc.org>;

**Cc:** Marc.Elrich@montgomerycountymd.gov <marc.elrich@montgomerycountymd.gov>; County Council <county.council@montgomerycountymd.gov>; mail@tenmilecreek.org <mail@tenmilecreek.org>;

**Subject:** Protecting our Drinking Water

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

Dear Chair Anderson and Members of the Planning Board:

In chartering the Maryland National Capital Park & Planning Commission, the Maryland General Assembly, recognizing the public good derived from land use regulation, also recognized that the Commission, in performing this function, “will displace or limit economic competition by owners and users of property.”

As a citizen who drinks (and looks forward to continued drinking of) clean water, as a voter who pays attention to voting and advocacy records of public officials (elected and appointed), and as an advocate for the high-quality Ten Mile Creek watershed, which supports the cleanest tributary flowing into Little Seneca Reservoir, our backup clean drinking water supply, I urge you to reject the Pulte Development, “Creekside at Cabin Branch,” as currently proposed due to the devastating impact it would have on the two most sensitive and high-quality tributaries that flow into Ten Mile Creek.

In its current configuration, Pulte’s proposed development poses risks of irreversible degradation to the drainage area of the two tributaries that the Master Plan recognizes as the most sensitive and high-quality subwatersheds in the Ten Mile Creek watershed, and among the highest quality streams in Montgomery County.

An analysis of Pulte’s development plan shows that it would severely harm these subwatersheds by increasing their existing impervious cover from 1.6% to 6.9% in LSTM 110 (a four-fold increase) and from 1.2% to 12.8% in LSTM 111 (a ten-fold increase).



The Master Plan -and the science- make clear: to preserve the quality of these headwaters, imperviousness must be kept at or below 5%.

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.

As a Citizen of Montgomery County, I care deeply about our water resources and recognize that Ten Mile Creek warrants extraordinary protection, as directed by the Master Plan. Sadly, as development continues unabated in the upper county, preservation of our finite sources of clean water are not being adequately protected. We urge you to recognize the Ten Mile Creek watershed's unique qualities and sensitive streams and ensure that development conforms to the Master Plan objective: "...if imperviousness is kept as near to five percent as possible, stream conditions can be maintained in the good to excellent range."

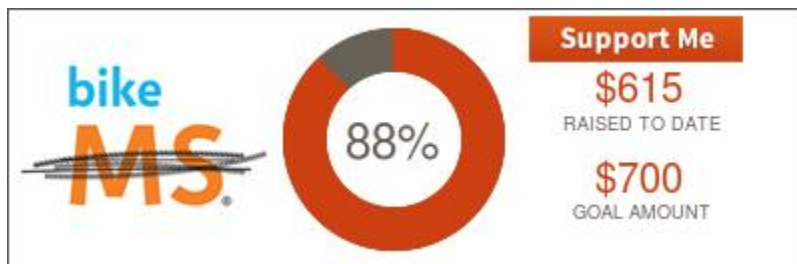
Let's not follow the path of Cabin Branch Creek, the sister tributary of Ten Mile Creek that flows into Little Seneca Reservoir, which has been severely degraded by an ongoing massive housing development. We know the importance of Little Seneca Reservoir to the future of our drinking water supply and the value of the Ten Mile Creek watershed to Montgomery County. It is our collective responsibility to protect them.

The Master Plan and the science, demands that you reject the Pulte Development, "Creekside at Cabin Branch." I join my voice to the Master Plan and the science.

Please let me know your thoughts on this upcoming vote.

For Clean Drinking Water,

Joseph Horgan, Kensington, MD 20895



----- Original Message -----

**From:** Priscilla Borchardt <priswb@verizon.net>;

**Received:** Mon Aug 23 2021 12:50:47 GMT-0400 (Eastern Daylight Time)

**To:** MCP-Chair@mncppc-mc.org <mcp-chair@mncppc-mc.org>; MCP-Chair # <mcp-chair@mncppc-mc.org>; <mcp-chair@mncppc-mc.org>;

**Subject:** Preserve Ten Mile Creek Watershed

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

Dear Chair Anderson and Members of the Planning Board:

Re: Unabated development in Clarksburg

Degradation of Cabin Branch Creek by over-development

Protect Ten Mile Creek

Please reject the Pulte Development, "Creekside at Cabin Branch," as currently proposed due to the devastating impact it would have on the two most sensitive and high-quality tributaries that flow into Ten Mile Creek.

The Master Plan makes clear that to preserve the quality of these headwaters, imperviousness must be kept at or below 5%. However, an analysis of Pulte's development plan shows that it would severely harm these sub-watersheds by increasing their existing impervious cover from 1.6% to 6.9% in LSTM 110 and from 1.2% to 12.8% in LSTM 111.

As a Citizen of Montgomery County, I care deeply about our water resources and recognize that Ten Mile Creek warrants extraordinary protection, as directed by the Master Plan. Sadly, as development continues unabated in the upper county, preservation of our finite sources of clean water are not being adequately protected.

Respectfully,

Priscilla Borchardt

Clarksburg MD

----- Original Message -----

**From:** William McCrady <rusty.mccrady@gmail.com>;

**Received:** Mon Aug 23 2021 12:02:49 GMT-0400 (Eastern Daylight Time)

**To:** MCP-Chair@mncppc-mc.org <mcp-chair@mncppc-mc.org>; MCP-Chair # <mcp-chair@mncppc-mc.org>; <mcp-chair@mncppc-mc.org>;

**Cc:** Marc.Elrich@montgomerycountymd.gov <marc.elrich@montgomerycountymd.gov>; County Council <county.council@montgomerycountymd.gov>;

**Subject:** Preserving Ten Mile Creek water quality

**[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 urge you to reject the Pulte Development, "Creekside at Cabin Branch," as currently proposed due to the devastating impact it would have on the two most sensitive and high-quality tributaries that flow into Ten Mile Creek.

In its current configuration, Pulte's proposed development poses risks of irreversible degradation to LSTM 110 and 111, the two tributaries that the Master Plan recognizes as the most sensitive and high-quality subwatersheds in the Ten Mile Creek watershed, and among the highest quality streams in Montgomery County.

The Master Plan makes clear that to preserve the quality of these headwaters, imperviousness must be kept at or below 5%. However, an analysis of Pulte's development plan shows that it would severely harm these subwatersheds by increasing their existing impervious cover from 1.6% to 6.9% in LSTM 110 and from 1.2% to 12.8% in LSTM 111.

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.

As a Citizen of Montgomery County, I care deeply about our water resources and recognize that Ten Mile Creek warrants extraordinary protection, as directed by the Master Plan. Sadly, as development continues unabated in the upper county, preservation of our finite sources of clean water are not being adequately protected. We urge you to recognize the Ten Mile Creek watershed's unique qualities and sensitive streams and ensure that development conforms to the Master Plan objective: "...if imperviousness is kept as near to five percent as possible, stream conditions can be maintained in the good to excellent range."

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,

William McCrady

Fifty year resident of Montgomery County

Kensington, MD

----- Original Message -----

**From:** Frank Sanford <fsanford44@gmail.com>;

**Received:** Mon Aug 23 2021 11:33:01 GMT-0400 (Eastern Daylight Time)

**To:** MCP-Chair@mncppc-mc.org <mcp-chair@mncppc-mc.org>; MCP-Chair # <mcp-chair@mncppc-mc.org>; <mcp-chair@mncppc-mc.org>;

**Cc:** Marc.Elrach@montgomerycountymd.gov <marc.elrach@montgomerycountymd.gov>; County Council <county.council@montgomerycountymd.gov>;

**Subject:** Ten Mile Creek

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

Please vote against the planned Pulte Creekside at Cabin Branch residential development. My letter attached.

Frank Sanford  
4305 Elm Street  
Chevy Chase, Md. 20815

Attachment:

[August 23, 2021](#)

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 urge you to reject the Pulte Development, "Creekside at Cabin Branch," as currently proposed due to the devastating impact it would have on the two most sensitive and high-quality tributaries that flow into Ten Mile Creek.

In its current configuration, Pulte's proposed development poses risks of irreversible degradation to LSTM 110 and 111, the two tributaries that the Master Plan recognizes as the most sensitive and high-quality subwatersheds in the Ten Mile Creek watershed, and among the highest quality streams in Montgomery County.

The Master Plan makes clear that to preserve the quality of these headwaters, imperviousness must be kept at or below 5%. However, an analysis of Pulte's development plan shows that it would severely harm these subwatersheds by increasing their existing impervious cover from 1.6% to 6.9% in LSTM 110 and from 1.2% to 12.8% in LSTM 111.

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.

For the past ten years I have volunteered with the Audubon Naturalist Society helping to monitor over 20 streams in Montgomery County. By sampling the benthic macroinvertebrates of these streams we can get a good measure of the health of these streams. Ten Mile Creek has been one of the healthiest streams in our region. Permitting this further development would certainly degraded the quality of the water and the habitat for macroinvertebrates.

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,

Frank J. Sanford

4305 Elm Street

Chevy Chase, Md. 20815

----- Original Message -----

**From:** Nanci Wilkinson <ntwilkinson@icloud.com>;

**Received:** Mon Aug 23 2021 09:19:20 GMT-0400 (Eastern Daylight Time)

**To:** MCP-Chair@mncppc-mc.org <mcp-chair@mncppc-mc.org>; MCP-Chair # <mcp-chair@mncppc-mc.org>; <mcp-chair@mncppc-mc.org>;

**Subject:** Reject the Pulte Development Plan as presently proposed

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

nanci wilkinson <nanciwilkinson@gmail.com>

9:14 AM (3 minutes ago)

to Marc, mcp.chair, County.Council

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 urge you to reject the Pulte Development, "Creekside at Cabin Branch," as currently proposed due to the devastating impact it would have on the two most sensitive and high-quality tributaries that flow into Ten Mile Creek.

In its current configuration, Pulte's proposed development poses risks of irreversible degradation to LSTM 110 and 111, the two tributaries that the Master Plan recognizes as the most sensitive and high-quality subwatersheds in the Ten Mile Creek watershed, and among the highest quality streams in Montgomery County.

The Master Plan makes clear that to preserve the quality of these headwaters, imperviousness must be kept at or below 5%. However, an analysis of Pulte's development plan shows that it would severely harm these subwatersheds by increasing their existing impervious cover from 1.6% to 6.9% in LSTM 110 and from 1.2% to 12.8% in LSTM 111.

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.

As a Citizen of Montgomery County, I care deeply about our water resources and recognize that Ten Mile Creek warrants extraordinary protection, as directed by the Master Plan. Sadly, as development continues unabated in the upper county, preservation of our finite sources of clean water are not being adequately protected. We urge you to recognize the Ten Mile Creek watershed's unique qualities and sensitive streams and ensure that development conforms to the Master Plan objective: "...if imperviousness is kept as near to five percent as possible, stream conditions can be maintained in the good to excellent range."

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,  
Nanci Wilkinson  
Co Lead  
Environmental Justice Ministry  
Cedar Lane Unitarian Universalist Church

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----- Original Message -----

**From:** linsil@usermail.com <linsil@usermail.com>;

**Received:** Sun Aug 22 2021 17:52:29 GMT-0400 (Eastern Daylight Time)

**To:** MCP-Chair@mncppc-mc.org <mcp-chair@mncppc-mc.org>; MCP-Chair # <mcp-chair@mncppc-mc.org>; <mcp-chair@mncppc-mc.org>;

**Cc:** Marc.Elrich@montgomerycountymd.gov <marc.elrich@montgomerycountymd.gov>; County Council <county.council@montgomerycountymd.gov>;

**Subject:** We must protect Ten Mile Creek as our backup water source

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

Dear Chair Anderson and Members of the Planning Board:

As a continuing advocate for the high-quality Ten Mile Creek watershed, which supports the cleanest tributary flowing into Little Seneca Reservoir, I urge you to reject the Pulte Development, "Creekside at Cabin Branch," as currently proposed due to the devastating impact it would have on the two most sensitive and high-quality tributaries that flow into Ten Mile Creek.

In its current configuration, Pulte's proposed development poses risks of irreversible degradation to LSTM 110 and 111, the two tributaries that the Master Plan recognizes as the most sensitive and high-quality subwatersheds in the Ten Mile Creek watershed, and among the highest quality streams in Montgomery County.

The Master Plan makes clear that to preserve the quality of these headwaters, imperviousness must be kept at or below 5%.

However, an analysis of Pulte's development plan shows that it would severely harm these subwatersheds by increasing their existing impervious cover from 1.6% to 6.9% in LSTM 110 and from 1.2% to 12.8% in LSTM 111.

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.

As a Citizen of Montgomery County, I care deeply about our water resources and recognize that Ten Mile Creek warrants extraordinary protection, as directed by the Master Plan. Sadly, as development continues unabated in the upper county, preservation of our finite sources of clean water are not being adequately protected. We

urge you to recognize the Ten Mile Creek watershed's unique qualities and sensitive streams and ensure that development conforms to the Master Plan objective: "...if imperviousness is kept as near to five percent as possible, stream conditions can be maintained in the good to excellent range."

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,  
Linda Silversmith

----- Original Message -----

**From:** Anne Ambler <anambler@gmail.com>;

**Received:** Mon Aug 23 2021 14:40:56 GMT-0400 (Eastern Daylight Time)

**To:** MCP-Chair@mncppc-mc.org <mcp-chair@mncppc-mc.org>; MCP-Chair # <mcp-chair@mncppc-mc.org>; <mcp-chair@mncppc-mc.org>;

**Subject:** Re: Preserve the high quality of Ten Mile Creek; do not approve Pulte's development plan for "Creekside at Cabin Branch."

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

Thank you.

Anne

On Mon, Aug 23, 2021 at 2:21 PM MCP-Chair <[mcp-chair@mncppc-mc.org](mailto:mcp-chair@mncppc-mc.org)> wrote:

Good afternoon,

Thank you for submitting your comments. I am confirming receipt for distribution to the Planning Board and staff to review.

Thank you,

**Catherine Coello, Administrative Assistant**

The Maryland-National Park and Planning Commission

Montgomery County Chair's Office



2425 Reedie Drive, Wheaton, MD 20902

Main: 301-495-4605 | Direct: 301-495-4608

[www.MontgomeryPlanningBoard.org](http://www.MontgomeryPlanningBoard.org)

**From:** Anne Ambler <[anambler@gmail.com](mailto:anambler@gmail.com)>

**Sent:** Sunday, August 22, 2021 3:21 PM

**To:** MCP-Chair <[mcp-chair@mncppc-mc.org](mailto:mcp-chair@mncppc-mc.org)>

**Cc:** [marc.elrich@montgomerycountymd.gov](mailto:marc.elrich@montgomerycountymd.gov); [county.council@montgomerycountymd.gov](mailto:county.council@montgomerycountymd.gov)

**Subject:** Preserve the high quality of Ten Mile Creek; do not approve Pulte's development plan for "Creekside at Cabin Branch."

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

Dear Chair Anderson and Members of the Planning Board:

As an advocate for streams, and particularly for the highly degraded Northwest Branch of the Anacostia, I spent much time and energy on the master planning effort 7 years ago to design and limit development in the Ten Mile Creek watershed in such a way as to preserve its high quality as much as legally possible. That stream, feeding a reservoir from which we could get drinking water, was exactly the antipodes of the Northwest Branch, whose history as a drinking water source now seems ridiculous. I participate in monitoring the Northwest Branch for a variety of factors, and the high levels of turbidity and E.coli this summer reinforce how important it is to limit imperviousness if you care at all about water quality.

I therefore urge you to reject the Pulte Development, "Creekside at Cabin Branch," as currently proposed. This proposal would devastate the two most sensitive and high-quality tributaries that flow into Ten Mile Creek.

In its current configuration, Pulte's proposed development poses risks of irreversible degradation to LSTM 110 and 111, the two tributaries that the Master Plan recognizes as the most sensitive and high-quality subwatersheds in the Ten Mile Creek watershed, and among the highest quality streams in Montgomery County. 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 makes clear that to preserve the quality of these headwaters, imperviousness must be kept at or below 5%. However, an analysis of Pulte's development plan shows that it would severely harm these subwatersheds by increasing their existing impervious cover from 1.6% to 6.9% in LSTM 110 and from 1.2% to 12.8% in LSTM 111.

I doubt it is necessary to remind you that impervious cover is the key indicator of the complex factors that affect stream condition, and higher impervious cover results in greater amounts of stormwater runoff that carry urban pollutants into the stream. The greater velocity of the water also degrades stream channels and biologic habitat, leading to degraded streams. All our OTHER streams in this county, and including the disaster of Cabin Branch Creek, offer sad evidence of this process.

As a Citizen of Montgomery County since 1970, I care deeply about our water resources and recognize that Ten Mile Creek warrants extraordinary protection, as directed by the Master Plan. Sadly, as development continues unabated in the upper county, preservation of our finite sources of clean water are not being adequately protected. We urge you to recognize the Ten Mile Creek watershed's unique qualities and sensitive streams and ensure that development conforms to the Master Plan objective: "...if imperviousness is kept as near to five percent as possible, stream conditions can be maintained in the good to excellent range."

We like to think of our county as a leader in environmental protection. Shouldn't protection of our back-up water supply and our one last clean stream be a primary objective of county planning?

Respectfully,

Anne Ambler

12505 Kuhl Road

Silver Spring, MD 20902

----- Original Message -----

**From:** Donna Troisi <dmtroisi@gmail.com>;

**Received:** Sun Aug 22 2021 14:04:36 GMT-0400 (Eastern Daylight Time)

**To:** MCP-Chair@mncppc-mc.org <mcp-chair@mncppc-mc.org>; MCP-Chair # <mcp-chair@mncppc-mc.org>; <mcp-chair@mncppc-mc.org>;

**Cc:** Marc.Elrich@montgomerycountymd.gov <marc.elrich@montgomerycountymd.gov>; County Council <county.council@montgomerycountymd.gov>;

**Subject:** watershed protection & health

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

Dear Chair Anderson and Members of the Planning Board:

I have been a resident of Montgomery County and advocate for a balanced, clean, and healthy quality of life since 1989.

As an advocate for the high-quality Ten Mile Creek watershed, which supports the cleanest tributary flowing into Little Seneca Reservoir, I urge you to reject the Pulte Development, "Creekside at Cabin Branch," as currently proposed due to the devastating impact it would have on the two most sensitive and high-quality tributaries that flow into Ten Mile Creek.

In its current configuration, Pulte's proposed development poses risks of irreversible degradation to LSTM 110 and 111, the two tributaries that the Master Plan recognizes as the most sensitive and high-quality subwatersheds in the Ten Mile Creek watershed, and among the highest quality streams in Montgomery County.

The Master Plan makes clear that to preserve the quality of these headwaters, imperviousness must be kept at or below 5%. However, an analysis of Pulte's development plan shows that it would severely harm these subwatersheds by increasing their existing impervious cover from 1.6% to 6.9% in LSTM 110 and from 1.2% to 12.8% in LSTM 111.

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.

As a Citizen of Montgomery County, I care deeply about our water resources and recognize that Ten Mile Creek warrants extraordinary protection, as directed by the Master Plan. Sadly, as development continues unabated in the upper county, preservation of our finite sources of clean water are not being adequately protected. We urge you to recognize the Ten Mile Creek watershed's unique qualities and sensitive streams and ensure that development conforms to the Master Plan objective: "...if imperviousness is kept as near to five percent as possible, stream conditions can be maintained in the good to excellent range."

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,

Donna Troisi



Virus-free. [www.avast.com](https://www.avast.com)

----- Original Message -----

**From:** hemal parekh <parekh\_hemal@yahoo.com>;

**Received:** Sun Aug 22 2021 13:25:41 GMT-0400 (Eastern Daylight Time)

**To:** MCP-Chair@mncppc-mc.org <mcp-chair@mncppc-mc.org>; MCP-Chair # <mcp-chair@mncppc-mc.org>; <mcp-chair@mncppc-mc.org>;

**Cc:** Marc.Elrigh@montgomerycountymd.gov <marc.elrich@montgomerycountymd.gov>; County Council <county.council@montgomerycountymd.gov>;

**Subject:** Site plan approval for Pulte's Creekside at Cabin Branch

**[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 urge you to reject the Pulte Development, "Creekside at Cabin Branch," as currently proposed due to the devastating impact it would have on the two most sensitive and high-quality tributaries that flow into Ten Mile Creek.

In its current configuration, Pulte's proposed development poses risks of irreversible degradation to LSTM 110 and 111, the two tributaries that the Master Plan recognizes as the most sensitive and

high-quality subwatersheds in the Ten Mile Creek watershed, and among the highest quality streams in Montgomery County.

The Master Plan makes clear that to preserve the quality of these headwaters, imperviousness must be kept at or below 5%. However, an analysis of Pulte's development plan shows that it would severely harm these subwatersheds by increasing their existing impervious cover from 1.6% to 6.9% in LSTM 110 and from 1.2% to 12.8% in LSTM 111.

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.

As a Citizen of Montgomery County, I care deeply about our water resources and recognize that Ten Mile Creek warrants extraordinary protection, as directed by the Master Plan. Sadly, as development continues unabated in the upper county, preservation of our finite sources of clean water are not being adequately protected. We urge you to recognize the Ten Mile Creek watershed's unique qualities and sensitive streams and ensure that development conforms to the Master Plan objective: "...if imperviousness is kept as near to five percent as possible, stream conditions can be maintained in the good to excellent range."

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,

Hemal Parekh

----- Original Message -----

**From:** James . <jtogashi@hotmail.com>;

**Received:** Sun Aug 22 2021 13:02:00 GMT-0400 (Eastern Daylight Time)

**To:** MCP-Chair@mncppc-mc.org <mcp-chair@mncppc-mc.org>; MCP-Chair # <mcp-chair@mncppc-mc.org>; <mcp-chair@mncppc-mc.org>;

**Subject:** Development near ten mille creek

**[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 urge you to reject the Pulte Development, "Creekside at Cabin Branch," as currently proposed due to the devastating impact it would have on the two most sensitive and high-quality tributaries that flow into Ten Mile Creek.

In its current configuration, Pulte's proposed development poses risks of irreversible degradation to LSTM 110 and 111, the two tributaries that the Master Plan recognizes as the most sensitive and high-quality subwatersheds in the Ten Mile Creek watershed, and among the highest quality streams in Montgomery County.

The Master Plan makes clear that to preserve the quality of these headwaters, imperviousness must be kept at or below 5%. However, an analysis of Pulte's development plan shows that it would severely harm these subwatersheds by increasing their existing impervious cover from 1.6% to 6.9% in LSTM 110 and from 1.2% to 12.8% in LSTM 111.

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.

As a Citizen of Montgomery County, I care deeply about our water resources and recognize that Ten Mile Creek warrants extraordinary protection, as directed by the Master Plan. Sadly, as development continues unabated in the upper county, preservation of our finite sources of clean water are not being adequately protected. We urge you to recognize the Ten Mile Creek watershed's unique qualities and sensitive streams and ensure that development conforms to the Master Plan objective: "...if imperviousness is kept as near to five percent as possible, stream conditions can be maintained in the good to excellent range."

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.

Thanks for hearing me out.....stay safe.

----- Original Message -----

**From:** Jill Bradbury <jill.marie.bradbury@gmail.com>;

**Received:** Sun Aug 22 2021 11:59:49 GMT-0400 (Eastern Daylight Time)

**To:** MCP-Chair@mncppc-mc.org <mcp-chair@mncppc-mc.org>; MCP-Chair # <mcp-chair@mncppc-mc.org>; <mcp-chair@mncppc-mc.org>;

**Cc:** Marc.Elrach@montgomerycountymd.gov <marc.elrach@montgomerycountymd.gov>; County Council <county.council@montgomerycountymd.gov>;

**Subject:** Vote on Pulte Development, Creekside at Cabin Branch

**[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 urge you to reject the Pulte Development, "Creekside at Cabin Branch," as currently proposed due to the devastating impact it would have on the two most sensitive and high-quality tributaries that flow into Ten Mile Creek.

In its current configuration, Pulte's proposed development poses risks of irreversible degradation to LSTM 110 and 111, the two tributaries that the Master Plan recognizes as the most sensitive and high-quality subwatersheds in the Ten Mile Creek watershed, and among the highest quality streams in Montgomery County.

The Master Plan makes clear that to preserve the quality of these headwaters, imperviousness must be kept at or below 5%. However, an analysis of Pulte's development plan shows that it would severely harm these subwatersheds by increasing their existing impervious cover from 1.6% to 6.9% in LSTM 110 and from 1.2% to 12.8% in LSTM 111.

Impervious cover is widely accepted as the key indicator of the complex factors that affect stream condition. 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.

As a Citizen of Montgomery County, I care deeply about our water resources and recognize that Ten Mile Creek warrants extraordinary protection, as directed by the Master Plan. Please recognize the Ten Mile Creek watershed's unique qualities and sensitive streams and ensure that development conforms to the Master Plan objective: "...if imperviousness is kept as near to five percent as possible, stream conditions can be maintained in the good to excellent range."

Respectfully,  
Jill Bradbury  
13605 Anndyke Pl.  
Germantown, MD 20874

----- Original Message -----

**From:** janisalcorn@yahoo.com <janisalcorn@yahoo.com>;  
**Received:** Sun Aug 22 2021 09:59:48 GMT-0400 (Eastern Daylight Time)  
**To:** MCP-Chair@mncppc-mc.org <mcp-chair@mncppc-mc.org>; MCP-Chair # <mcp-chair@mncppc-mc.org>; <mcp-chair@mncppc-mc.org>;  
**Cc:** Marc.Elrich@montgomerycountymd.gov <marc.elrich@montgomerycountymd.gov>; County Council <county.council@montgomerycountymd.gov>;  
**Subject:** Why Reject the proposed Pulte Development "Creekside at Cabin Branch" ? does not meet Master Plan

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

Dear Chair Anderson and Members of the Planning Board:

I urge you to reject the Pulte Development, "Creekside at Cabin Branch," as currently proposed due to the devastating impact it would have on the two most sensitive and high-quality tributaries that flow into Ten Mile Creek. We have a responsibility to protect and steward our natural resources for future generations

The Ten Mile Creek watershed supports the cleanest tributary flowing into Little Seneca Reservoir.

In its current configuration, Pulte's proposed development poses risks of irreversible degradation to LSTM 110 and 111, the two tributaries that the Master Plan recognizes as the most sensitive and high-quality subwatersheds in the Ten Mile Creek watershed, and among the highest quality streams in Montgomery County.

The Master Plan makes clear that to **preserve the quality of these headwaters, imperviousness must be kept at or below 5%**. However, an analysis of Pulte's development plan shows that it would severely harm these subwatersheds by **increasing their existing impervious cover from 1.6% to 6.9% in LSTM 110 and from 1.2% to 12.8% in LSTM 111**.

**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.

As a Citizen of Montgomery County, I care deeply about our water resources and recognize that Ten Mile Creek warrants extraordinary protection, as directed by the Master Plan. However, because development continues unabated in the upper county, preservation of our finite sources of clean water are not being adequately protected.

I urge you to recognize the Ten Mile Creek watershed's unique qualities and sensitive streams and ensure that development conforms to the Master Plan objective: "...if imperviousness is kept as near to five percent as possible, stream conditions can be maintained in the good to excellent range."

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 taking this critical information into account for making your decision.

Sincerely,  
Janis Alcorn  
3508 Woodbine St  
Chevy Chase, MD 20815

----- Original Message -----

**From:** Natalie Dickter <dickternatalie@gmail.com>;

**Received:** Sun Aug 22 2021 09:33:09 GMT-0400 (Eastern Daylight Time)

**To:** MCP-Chair@mncppc-mc.org <mcp-chair@mncppc-mc.org>; MCP-Chair # <mcp-chair@mncppc-mc.org>; <mcp-chair@mncppc-mc.org>;

**Cc:** Marc.Elrich@montgomerycountymd.gov <marc.elrich@montgomerycountymd.gov>; County Council <county.council@montgomerycountymd.gov>;

**Subject:** REJECT current proposal for Creekside at Cabin Branch

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



Dear Chair Anderson and Members of the Planning Board:

As a citizen of Montgomery County, I care deeply about our water resources. Ten Mile Creek warrants extraordinary protection, as directed by the Master Plan. Therefore, I urge you to reject the Pulte Development, "Creekside at Cabin Branch," as currently proposed due to the devastating impact it would have on the two most sensitive and high-quality tributaries that flow into Ten Mile Creek.

The Master Plan makes clear that to preserve the quality of these headwaters, imperviousness must be kept **at or below 5%**. An analysis of Pulte's development plan shows that it would severely harm these sub-watersheds by increasing their existing impervious cover from 1.6% to **6.9%**.

I urge you to protect Ten Mile Creek watershed's streams and ensure that development conforms to the Master Plan objective: "...if imperviousness is kept as near to five percent as possible, stream conditions can be maintained in the good to excellent range."

The future of our drinking water supply is at stake.

Thank you,  
Natalie Dickter

----- Original Message -----

**From:** Chris H. <crshtrep@aol.com>;

**Received:** Sun Aug 22 2021 08:37:30 GMT-0400 (Eastern Daylight Time)

**To:** MCP-Chair@mncppc-mc.org <mcp-chair@mncppc-mc.org>; MCP-Chair # <mcp-chair@mncppc-mc.org>; <mcp-chair@mncppc-mc.org>;

**Cc:** Marc.Elrich@montgomerycountymd.gov <marc.elrich@montgomerycountymd.gov>; County Council <county.council@montgomerycountymd.gov>;

**Subject:** Reject the Pulte Development

**[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 urge you to reject the Pulte Development, "Creekside at Cabin Branch," as currently proposed due to the devastating impact it would have on the two most sensitive and high-quality tributaries that flow into Ten Mile Creek.

In its current configuration, Pulte's proposed development poses risks of irreversible degradation to LSTM 110 and 111, the two tributaries that the Master Plan recognizes as the most sensitive and high-quality subwatersheds in the Ten Mile Creek watershed, and among the highest quality streams in Montgomery County.

The Master Plan makes clear that to preserve the quality of these headwaters, imperviousness must be kept at or below 5%. However, an analysis of Pulte's development plan shows that it would severely harm these subwatersheds by



increasing their existing impervious cover from 1.6% to 6.9% in LSTM 110 and from 1.2% to 12.8% in LSTM 111.

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.

As a Citizen of Montgomery County, I care deeply about our water resources and recognize that Ten Mile Creek warrants extraordinary protection, as directed by the Master Plan. Sadly, as development continues unabated in the upper county, preservation of our finite sources of clean water are not being adequately protected. We urge you to recognize the Ten Mile Creek watershed's unique qualities and sensitive streams and ensure that development conforms to the Master Plan objective: "...if imperviousness is kept as near to five percent as possible, stream conditions can be maintained in the good to excellent range."

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,

**Chris Hennemeyer**  
**International Development Consultant**  
**Washington, DC**  
**301-775-1392**  
**[www.chrishennemeyer.com](http://www.chrishennemeyer.com)**

----- Original Message -----

**From:** Laura Carey <careyl4@yahoo.com>;

**Received:** Sun Aug 22 2021 07:51:19 GMT-0400 (Eastern Daylight Time)

**To:** Marc.Elrich@montgomerycountymd.gov <marc.elrich@montgomerycountymd.gov>; County Council <county.council@montgomerycountymd.gov>; MCP-Chair@mncppc-mc.org <mcp-chair@mncppc-mc.org>; MCP-Chair # <mcp-chair@mncppc-mc.org>; <mcp-chair@mncppc-mc.org>;

**Subject:** Pulte's Creekside at Cabin Branch

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

Dear Chair Anderson and Members of the Planning Board,

As a resident of Boyds, MD for 29 years and an advocate for the high-quality Ten Mile Creek watershed, which supports the cleanest tributary flowing into Little Seneca Reservoir, I urge you to reject the Pulte Development, "Creekside at Cabin Branch," as currently proposed due to the devastating impact it would have on the two most sensitive and high-quality tributaries that flow into Ten Mile Creek.

In its current configuration, Pulte's proposed development poses risks of irreversible degradation to LSTM 110 and 111, the two tributaries that the Master Plan recognizes as the most sensitive and high-quality subwatersheds in the Ten Mile Creek watershed, and among the highest quality streams in Montgomery County.

The Master Plan makes clear that to preserve the quality of these headwaters, imperviousness must be kept at or below 5%. However, an analysis of Pulte's development plan shows that it would severely harm these subwatersheds by increasing their existing impervious cover from 1.6% to 6.9% in LSTM 110 and from 1.2% to 12.8% in LSTM 111.

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.

As a lifetime Citizen of Montgomery County, generations of our family have continued to raise our children in Boyds, MD and we care deeply about our water resources and recognize that Ten Mile Creek warrants extraordinary protection, as directed by the Master Plan. Sadly, as development continues unabated in the upper county, preservation of our finite sources of clean water are not being adequately protected. We urge you to recognize the Ten Mile Creek watershed's unique qualities and sensitive streams and ensure that development conforms to the Master Plan objective: "...if imperviousness is kept as near to five percent as possible, stream conditions can be maintained in the good to excellent range."

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 built on continued empty promises of preserving the county's entrance to the agricultural reserve and with little regard for the deeply rooted families who have respectfully spent lifetimes protecting the Ten Mile Creek watershed. 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 continue to protect them.

Warm regards,  
Laura Carey  
Boyds, MD

----- Original Message -----

**From:** Robert Goldberg <goldberggrn@gmail.com>;

**Received:** Sun Aug 22 2021 07:32:28 GMT-0400 (Eastern Daylight Time)

**To:** MCP-Chair@mncppc-mc.org <mcp-chair@mncppc-mc.org>; MCP-Chair # <mcp-chair@mncppc-mc.org>; <mcp-chair@mncppc-mc.org>;

**Cc:** Marc.Elrich@montgomerycountymd.gov <marc.elrich@montgomerycountymd.gov>; County Council

<county.council@montgomerycountymd.gov>;

**Subject:** Protect Ten Mile Creek

**[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 urge you to reject the Pulte Development, “Creekside at Cabin Branch,” as currently proposed due to the devastating impact it would have on the two most sensitive and high-quality tributaries that flow into Ten Mile Creek.

In its current configuration, Pulte’s proposed development poses risks of irreversible degradation to LSTM 110 and 111, the two tributaries that the Master Plan recognizes as the most sensitive and high-quality sub-watersheds in the Ten Mile Creek watershed, and among the highest quality streams in Montgomery County.

The Master Plan makes clear that to preserve the quality of these headwaters, imperviousness must be kept at or below 5%. However, an analysis of Pulte’s development plan shows that it would severely harm these sub-watersheds by increasing their existing impervious cover from 1.6% to 6.9% in LSTM 110 and from 1.2% to 12.8% in LSTM 111.

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.

As a Citizen of Montgomery County, I care deeply about our water resources and recognize that Ten Mile Creek warrants extraordinary protection, as directed by the Master Plan. Sadly, as development continues unabated in the upper county, preservation of our finite sources of clean water are not being adequately protected. We urge you to recognize the Ten Mile Creek watershed’s unique qualities and sensitive streams and ensure that development conforms to the Master Plan objective: “...if imperviousness is kept as near to five percent as possible, stream conditions can be maintained in the good to excellent range.”

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,

Robert N. Goldberg

----- Original Message -----

**From:** Molly Hauck <mollyphauck@gmail.com>;

**Received:** Sun Aug 22 2021 08:18:39 GMT-0400 (Eastern Daylight Time)

**To:** County Council <county.council@montgomerycountymd.gov>; MCP-Chair@mncppc-mc.org <mcp-chair@mncppc-mc.org>; MCP-Chair # <mcp-chair@mncppc-mc.org>; <mcp-chair@mncppc-mc.org>;

**Subject:** Protect Ten Mile Creek

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

On **September 9, 2021** the Montgomery County Planning Board will vote on whether to approve the site plan for Pulte's Creekside at Cabin Branch residential development in the Ten Mile Creek Watershed. This hearing will determine whether or not the Pulte development will go forward.

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 urge you to reject the Pulte Development, "Creekside at Cabin Branch," as currently proposed due to the devastating impact it would have on the two most sensitive and high-quality tributaries that flow into Ten Mile Creek.

In its current configuration, Pulte's proposed development poses risks of irreversible degradation to LSTM 110 and 111, the two tributaries that the Master Plan recognizes as the most sensitive and high-quality subwatersheds in the Ten Mile Creek watershed, and among the highest quality streams in Montgomery County.

The Master Plan makes clear that to preserve the quality of these headwaters, imperviousness must be kept at or below 5%. However, an analysis of Pulte's development plan shows that it would severely harm these subwatersheds by increasing their existing impervious cover from 1.6% to 6.9% in LSTM 110 and from 1.2% to 12.8% in LSTM 111.

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.

As a Citizen of Montgomery County, I care deeply about our water resources and recognize that Ten Mile Creek warrants extraordinary protection, as directed by the Master Plan. Sadly, as development continues unabated in the upper county, preservation of our finite sources of clean water are not

being adequately protected. We urge you to recognize the Ten Mile Creek watershed's unique qualities and sensitive streams and ensure that development conforms to the Master Plan objective: "...if imperviousness is kept as near to five percent as possible, stream conditions can be maintained in the good to excellent range."

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,

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

[Reject the Pulte Development, "Creekside at Cabin Branch."](https://drinkcleanwaterinmontco.blogspot.com)  
([drinkcleanwaterinmontco.blogspot.com](https://drinkcleanwaterinmontco.blogspot.com))

[August 22, 2021](#)

Dear Chair Anderson and Members of the Planning Board:

As a citizen who drinks (and looks forward to continuing drinking) clean water, as a voter who pays attention to voting and advocacy records of public officials (elected and appointed), and as an advocate for the high-quality Ten Mile Creek watershed, which supports the cleanest tributary flowing into Little Seneca Reservoir, our backup clean drinking water supply, I urge you to reject the Pulte Development, "Creekside at Cabin Branch," as currently proposed due to the devastating impact it would have on the two most sensitive and high-quality tributaries that flow into Ten Mile Creek.

In its current configuration, Pulte's proposed development poses risks of irreversible degradation to the drainage area of the two tributaries that the Master Plan recognizes as the most sensitive and high-quality subwatersheds in the Ten Mile Creek watershed, and among the highest quality streams in Montgomery County.

An analysis of Pulte's development plan shows that it would severely harm these subwatersheds by increasing their existing impervious cover from 1.6% to 6.9% in LSTM 110 (a four-fold increase) and from 1.2% to 12.8% in LSTM 111 (a ten-fold increase).

The Master Plan -and the science- make clear: to preserve the quality of these headwaters, imperviousness must be kept at or below 5%.

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.

As a Citizen of Montgomery County, I care deeply about our water resources and recognize that Ten Mile Creek warrants extraordinary protection, as directed by the Master Plan. Sadly, as development continues unabated in the upper county, preservation of our finite sources of clean water are not being adequately protected. We urge you to recognize the Ten Mile Creek watershed's unique qualities and sensitive streams and ensure that development conforms to the Master Plan objective: "...if imperviousness is kept as near to five percent as possible, stream conditions can be maintained in the good to excellent range."

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.

The Master Plan and the science, demands that you reject the Pulte Development, "Creekside at Cabin Branch." I join my voice to the Master Plan and the science.

Please let me know your thoughts on this upcoming vote.

## Comments

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**JOSEPH HORGAN**