

Item 11 - Correspondence

From: goldbergn@gmail.com
To: [MCP-Chair](#)
Cc: marc.elrich@montgomerycountymd.gov; county.council@montgomerycountymd.gov
Subject: Protect Ten Mile Creek
Date: Sunday, August 22, 2021 7:32:29 AM

[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

From: [Laura Carey](#)
To: [MCP-Chair](#); marc.elrich@montgomerycountymd.gov; county.council@montgomerycountymd.gov
Subject: Pulte's Creekside at Cabin Branch
Date: Sunday, August 22, 2021 7:51:19 AM

[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.

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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

From: [Molly Hauck](#)
To: [MCP-Chair](#); [MontgomeryCountyCouncil--Testifying](#)
Subject: Protect Ten Mile Creek
Date: Sunday, August 22, 2021 8:18:40 AM

[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.

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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

From: [Chris H.](#)
To: [MCP-Chair](#)
Cc: county.council@montgomerycountymd.gov; marc.elrich@montgomerycountymd.gov
Subject: Reject the Pulte Development
Date: Sunday, August 22, 2021 8:37:30 AM

[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.

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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

From: [Natalie Dickter](#)
To: [MCP-Chair](#)
Cc: marc.elrich@montgomerycountymd.gov; county.council@montgomerycountymd.gov
Subject: REJECT current proposal for Creekside at Cabin Branch
Date: Sunday, August 22, 2021 9:33:09 AM

[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

From: [Janis Alcorn](#)
To: [MCP-Chair](#)
Cc: marc.elrich@montgomerycountymd.gov; county.council@montgomerycountymd.gov
Subject: Why Reject the proposed Pulte Development "Creekside at Cabin Branch" ? does not meet Master Plan
Date: Sunday, August 22, 2021 9:59:48 AM

[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

From: [Jill Bradbury](#)
To: [MCP-Chair](#)
Cc: marc.elrich@montgomerycountymd.gov; county.council@montgomerycountymd.gov
Subject: Vote on Pulte Development, Creekside at Cabin Branch
Date: Sunday, August 22, 2021 11:59:49 AM

[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.

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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

From: [James Togashi](#)
To: [MCP-Chair](#)
Subject: Development near ten mille creek
Date: Sunday, August 22, 2021 1:02:01 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 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.

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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.

From: hemal_parekh
To: MCP-Chair
Cc: marc.elrich@montgomerycountymd.gov; county.council@montgomerycountymd.gov
Subject: Site plan approval for Pulte's Creekside at Cabin Branch
Date: Sunday, August 22, 2021 1:25:42 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 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.

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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

From: [Donna Troisi](#)
To: [MCP-Chair](#)
Cc: marc.elrich@montgomerycountymd.gov; county.council@montgomerycountymd.gov
Subject: watershed protection & health
Date: Sunday, August 22, 2021 2:04:36 PM

[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.

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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

From: [Anne Ambler](#)
To: [MCP-Chair](#)
Cc: marc.elrich@montgomerycountymd.gov; 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."
Date: Sunday, August 22, 2021 3:21:22 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 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

From: linsil@usermail.com
To: [MCP-Chair](#)
Cc: marc.elrich@montgomerycountymd.gov; county.council@montgomerycountymd.gov
Subject: We must protect Ten Mile Creek as our backup water source
Date: Sunday, August 22, 2021 5:52:29 PM

[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.

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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

From: [Nanci Wilkinson](#)
To: [MCP-Chair](#)
Subject: Reject the Pulte Development Plan as presently proposed
Date: Monday, August 23, 2021 9:19:21 AM

[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.

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

Mail Delivery Subsystem
9:14 AM (3 minutes ago)

to me

Message blocked

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From: [Frank Sanford](#)
To: [MCP-Chair](#)
Cc: Marc.Elrich@montgomerycountymd.gov; county.council@montgomerycountymd.gov
Subject: Ten Mile Creek
Date: Monday, August 23, 2021 11:33:02 AM
Attachments: [Ten Mile Creek .docx](#)

[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

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

From: [William McCrady](#)
To: [MCP-Chair](#)
Cc: marc.elrich@montgomerycountymd.gov; county.council@montgomerycountymd.gov
Subject: Preserving Ten Mile Creek water quality
Date: Monday, August 23, 2021 12:02:49 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 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

From: [Priscilla Borchardt](#)
To: [MCP-Chair](#)
Subject: Preserve Ten Mile Creek Watershed
Date: Monday, August 23, 2021 12:50:48 PM

[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

From: [Reid Detchon](#)
To: [MCP-Chair](#)
Subject: Ten Mile Creek
Date: Tuesday, August 24, 2021 1:17:54 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 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

From: [Karen Howland](#)
To: [MCP-Chair](#)
Cc: county.council@montgomerycountymd.gov; marc.elrich@montgomerycountymd.gov
Subject: Say NO to current Pulte Proposal for "Creekside at Cabin Branch"
Date: Tuesday, August 24, 2021 2:11:26 PM

[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. I was disturbed to learn about the proposal by Pulte Development for a residential development (Creekside at Cabin Branch) in the Ten Mile Creek watershed. I am not a resident of Clarksburg, although I have family members that are and I understand that this proposal by Pulte conflicts with Clarksburg's Master Plan. The Master Plan recognizes the importance of protecting Ten Mile Creek watershed and its associated streams. There are major concerns that Pulte's plans do not comply. The Planning Board should take these concerns with the utmost seriousness. It is imperative that we protect and preserve our finite sources of clean water. The proposed Creekside at Cabin Branch project would cause irreversible degradation to tributaries in the Ten Mile Creek watershed by increasing the impervious surfaces beyond what is deemed acceptable to preserve them as a quality water source. These tributaries to the watershed are some of the highest quality streams we have in Montgomery County. They must be protected.

As the Planning Board, it is your responsibility to ensure that development in the County is in line with its long-term vision and the needs of its residents (not just housing needs). You 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 your responsibility to protect them. I urge that you ensure any development conforms to the Master Plan and do not let development in our upper county continue unabated.

Respectfully,

Karen Howland

Montgomery County Resident, Voter, and Tax-payer

From: [Pia Iolster](#)
To: [MCP-Chair](#)
Cc: marc.elrich@montgomerycountymd.gov; county.council@montgomerycountymd.gov
Subject: Preserve Ten Mile Creek
Date: Tuesday, August 24, 2021 3:23:03 PM

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

Dear Chair Anderson and Members of the Planning Board:

We need to protect the last remaining pristine areas of our county and protect our drinking water quality! We can't let development interests be prioritized over the health of our communities.

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,

Pia Iolster-Izquierdo

From: [Joseph Horgan](#)
To: [MCP-Chair](#)
Cc: marc.elrich@montgomerycountymd.gov; [county.council](#); mail@tenmilecreek.org
Subject: Protecting our Drinking Water
Date: Monday, August 23, 2021 6:36:44 PM

[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

--



From: [Max Wilson](#)
To: [MCP-Chair](#); marc.elrich@montgomerycountymd.gov; county.council@montgomerycountymd.gov
Subject: reject Creekside at Cabin Branch
Date: Wednesday, August 25, 2021 7:39:54 AM

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

Dear Chair Anderson and Members of the Planning Board:

I routinely hike and view wildlife in the Ten Mile Creek watershed. The water quality of this ecosystem is very important to me. Essential to protecting the water quality of Ten Mile Creek is protecting the water quality of the tributaries flowing into Ten Mile Creek. Pulte Development's "Creekside at Cabin Branch" project will have a significant adverse impact on two tributaries, LSTM 110 and 111, and should be rejected.

The Master Plan recognizes that LSTM 110 and 111 as the most sensitive and high-quality subwatersheds feeding into Ten Mile Creek. The proposed development would increase the impervious surface cover in these two subwatersheds above the 5% threshold that has been identified as necessary to preserve the quality of these streams. Impervious surface cover is an indicator of the multiple factors that affect stream condition and water quality and we must take a hard line to limit impervious surfaces to below 5% to prevent damaging amounts of stormwater runoff and pollutants from entering these delicate systems.

As a resident and taxpayer in Montgomery County and a recreational user of the Ten Mile Creek watershed, I urge you to reject the current proposal for "Creekside at Cabin Branch" or any other development of this area that would result in greater than 5% impervious surface cover.

Respectfully,
John M Wilson
8513 Warde Ter
Potomac, MD 20854

From: [Alex Taylor](#)
To: [MCP-Chair](#)
Subject: Reject Creekside at Cabin Branch Proposal
Date: Wednesday, August 25, 2021 8:24:19 AM

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

Planning Board Chair Casey Anderson,

I am giving voice to concerns of young county residents. I am a graduate of Poolesville HS Global Ecology program and student at Montgomery College currently. Land use decisions such as this must take climate change into account. Resting on past deliberation and previous understanding is counter to what we know today... what we must do to mitigate and adapt to our changing climate. Central to our survival will be how we steward our water resources. So please get this right.

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.

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." The plan as written has 12% imperviousness in some of the most sensitive subwatersheds in the county.

We know that with climate change, stormwater management will only become more of an issue - engineering stormwater solutions on existing development is costly - we have a chance to get it right from the start. When we know better - we do better.

An extraordinary water resource demands extraordinary care and protection on the part of our decision makers. Require that the developers make their plan support clean water... not that the public (and our environment) accept less.

Alex Taylor
jactaylor2@gmail.com
15711 Hughes Road
Poolesville, Maryland 20837

From: [Heidi Grossman](#)
To: [MCP-Chair](#)
Cc: marc.elrich@montgomerycountymd.gov; county.council@montgomerycountymd.gov
Subject: PLEASE Do NOT approve site plan for Pulte's Creekside at Cabin Branch
Date: Wednesday, August 25, 2021 12:42:03 PM
Importance: High

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

Dear Chair Anderson and Members of the Planning Board:

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.

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,

Heidi Grunwald
2022 Tidewinds Way
Germantown, MD 20874



From: [Caitlin Stephens](#)
To: [MCP-Chair](#)
Subject: Reject Creekside at Cabin Branch Proposal
Date: Wednesday, August 25, 2021 9:02:42 PM

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

Planning Board Chair Casey Anderson,

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.

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 know that with climate change, stormwater management will only become more of an issue - engineering stormwater solutions on existing development is costly - we have a chance to get it right from the start. When we know better - we do better.

An extraordinary water resource demands extraordinary care and protection on the part of our decision makers and I'm hoping you only accept proposals that provide this protection.

Caitlin Stephens
caitistephens@gmail.com
24724 Nickelby Dr
Damascus, Maryland 20872

From: [Evan Stephens](#)
To: [MCP-Chair](#)
Subject: Reject Creekside at Cabin Branch Proposal
Date: Wednesday, August 25, 2021 9:09:46 PM

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

Planning Board Chair Casey Anderson,

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.

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 know that with climate change, stormwater management will only become more of an issue - engineering stormwater solutions on existing development is costly - we have a chance to get it right from the start. When we know better - we do better.

An extraordinary water resource demands extraordinary care and protection on the part of our decision makers and I'm hoping you only accept proposals that provide this protection.

Evan Stephens
evan.m.stephens@gmail.com
1851 Columbia Rd NW, apt 303
Washington, District of Columbia 20009

From: [Patty McGrath](#)
To: [MCP-Chair](#)
Subject: Critical Leadership Needed: Reject Creekside at Cabin Branch Proposal
Date: Wednesday, August 25, 2021 9:13:11 PM

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

Planning Board Chair Casey Anderson,

Ten Mile Creek is the cleanest tributary flowing into Little Seneca Reservoir, which is our region's only nearby back-up drinking water supply to the Potomac for over 4.5 million people in the Washington DC region.

The Clarksburg Master Plan describes how to protect high-quality headwater sub-watersheds: "...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 two targeted high-quality, sensitive streams are 1.6% (LSTM 110) and 1.2% (LSTM111), which is why they are in such excellent condition. But Pulte's development would increase imperviousness in LSTM 110 from 1.6% to 6.9%, a fourfold increase; and it would increase imperviousness in LSTM 111, from 1.2% to 12.8%, an increase of nearly 1,000%, severely degrading the stream.

The proposed development would entail bulldozing, regrading, bringing in fill dirt, and otherwise disturbing 76 acres of land, or 24% of the combined land area of the two sensitive subwatersheds. 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.

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. Rain events now send a sediment plume of silt and mud from Cabin Branch Creek into Little Seneca Reservoir. We must not repeat this tragedy by allowing large residential developments in the Ten Mile Creek Watershed.

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.

We know that with climate change, stormwater management will only become more of an

issue - engineering stormwater solutions on existing development is costly - we have a chance to get it right from the start. This development is an environmental mistake. When we know better - we do better.

Patty McGrath
pattymcgrath08@aol.com
11007 Edison Road
Potomac, Maryland 20854

From: [LeAnne Sawyers](#)
To: [MCP-Chair](#)
Subject: Reject Creekside at Cabin Branch Proposal
Date: Wednesday, August 25, 2021 9:17:25 PM

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

Planning Board Chair Casey Anderson,

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.

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 know that with climate change, stormwater management will only become more of an issue - engineering stormwater solutions on existing development is costly - we have a chance to get it right from the start. When we know better - we do better.

An extraordinary water resource demands extraordinary care and protection on the part of our decision makers and I'm hoping you only accept proposals that provide this protection.

LeAnne Sawyers
lsawyersvideo@gmail.com
11432 Frances Green Dr.
North Potomac, Maryland 20878

From: [Amy Medd](#)
To: [MCP-Chair](#)
Subject: Reject Creekside at Cabin Branch Proposal
Date: Wednesday, August 25, 2021 9:18:02 PM

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

Planning Board Chair Casey Anderson,

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.

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 know that with climate change, stormwater management will only become more of an issue - engineering stormwater solutions on existing development is costly - we have a chance to get it right from the start. When we know better - we do better.

An extraordinary water resource demands extraordinary care and protection on the part of our decision makers and I'm hoping you only accept proposals that provide this protection.

Amy Medd
amymedd@gmail.com
17818 Hidden Garden Lane,
Ashton-Sandy Spring, Maryland 20861

From: [Elizabeth Rogers](#)
To: [MCP-Chair](#)
Subject: Reject Creekside at Cabin Branch Proposal
Date: Wednesday, August 25, 2021 9:27:12 PM

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

Planning Board Chair Casey Anderson,

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.

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 know that with climate change, stormwater management will only become more of an issue - engineering stormwater solutions on existing development is costly - we have a chance to get it right from the start. When we know better - we do better.

An extraordinary water resource demands extraordinary care and protection on the part of our decision makers and I'm hoping you only accept proposals that provide this protection.

Elizabeth Rogers
elizrogers2@yahoo.com
10106 Gladstone Street
Silver Spring , Maryland 20902

From: [G. Countryman-Mills](#)
To: [MCP-Chair](#)
Subject: Reject Creekside at Cabin Branch Proposal
Date: Wednesday, August 25, 2021 9:30:24 PM

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

Planning Board Chair Casey Anderson,

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.

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 know that with climate change, stormwater management will only become more of an issue - engineering stormwater solutions on existing development is costly - we have a chance to get it right from the start. When we know better - we do better.

An extraordinary water resource demands extraordinary care and protection on the part of our decision makers and I'm hoping you only accept proposals that provide this protection.

G. Countryman-Mills
gaylelcm@gmail.com
11906 Oden Ct.
Rockville , Maryland 20852

From: [Lucinda Snow](#)
To: [MCP-Chair](#)
Subject: Reject Creekside at Cabin Branch As Proposed
Date: Wednesday, August 25, 2021 9:36:17 PM

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

Planning Board Chair Casey Anderson,

I am an advocate for the high-quality Ten Mile Creek watershed, which supports the cleanest tributary flowing into Little Seneca Reservoir and the highest quality watershed streams in Montgomery County. When Pulte creates developments they know the guidelines in the area's Master Plan, in this case Clarksburg and Ten Mile Creek. Pulte's proposed Creekside at Cabin Branch Development does not respect these guidelines to ensure "imperviousness is kept as near to five percent as possible."

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. Please send them back to the drawing board and create a development that works within the 5% imperviousness goal!!!

I stand with The Friends of Ten Mile Creek when they say:

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 know that with climate change, stormwater management will only become more of an issue - engineering stormwater solutions on existing development is costly - we have a chance to get it right from the start. When we know better - we do better.

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Lucinda Snow
cindys369@gmail.com
20537 Amethyst Ln
Germantown, Maryland 20874-1094

From: [Janet Davies](#)
To: [MCP-Chair](#)
Subject: Reject Creekside at Cabin Branch Proposal
Date: Wednesday, August 25, 2021 9:45:59 PM

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

Planning Board Chair Casey Anderson,

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.

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."

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Janet Davies
davies_262@hotmail.com
16015 Hughes Road
Poolesville , Maryland 20837

From: [Kelley Frost](#)
To: [MCP-Chair](#)
Subject: Reject Creekside at Cabin Branch Proposal
Date: Wednesday, August 25, 2021 9:57:25 PM

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

Planning Board Chair Casey Anderson,

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.

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."

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An extraordinary water resource demands extraordinary care and protection on the part of our decision makers and I'm hoping you only accept proposals that provide this protection.

Kelley Frost
crowke9@gmail.com
23115 Peach Tree Rd
Clarksburg, Maryland 20871

From: [Suzanne Matteson](#)
To: [MCP-Chair](#)
Subject: Reject Creekside at Cabin Branch Proposal
Date: Wednesday, August 25, 2021 10:12:38 PM

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

Planning Board Chair Casey Anderson,

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.

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."

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An extraordinary water resource demands extraordinary care and protection on the part of our decision makers and I'm hoping you only accept proposals that provide this protection.

Thank you, Suzanne Matteson

Suzanne Matteson
suz.matt@yahoo.com
17128 Butler rd
Poolesville, Maryland 20837

From: [Neda Bolourian](#)
To: [MCP-Chair](#)
Subject: Reject Creekside at Cabin Branch Proposal
Date: Wednesday, August 25, 2021 10:20:15 PM

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

Planning Board Chair Casey Anderson,

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.

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Neda Bolourian
neda.bolourian@gmail.com
20824 Bell Bluff Road
Gaithersburg, Maryland 20879

From: [Perrin Chalk](#)
To: [MCP-Chair](#)
Subject: Reject Creekside at Cabin Branch Proposal
Date: Wednesday, August 25, 2021 10:29:08 PM

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

Planning Board Chair Casey Anderson,

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.

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."

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Perrin Chalk
perrin.chalk@gmail.com
19920 Bucklodge Rd
Boyds, Maryland 20841

From: [Maureen Quinn](#)
To: [MCP-Chair](#)
Subject: Reject Creekside at Cabin Branch Proposal
Date: Wednesday, August 25, 2021 11:09:38 PM

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

Planning Board Chair Casey Anderson,

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.

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Maureen Quinn
MoQuinnLAC@gmail.com
542 Calvin Lane
Rockville, Maryland 20851

From: [Marcia Machado](#)
To: [MCP-Chair](#)
Subject: Reject Creekside at Cabin Branch Proposal
Date: Thursday, August 26, 2021 6:03:32 AM

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

Planning Board Chair Casey Anderson,

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.

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Marcia Machado
marciaphysicaltherapy@gmail.com
9548 Melrose Square Way
Gaithersburg, Maryland 20882

From: [Maesha Vonduerckheim](#)
To: [MCP-Chair](#)
Subject: Reject Creekside at Cabin Branch Proposal
Date: Thursday, August 26, 2021 6:59:52 AM

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

Planning Board Chair Casey Anderson,

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.

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Maesha Vonduerckheim
VONDURCKHEIMMD@HOTMAIL.COM
22610 Beallsville Road
Barnesville, Maryland 20838

From: [Robert Wilbur](#)
To: [MCP-Chair](#)
Subject: Reject Creekside at Cabin Branch Proposal
Date: Thursday, August 26, 2021 7:02:56 AM

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

Planning Board Chair Casey Anderson,

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.

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An extraordinary water resource demands extraordinary care and protection on the part of our decision makers and I'm hoping you only accept proposals that provide this protection.

Robert Wilbur
robert.wilbur@sdsu.edu
15428 Conrad Spring Rd
Boyd, Maryland 20841

From: [Beth Daly](#)
To: [MCP-Chair](#)
Subject: Reject Creekside at Cabin Branch Proposal
Date: Thursday, August 26, 2021 7:43:37 AM

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

Planning Board Chair Casey Anderson,

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.

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Beth Daly
beth.daly1@gmail.com
Po box 452, 17501 Barnesville road
Barnesville, Maryland 20838

From: [Ben Graybeal](#)
To: [MCP-Chair](#)
Subject: Reject Creekside at Cabin Branch Proposal
Date: Thursday, August 26, 2021 8:06:39 AM

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

Planning Board Chair Casey Anderson,

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.

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We know that with climate change, stormwater management will only become more of an issue - engineering stormwater solutions on existing development is costly - we have a chance to get it right from the start. When we know better - we do better.

Recent and ongoing housing developments in Clarksburg are already far exceeding the capacity of the local infrastructure. Look no further than Clarksburg Elementary School. It was entirely foreseeable that hundreds of houses would result in hundreds of new students, yet the school is now at 250% capacity and rising with the relief of a new school not coming before 2023 at earliest. Those approving housing developments MUST take responsibility for ensuring all knock-on effects are addressed; if they cannot do so then they should not approve the housing.

An extraordinary water resource demands extraordinary care and protection on the part of our decision makers and I'm hoping you only accept proposals that provide this protection.

Ben Graybeal
bengraybeal@yahoo.com
15401 Conrad Spring Road
Boyd's, Maryland 20841

From: [John Rockafellow](#)
To: [MCP-Chair](#)
Subject: Reject Creekside at Cabin Branch Proposal
Date: Thursday, August 26, 2021 8:09:14 AM

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

Planning Board Chair Casey Anderson,

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John Rockafellow
scott@willowoak.biz
18015 Moore Rd
Dickerson, Maryland 20842

From: [Irene Eckstrand](#)
To: [MCP-Chair](#)
Subject: Reject Creekside at Cabin Branch Proposal
Date: Thursday, August 26, 2021 8:11:49 AM

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

Planning Board Chair Casey Anderson,

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.

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."

I live in an area that was developed over 20 years ago, and I've watched as the watershed changed as impervious surface was added. The lively creek and path alongside it provided lots of opportunities for walks with my children. Today, erosion has obliterated the path, and the creek has become a deep and wide and muddy zone. Standing water provides an excellent breeding ground for mosquitos, and we can no longer use our yard. We have built terraces and rain gardens to slow the erosion, but it's a losing battle. Indeed, one of the reasons we chose to live here has been destroyed by development of housing.

Please don't let this happen elsewhere. Decisions now will impact our landscapes for decades to come.

Irene Eckstrand
ieckstrand@verizon.net
13717 Valley Dr
Rockville, Maryland 20850

From: [Elizabeth Wilbur](#)
To: [MCP-Chair](#)
Subject: Reject Creekside at Cabin Branch Proposal
Date: Thursday, August 26, 2021 8:12:56 AM

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

Planning Board Chair Casey Anderson,

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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."

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An extraordinary water resource demands extraordinary care and protection on the part of our decision makers and I'm hoping you only accept proposals that provide this protection.

Elizabeth Wilbur
bwilbur@gmail.com
15428 Conrad Spring Rd.
Boyds, Maryland 20841

From: [Beth Carter](#)
To: [MCP-Chair](#)
Subject: Reject Creekside at Cabin Branch Proposal
Date: Thursday, August 26, 2021 8:34:15 AM

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

Planning Board Chair Casey Anderson,

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.

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Beth Carter
bcarte4@gmail.com
6 Megans Court
Olney, Maryland 20832

From: [Jennifer Khovananth](#)
To: [MCP-Chair](#)
Subject: Reject Creekside at Cabin Branch Proposal
Date: Thursday, August 26, 2021 8:45:18 AM

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

Planning Board Chair Casey Anderson,

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.

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."

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Jennifer Khovananth
jenhackwith@yahoo.com
5808 Namakagan Rd
Bethesda , Maryland 20816

From: [Jeremy Stanton](#)
To: [MCP-Chair](#)
Subject: Reject Creekside at Cabin Branch Proposal
Date: Thursday, August 26, 2021 9:02:47 AM

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

Planning Board Chair Casey Anderson,

Greetings friend. There's an old saying that carries with it a lot of wisdom: water is life. Clean water allows all life to thrive. Yet across our region, sprawling development creates conditions that lead to the poisoning of our waters and the death of our streams. Increased runoff from impervious surfaces washes pollutants, salts, and debris into our waters, eventually making those waters inhospitable to the many insects, frogs, birds, and fish that call them home. Moreover, when that water feeds into our drinking water supply, it requires more expensive and energy intensive treatments to make it safe to drink. As one who recently spent \$2000 on a home water filter system to remove the cancer-causing "disinfection byproducts" from our municipal water, I know first hand about this expense and the limitations of municipal water treatment. I'm sure you'll agree that to approve development that threatens our water supply, and then have to spend more on water treatment to reverse the effects of that development, is senseless. There is a better way.

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.

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."

With more extreme rain events happening more frequently, stormwater management will only become more of an issue - engineering stormwater solutions on existing development is costly - we have a chance to get it right from the start. When we know better - we do better.

An extraordinary water resource demands extraordinary care and protection on the part of our decision makers and I'm hoping you only accept proposals that provide this protection.

With gratitude for your public service.

Jeremy Stanton
mail@jeremystanton.com
5219 Brookeville Rd

Gaithersburg, Maryland 20882

From: mcdermott@aol.com
To: [MCP-Chair](#)
Cc: marc.elrich@montgomerycountymd.gov; county.council@montgomerycountymd.gov
Subject: Save our Ten Mile Creek Watershed Quality
Date: Thursday, August 26, 2021 9:28:44 AM

[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. I live near this area and I am very concerned with the overall water quality especially since many existing homes use well water.

Respectfully,
Susan Toni McDermott
Geoffrey Alan McDermott

From: [Christy Bumanis](#)
To: [MCP-Chair](#)
Subject: Reject Creekside at Cabin Branch Proposal
Date: Thursday, August 26, 2021 10:48:52 AM

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

Planning Board Chair Casey Anderson,

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.

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Christy Bumanis
christylb33@verizon.net
21101 Kaul lane
Germantown, Maryland 20876

From: [Susan Petro](#)
To: [MCP-Chair](#)
Subject: Reject Creekside at Cabin Branch Proposal
Date: Thursday, August 26, 2021 10:24:12 AM

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

Planning Board Chair Casey Anderson,

Clean water, clean air- or new development in a critical watershed? The answer should be clear. The motive should never be develop at all costs. Please do what's right and protect our watershed for our and future generations.

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.

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 know that with climate change, stormwater management will only become more of an issue - engineering stormwater solutions on existing development is costly - we have a chance to get it right from the start. When we know better - we do better.

An extraordinary water resource demands extraordinary care and protection on the part of our decision makers and I'm hoping you only accept proposals that provide this protection.

Susan Petro
bsusan424@yahoo.com
19009 Dowden Cir, Suite / Apt #
Poolesville, Maryland 20837

From: [christine_chalk](#)
To: [MCP-Chair](#)
Subject: Reject Creekside at Cabin Branch Proposal
Date: Thursday, August 26, 2021 11:05:28 AM

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

Planning Board Chair Casey Anderson,

As a small farm dependent on a private well 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, which is critical to clean water and a healthy ecosystem in the Agricultural Reserve.

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."

We know that with climate change, stormwater management will only become more of an issue - engineering stormwater solutions on existing development is costly - we have a chance to get it right from the start. When we know better - we do better.

An extraordinary water resource, that it linked to water quality throughout the region, demands extraordinary care and protection on the part of our decision makers and I'm hoping you only accept proposals that provide this protection and reject the current proposal.

christine chalk
christine_chalk@yahoo.com
19920 Bucklodge Road
Boyd's, Maryland 20841

From: [Ann Connor](#)
To: [MCP-Chair](#)
Subject: Reject Creekside at Cabin Branch Proposal
Date: Thursday, August 26, 2021 11:47:37 AM

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

Planning Board Chair Casey Anderson,

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.

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 know that with climate change, stormwater management will only become more of an issue - engineering stormwater solutions on existing development is costly - we have a chance to get it right from the start. When we know better - we do better.

An extraordinary water resource demands extraordinary care and protection on the part of our decision makers and I'm hoping you only accept proposals that provide this protection.

Ann Connor
conrfam@aol.com
17325 Soper St
Poolesville, Maryland 20837

From: [NOREEN COURNOYER](#)
To: [MCP-Chair](#)
Subject: Reject Creekside at Cabin Branch Proposal
Date: Thursday, August 26, 2021 12:40:58 PM

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

Planning Board Chair Casey Anderson,

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.

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 know that with climate change, stormwater management will only become more of an issue - engineering stormwater solutions on existing development is costly - we have a chance to get it right from the start. When we know better - we do better.

An extraordinary water resource demands extraordinary care and protection on the part of our decision makers and I'm hoping you only accept proposals that provide this protection.

NOREEN COURNOYER
noreencournoyer@gmail.com
12901 KITCHEN HOUSE WAY
GERMANTOWN, Maryland 20874

From: [Norman Layton](#)
To: [MCP-Chair](#)
Subject: Reject Creekside at Cabin Branch Proposal
Date: Thursday, August 26, 2021 12:50:39 PM

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

Planning Board Chair Casey Anderson,

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.

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 know that with climate change, stormwater management will only become more of an issue - engineering stormwater solutions on existing development is costly - we have a chance to get it right from the start. When we know better - we do better.

An extraordinary water resource demands extraordinary care and protection on the part of our decision makers and I'm hoping you only accept proposals that provide this protection.

Norman Layton
layton_norman@yahoo.com
10803 Cook Brothers Rd
ljamsville, Maryland 21754

From: [Ellen Gordon](#)
To: [MCP-Chair](#)
Subject: Reject "Creekside at Cabin Branch" Proposal!!
Date: Thursday, August 26, 2021 12:56:59 PM

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

Planning Board Chair Casey Anderson,

The high-quality Ten Mile Creek watershed supports the cleanest tributary flowing into Little Seneca Reservoir! It's therefore urgent that you reject the Pulte Development, "Creekside at Cabin Branch," due to the devastating impact it would have on the two most sensitive and high-quality tributaries that flow into Ten Mile Creek!

It's your responsibility to 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."

With our climate changing, stormwater management is becoming ever more of an issue. Engineering stormwater solutions on existing development is costly--so by denying this development, we have a chance to get it right from the start.

An extraordinary water resource demands extraordinary care and protection on the part of our decision makers and I'm hoping you only accept proposals that provide this protection.

Ellen Gordon
ellen@gordonballard.com
17401 Ryefield Ct.
Dickerson, Maryland 20842

From: [Emily Williams](#)
To: [MCP-Chair](#)
Subject: Reject Creekside at Cabin Branch Proposal
Date: Thursday, August 26, 2021 1:21:24 PM

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

Planning Board Chair Casey Anderson,

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.

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 know that with climate change, stormwater management will only become more of an issue - engineering stormwater solutions on existing development is costly - we have a chance to get it right from the start. When we know better - we do better.

An extraordinary water resource demands extraordinary care and protection on the part of our decision makers and I'm hoping you only accept proposals that provide this protection.

Emily Williams
emily.williams89@gmail.com
22030 Big Woods Road
Dickerson, Maryland 20842

From: [Catherine Lemp](#)
To: [MCP-Chair](#)
Subject: Reject Creekside at Cabin Branch Proposal
Date: Thursday, August 26, 2021 1:57:25 PM

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

Planning Board Chair Casey Anderson,

As a voter and 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 profoundly negative impact it would have on the two most sensitive and high-quality tributaries that flow into Ten Mile Creek.

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."

We know that with climate change, stormwater management will only become more of an issue. Engineering stormwater solutions on existing development is costly, and we have a chance to get it right from the start. When we know better, we do better.

An extraordinary water resource demands extraordinary care and protection on the part of our decision-makers and I'm hoping you only accept proposals that provide this protection.

Catherine Lemp
cathylemp@gmail.com
10120 Treble Court
Rockville , Maryland 20850

From: [Patrick Dullaghan](#)
To: [MCP-Chair](#)
Subject: Reject Creekside at Cabin Branch Proposal
Date: Thursday, August 26, 2021 2:37:11 PM

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

Planning Board Chair Casey Anderson,

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.

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 know that with climate change, stormwater management will only become more of an issue - engineering stormwater solutions on existing development is costly - we have a chance to get it right from the start. When we know better - we do better.

An extraordinary water resource demands extraordinary care and protection on the part of our decision makers and I'm hoping you only accept proposals that provide this protection.

Patrick Dullaghan
patrick.dullaghan@verizon.net
19604 Lewis Orchard Lane
Poolesville, Maryland 20837

From: [Lindsey Chambers](#)
To: [MCP-Chair](#)
Subject: Reject Creekside at Cabin Branch Proposal
Date: Thursday, August 26, 2021 2:39:39 PM

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

Planning Board Chair Casey Anderson,

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.

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 know that with climate change, stormwater management will only become more of an issue - engineering stormwater solutions on existing development is costly - we have a chance to get it right from the start. When we know better - we do better.

An extraordinary water resource demands extraordinary care and protection on the part of our decision makers and I'm hoping you only accept proposals that provide this protection.

Lindsey Chambers
lsbchambers@gmail.com
20515 Bucklodge Rd
Boyds, Maryland 20841

From: [Philip Bogdonoff](#)
To: [MCP-Chair](#)
Subject: Reject Creekside at Cabin Branch Proposal
Date: Thursday, August 26, 2021 2:47:24 PM

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

Planning Board Chair Casey Anderson,

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.

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."

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An extraordinary water resource demands extraordinary care and protection on the part of our decision makers and I'm hoping you only accept proposals that provide this protection.

Philip Bogdonoff
pbogdonoff@gmail.com
39 Oswego Avenue
Takoma Park, Maryland 20910-5107

From: [Marney Bruce](#)
To: [MCP-Chair](#)
Subject: Reject Creekside at Cabin Branch Proposal
Date: Thursday, August 26, 2021 3:02:57 PM

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

Planning Board Chair Casey Anderson,

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.

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 know that with climate change, stormwater management will only become more of an issue - engineering stormwater solutions on existing development is costly - we have a chance to get it right from the start. When we know better - we do better.

An extraordinary water resource demands extraordinary care and protection on the part of our decision makers and I'm hoping you only accept proposals that provide this protection.

Marney Bruce
marneyb3@gmail.com
4541 Windsor Ln
Bethesda, Maryland 20814

From: [Perrie"Lee Prouty](#)
To: [MCP-Chair](#)
Subject: Reject Creekside at Cabin Branch Proposal
Date: Thursday, August 26, 2021 3:05:55 PM

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

Planning Board Chair Casey Anderson,

This story of development vs clean water is as old if not much older than I at 80. We know what development causes, yet the politicians cannot help themselves. The politicians want more people which is more people more money coming into the county's coffers. They send out policy papers for us to read. Papers about the dangers that we and what we do to our property causes in pollution and imperious run-off. But, for some reason these messages don't seem to affect their passion for creating more and more development even if it affects our water sources.

We get notices now posted annually on the algae blooms in just about all our man-made lakes & stormwater ponds. Lake Frank did not have blooms until the massive development in its watershed and now every July we learn that fish kills are likely, do not let your pets drink the water or your kids play in the water. YET, I have learned that recent testing of the waters in Little Seneca Lake Reservoir have detected "low levels of Microcystin" in the Reservoir. Microcystin is a TOXIN produced by algae that can lead to fish kills and even death of pets, livestock and wildlife that ingest contaminated water. This is a DIRECT result of nutrient laden run-off which includes pet wastes, lawn fertilizers from residential development.

I have read so much in my adult lifetime about impervious run-off yet the very people we have put in charge of policy and enforcement continue to ignore it on the massive projects that they approve. In that impervious run-off is not only the run-off from lawn chemicals but leaking oil & other offing from cars, along with chemicals used in the winter for ice. Duh, all this runs off into the Reservoir or did you not remember how this works?

I will never forget shortly after moving to Maryland from Virginia, I went on a State sponsored bus tour of "their newly created stormwater ponds" in areas of high-density development. They prided themselves on stating how wildlife friendly they were. They had installed Wood Duck nest boxes in most of them along with stating wildlife would have a great source of water. Well, every one of them were covered in an oil sheen. At the second site, I commented that waterfowl would get the oil on their feathers exactly like an oil spill event & any animal ingesting the water would be drinking toxins. At the third site we pulled into a development where I witnessed three separate (3) males in the parking lots changing their oil, fluids and one of these changes you could see the oil running down the parking lot to a stormwater drain. What this told me was those very people in charge of these wonderful stormwater ponds really did not understand the concept whatsoever.

Citizens of Montgomery Co have been fighting to maintain Ten Mile Creek as the cleanest tributary which flows into our drinking water supply for over 4.5 million people in the D.C. region now for over 20 years.

The Cabin Branch Creek development has, as expected, been very much degraded by the massive development along Route #121. I have seen the huge amounts of silt and mud during storms as I navigated West Old Baltimore Road. I have been informed of the massive silt plumes in the Little Seneca Reservoir during storms. But most of the County Council does not live in that area so most likely it is just hearsay to you all. And, what is very interesting is the County Council frequently addresses climate change and the fact we need to be MINDFUL of the frequency and increase in the storms that will be affecting our state. Well, that means more storms and larger amounts of rainwater.

And, as with the Agriculture Preserve, I find they will have to be fighting with the County Council for preservation of the Alliance otherwise they will find that the County Council will try and develop those lands as well.

And last but not least, approval of this residential development plan is contrary to the language and intent of the 2014 Amended Clarksburg Master Plan, whose key objective is to protect the quality of Ten Mile Creek. The Master Plan singles out these two sub watersheds as warranting extraordinary protection.

Perrie'Lee Prouty
perrieleeprouty@hotmail.com
5213 Norbeck Road
Rockville, Maryland 20853

From: [Shelley Jones](#)
To: [MCP-Chair](#)
Subject: Reject Creekside at Cabin Branch Proposal
Date: Thursday, August 26, 2021 3:13:30 PM

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

Planning Board Chair Casey Anderson,

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.

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 know that with climate change, stormwater management will only become more of an issue - engineering stormwater solutions on existing development is costly - we have a chance to get it right from the start. When we know better - we do better.

An extraordinary water resource demands extraordinary care and protection on the part of our decision makers and I'm hoping you only accept proposals that provide this protection.

Thank you for your responsible action regarding this priceless resource!!

Shelley Jones
Maryland (Montgomery County) Resident

Shelley Jones
Shelleyjones63@gmail.com
8500 Garland Ave
Takoma Park, Maryland 20912

From: [Christine Rai](#)
To: [MCP-Chair](#)
Subject: Reject Creekside at Cabin Branch Proposal
Date: Thursday, August 26, 2021 3:15:37 PM

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

Planning Board Chair Casey Anderson,

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.

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 know that with climate change, stormwater management will only become more of an issue - engineering stormwater solutions on existing development is costly - we have a chance to get it right from the start. When we know better - we do better.

An extraordinary water resource demands extraordinary care and protection on the part of our decision makers and I'm hoping you only accept proposals that provide this protection.

Christine Rai
sunny_rai@verizon.net
17320 Whitaker Rd
Poolesville, Maryland 20837

From: [Julie Super](#)
To: [MCP-Chair](#)
Subject: Reject Creekside at Cabin Branch Proposal
Date: Thursday, August 26, 2021 3:29:17 PM

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

Planning Board Chair Casey Anderson,

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.

I am currently participating in the 3rd Breeding Bird Atlas for DC/Maryland and have spent many early mornings along the stream valleys located in the Clarksburg area. I have seen, within one season, degradation of riparian segments due to pressure from surrounding development.

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."

An extraordinary water resource demands extraordinary care and protection on the part of our decision makers and I'm hoping you only accept proposals that provide this protection.

Julie Super
superjdesign@gmail.com
22350 Old Hundred Rd
Barnesville, Maryland 20838

From: [TRACI STEVENS](#)
To: [MCP-Chair](#)
Subject: Reject Creekside at Cabin Branch Proposal
Date: Thursday, August 26, 2021 4:52:29 PM

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

Planning Board Chair Casey Anderson,

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.

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."

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An extraordinary water resource demands extraordinary care and protection on the part of our decision makers and I'm hoping you only accept proposals that provide this protection.

TRACI STEVENS
momijkj@aol.com
19720 Mouth Of Monocacy Rd
Dickerson, Maryland 20842-9519

From: [Diane Hudson](#)
To: [MCP-Chair](#)
Subject: Reject Creekside at Cabin Branch Proposal
Date: Thursday, August 26, 2021 5:17:47 PM

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

Planning Board Chair Casey Anderson,

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.

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 know that with climate change, stormwater management will only become more of an issue - engineering stormwater solutions on existing development is costly - we have a chance to get it right from the start. When we know better - we do better.

An extraordinary water resource demands extraordinary care and protection on the part of our decision makers and I'm hoping you only accept proposals that provide this protection.

Diane Hudson
dianehudson77@gmail.com
25307 Damascus Park Terrace
Damascus, Maryland 20872

