

Item 11 - Correspondence

From: [Patrick Benko](#)
To: [MCP-Chair](#)
Subject: Reject Creekside at Cabin Branch Proposal
Date: Thursday, August 26, 2021 5:59:24 PM

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

Planning Board Chair Casey Anderson,

As a resident of Waters Landing, I am very sad to hear that land south of Old Baltimore and adjacent to Black Hill Park is being proposed for development. First, I will recognize the hypocrisy of someone who's house backs to park being against other people enjoying the same. However, I see the damage that my own yard and my neighbor's yards do to the park. There is constant dumping of debris, chemical spraying, noise pollution, runoff, and destruction of trees and vegetation. One only has to look at each finger of the lake after it rains, or Lake Churchill vs Little Seneca Lake along Wynfield Dr to see how bad it is.

Old Baltimore Rd and Clarksburg Rd are an ideal border for expansion of Black Hill Park and a continuation of being a bulwark against pollution in the watershed.

So let's do more park development instead.

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 Benko
patrick.benko@gmail.com
20828 Amber Hill Ct
Germantown, Maryland 20874

From: [Stephen Baldwin](#)
To: [MCP-Chair](#)
Subject: Reject Creekside at Cabin Branch Proposal
Date: Thursday, August 26, 2021 6:57:46 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.

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We have recently had an issue on our street about the county installing new sidewalk, adding to the impervious surface. We joined other neighbors in advocating to save a number of mature trees and installing a segment of pervious pavement. The county listened in this case and we hope that the planning board will listen to the concerns of residents in rejecting the Pulte proposal.

Thank you

Stephen Baldwin
baldwin6422@gmail.com
6422 Kenhowe Dr
Bethesda, Maryland 20817

From: [Laura Van Etten](#)
To: [MCP-Chair](#)
Subject: Reject Creekside at Cabin Branch Proposal
Date: Thursday, August 26, 2021 7:22:06 PM

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

Planning Board Chair Casey Anderson,

Cabin Branch Creek runs all the way from east of this reservoir through my property in Dickerson, well west of the proposed development. On my farm, I have seen firsthand how our now-frequent flooding events are causing dramatic runoff and washout. It seems to me that restricting development proposals which do not adequately address storm water management is a good idea and very timely in light of the climate change issues we are facing.

Therefore, I urge you to reject the Pulte Development company's project called "Creekside at Cabin Branch," as currently proposed.

Laura Van Etten
LVEAmazon@aol.com
19735 Mouth of Monocacy Rd
Dickerson, Maryland 20842-9538

From: [Stacy Kobrick](#)
To: [MCP-Chair](#)
Subject: Reject Creekside at Cabin Branch Proposal
Date: Thursday, August 26, 2021 7:26:32 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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Stacy Kobrick
stacykobrick@gmail.com
4552 Windsor Ln
Bethesda, Maryland 20814

From: [Atira Zeoli](#)
To: [MCP-Chair](#)
Subject: Reject Creekside at Cabin Branch Proposal
Date: Thursday, August 26, 2021 7:35:13 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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Atira Zeoli
zeoligirl@gmail.com
402 4th Ave
Washington Grove, Maryland 20880

From: [Jessica Wertz](#)
To: [MCP-Chair](#)
Subject: Reject Creekside at Cabin Branch Proposal
Date: Thursday, August 26, 2021 7:53:34 PM

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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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Jessica Wertz
jessica.m.wertz@gmail.com
24314 red Blaze dr
Damascus , Maryland 20872

From: [Patti Oseroff](#)
To: [MCP-Chair](#)
Subject: Reject Creekside at Cabin Branch Proposal
Date: Thursday, August 26, 2021 8:39:21 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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Patti Oseroff
pattioseroff@gmail.com
10317 Summit Ave
kensington, Maryland 20895

From: [Susan Davis](#)
To: [MCP-Chair](#)
Subject: Reject Creekside at Cabin Branch Proposal
Date: Thursday, August 26, 2021 10:48:21 PM

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Planning Board Chair Casey Anderson,

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

From: [Erika Bucciantini](#)
To: [MCP-Chair](#)
Subject: Reject Creekside at Cabin Branch Proposal
Date: Thursday, August 26, 2021 11:09:01 PM

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

Planning Board Chair Casey Anderson,

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

From: [Anna Anders](#)
To: [MCP-Chair](#)
Subject: Reject Creekside at Cabin Branch Proposal
Date: Friday, August 27, 2021 8:08:33 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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Anna Anders
ama231@case.edu
12112 Greenridge Drive
Boyds, Maryland 20841

From: [John Hickman](#)
To: [MCP-Chair](#)
Subject: Reject Creekside at Cabin Branch Proposal
Date: Friday, August 27, 2021 8:26:06 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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John Hickman
johnhickman@yahoo.com
14513 High Meadow Way
North Potomac, Maryland 20878

From: [Priscilla Borchardt](#)
To: [MCP-Chair](#)
Subject: Reject Creekside at Cabin Branch Proposal
Date: Friday, August 27, 2021 9:29:11 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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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.

Priscilla Borchardt
priswb@verizon.net
Borchardt
Clarksburg , Maryland 20871

From: [Georgia Zucker](#)
To: [MCP-Chair](#)
Subject: Reject Creekside at Cabin Branch Proposal
Date: Friday, August 27, 2021 10:38:44 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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Georgia Zucker
georgia.zucker@gmail.com
19011 Old Baltimore Road
Brookeville, Maryland 20833

From: [Carol Chandler](#)
To: [MCP-Chair](#)
Subject: Reject Creekside at Cabin Branch Proposal
Date: Friday, August 27, 2021 11:05:12 AM

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

Planning Board Chair Casey Anderson,

Water - clean drinking water - is one of the most important resources for a healthy community. I have been a resident of Montgomery County, Maryland for 55 years and have watched as our natural resources are diminished by development. As a registered nurse who is very familiar with environmental health, I urge you to consider the environmental impact of your decision for the future health of our community. Please do not take the future availability of clean drinking water for granted.

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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Carol Chandler
c.chandler1@verizon.net
24032 Newbury Road
Gaithersburg, Maryland 20882

From: [Tram Nguyen](#)
To: [MCP-Chair](#)
Subject: Reject Creekside at Cabin Branch Proposal
Date: Friday, August 27, 2021 12:45:53 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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Tram Nguyen
kimtram1@hotmail.com
13805 Darnestown RD
Gaithersburg , Maryland 20878

From: [Brian Klick](#)
To: [MCP-Chair](#)
Subject: Reject Creekside at Cabin Branch Proposal
Date: Friday, August 27, 2021 2:12:20 PM

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

Planning Board Chair Casey Anderson,

I urge you to REJECT the Pulte Development, "Creekside at Cabin Branch," as currently proposed due to the negative 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 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.

We simply can't keep ignoring the Master Plan that was designed to prevent this kind of development. And we must learn from the mistakes of the past - for once we need to put our FUTURE in front of our PRESENT. Don't sacrifice things just because you won't be around to see the negative impact - and don't leave this stuff to our children to figure out. Stop this over-development, and think about the needs of the future.

Brian Klick
brianklick@yahoo.com
15010 Whitetail Way
Gaithersburg, Maryland 20878

From: [Catherine Bond](#)
To: [MCP-Chair](#)
Subject: Reject Creekside at Cabin Branch Proposal
Date: Friday, August 27, 2021 2:49:51 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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Catherine Bond
washdccc@yahoo.com
12608 Granite Rock Rd
Clarksburg , Texas 29871

From: [Jennifer Moyer](#)
To: [MCP-Chair](#)
Subject: Reject Creekside at Cabin Branch Proposal
Date: Friday, August 27, 2021 3:05:32 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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Jennifer Moyer
jennifer.moyer76@gmail.com
23212 Shaws Tavern Court
Clarksburg , Maryland 20871

From: [Daniel Pais](#)
To: [MCP-Chair](#)
Subject: Reject Creekside at Cabin Branch Proposal
Date: Friday, August 27, 2021 4:56:49 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, and as a resident of West Old Baltimore Road who has seen a drastic increase in traffic over the recent years and would see significant impact by this development, I urge you to reject the Pulte Development known as “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 stormwater management has recently become of significant importance in some areas and will surely become of greater importance in our area as well as storms and other extreme weather events intensify in frequency. Engineering stormwater solutions on existing development is costly. As such, we have a chance to get it right from the start. When we know better - we should 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.

Daniel Pais
daniel_pais@verizon.net
12314 W Old Baltimore Rd
Boyd's, Maryland 20841

From: [Marsha Abramson](#)
To: [MCP-Chair](#)
Subject: Reject Creekside at Cabin Branch Proposal
Date: Friday, August 27, 2021 8:14:08 PM

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

Planning Board Chair Casey Anderson,

I urge you to reject the current proposal for Creekside at Cabin Branch, until adequate planning to protect our water resources have been added to the plan. As an advocate for the high-quality Ten Mile Creek watershed, which supports the cleanest tributary flowing into Little Seneca Reservoir, we know the plan as currently proposed would have a devastating impact 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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Marsha Abramson
marshasmello@gmail.com
13135 Colton Lane
Darnestown, Maryland 20878

From: [patricia.rivera](#)
To: [MCP-Chair](#)
Subject: Reject Creekside at Cabin Branch Proposal
Date: Friday, August 27, 2021 10:36:01 PM

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patricia rivera
patriciaaaiderca@gmail.com
22032 Fulmer Avenue
clarksburg, Maryland 20871

From: [Steve Boulter](#)
To: [MCP-Chair](#)
Subject: Reject Creekside at Cabin Branch Proposal
Date: Friday, August 27, 2021 11:51:23 PM

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PLEASE READ THIS PART:

Bottom line is not every square inch of land should be developed! There are way too many people in Montgomery County as it is. Clarksburg is too crowded and so is Urbana and Frederick no longer has the charm it used to have! Less houses and focus on the services already existing that need your attention. The roads these developers are creating need to be completed before adding more houses. Cabin Branch is a disaster!!! Clarksburg Road has bumps where the future access points will be but forever these bumps are damaging cars and have so many people driving on the wrong side of the road to get around them. They have been building here for so many years and the roads are horrible!!!! Had Old Baltimore closed for over a year and well past the "PLANNED and approved timeframe". If you keep allowing more houses, the road work just gets pushed further back till they finish construction. That is such bs, sorry to say but you should know how business works and no amount of bond money compensates those of us that live around and must use these roads daily. That is my beef and it is shared by MANY!! Now back to the watershed... Please use COMMON SENSE and vote the correct decision!!!

Thank you for allowing me to share this opinion.

Steve Boulter
steven.boulter@verizon.net
19707 Selby Ave
Poolesville, Maryland 20837

From: [Tashi Taliaferro](#)
To: [MCP-Chair](#)
Subject: Reject Creekside at Cabin Branch Proposal
Date: Saturday, August 28, 2021 12:56:08 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.

Tashi Taliaferro
Tashi@advancedhomesupport.com
15431 Seneca Road
Germantown, Maryland 20874

From: [Gretchen Brown](#)
To: [MCP-Chair](#)
Subject: Reject Creekside at Cabin Branch Proposal
Date: Saturday, August 28, 2021 6:58:02 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.

Gretchen Brown
gretchenhays@hotmail.com
15624 Haddonfield Way
string:DARNESTOWN, Maryland 20878

From: [Julia Beamish](#)
To: [MCP-Chair](#)
Subject: Reject Creekside at Cabin Branch Proposal
Date: Saturday, August 28, 2021 7:24:02 AM

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

Planning Board Chair Casey Anderson,

Please put the water quality of the Ten Mile Creek watershed and the Little Seneca Reservoir ahead of the riches of the developers of the proposed Creekside at Cabin Branch.

Please honor 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 challenging.

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.

Julia Beamish
juhebe@verizon.net
3200 Damascus Road
Brookeville , Maryland 20833

From: [Daniel Kessler](#)
To: [MCP-Chair](#)
Subject: Reject Creekside at Cabin Branch Proposal
Date: Saturday, August 28, 2021 8:29:31 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.

I hope that you are able 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.

Daniel Kessler
danielk209@gmail.com
8820 Harness Trail
Potomac, Maryland 20855

From: [Dan Helton](#)
To: [MCP-Chair](#)
Subject: Reject Creekside at Cabin Branch Proposal
Date: Saturday, August 28, 2021 8:58:01 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.

Dan Helton
danhelton111@gmail.com
14007 Stilt Street
Clarksburg , Maryland 20871

From: [Karen Tam](#)
To: [MCP-Chair](#)
Cc: marc.elrich@montgomerycountymd.gov; county.council@montgomerycountymd.gov
Subject: Creekside at Cabin Branch
Date: Saturday, August 28, 2021 10:08:48 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 Ten Mile Creek watershed which supports the tributary flowing into Little Seneca Reservoir, I recommend that you reject Pulte's proposed new Development "Creekside at Cabin Branch," due to the potentially negative impact it could have on its two vital 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. The higher impervious cover leads to higher amounts of storm water runoff and urban pollutants that could severely erode and degrade the stream channels, 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, I'm afraid that the preservation of our finite resources of clean water are not being adequately protected. It is our sincere hope that you help to protect the Ten Mile Creek watershed's unique qualities and sensitive streams and ensure that any and all future 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 compromised 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 and it is our collective responsibility to protect them.

Respectfully,

John Tam
Rockville Resident

From: [Lisa Jean Fronczek](#)
To: [MCP-Chair](#)
Subject: Reject Creekside at Cabin Branch Proposal
Date: Saturday, August 28, 2021 11:45:33 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 know that with more people comes more trash. The pandemic highlights how little people think about their impact on the environment. They throw single use face masks and gloves on the ground. Smaller communities tend to take care of their own while larger conjointly communities tend to believe someone else can handle it.

More houses means more cars and traffic. The outlet mall already brings too much traffic!! We do not need more houses to add to the traffic. I encourage you to add housing density need metro stops not out in the country.

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

In addition to the climate issues, we know that the local schools are already over crowded. There is no way that they could handle even more students. One report that I saw said that a school in Clarksburg was build for ~300 and it has over 800 students enrolled!!

Lisa Jean Fronczek
ljfronczek@verizon.net
17632 Charity Ln
Germantown, Maryland 20874

From: [Seyedeh Rouhi](#)
To: [MCP-Chair](#)
Subject: Reject Creekside at Cabin Branch Proposal
Date: Saturday, August 28, 2021 12:15:22 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.

Seyedeh Rouhi
sitcloseandwatch@gmail.com
16401 B Lack Rock Road
Darneston, Maryland 20874

From: [Terri Meyer](#)
To: [MCP-Chair](#)
Subject: Please Reject the Creekside at Cabin Branch Proposal
Date: Saturday, August 28, 2021 4:42:01 PM

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

Planning Board Chair Casey Anderson,

I have lived in Boyds for over 20 years and have been a strong supporter of the Montgomery County Agricultural Reserve and protecting the The Ten Mile Creek watershed. We are very fortunate that our preceding leaders recognized this rich resource we live and play in. It's very sad to see the way Northern VA develops it's land and how it cares or doesn't care for the environment in many cases. I am very relieved that the approach Maryland and especially Montgomery County takes in the handling of our land is not solely centered on tax revenue but rather long term big picture thinking along with revenue concerns. It's extremely important to me to retain our wonderful farming and natural area that we have protected.

Therefore, I strongly insist that we reject the Pulte Development, "Creekside at Cabin Branch," as currently proposed. I truly believe that we need to protect our local sensitive and high-quality tributaries that flow into Ten Mile Creek as this development, in addition to the already dense development that has gone on at Cabin Branch (1 mile from my home), can only have negative impacts on the water and area. Please honor the wisdom of the 1994 Master Plan analysis that these tributaries are too important to risk degrading or even losing and vote against this measure.

Thank you for your consideration.

Terri Meyer
tjeanmeyer@aol.com
22005 Ivy Leaf Dr
Boyds, Maryland 20841

From: [Patricia Henderson](#)
To: [MCP-Chair](#)
Subject: Reject Creekside at Cabin Branch Proposal
Date: Sunday, August 29, 2021 8:29:49 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."

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.

Patricia Henderson
Thamac@verizon.net
12301 Silvergate Way
Germantown, Maryland 20874

From: [Anne T. Sturm](#)
To: [MCP-Chair](#)
Subject: Please prevent the Pulte's Creekside at Cabin Branch from degrading Ten Mile Creek watershed
Date: Sunday, August 29, 2021 9:59:05 AM

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

Dear Chair Anderson and Members of the Planning Board:

The coalition of civic and environmental groups that came together as Friends of Ten Mile Creek was one of the largest coalitions ever to come together in Montgomery County. At that time, the important plan was to keep development limited to protect the watershed by keeping imperviousness at or below 5%. Yet an analysis of the Pulte's development plan shows that it will severely harm the sub watersheds 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.

We all know that the high-quality Ten Mile Creek watershed supports the cleanest tributary flowing into the Little Seneca Reservoir which is the back up water source for all of the Metro Region. If we have a severe draught OR if there is contamination in the Potomac River Watershed, the Little Seneca Reservoir will be the life line of the Metro Region.

As an member of Friends of Ten Mile Creek and a long time advocate for a clean, safe 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.

Please prevent the mess that happened to 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,

Anne T. Sturm
P.O. Box 341
Barnesville, MD. 20838

From: [Morgan Schauder](#)
To: [MCP-Chair](#)
Subject: Reject Creekside at Cabin Branch Proposal
Date: Sunday, August 29, 2021 3:39:48 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.

Morgan Schauder
morgan.schauder@gmail.com
15212 Turkey Foot Road
Darnestown, Maryland 20878

From: [Bryan Hunter](#)
To: [MCP-Chair](#)
Subject: Reject Creekside at Cabin Branch Proposal
Date: Tuesday, August 31, 2021 6:38:58 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.

Bryan Hunter
bryanehunter@gmail.com
16401 Black Rock Road
Germantown, Maryland 20874

From: [Kristin Cook](#)
To: [MCP-Chair](#)
Subject: Protect Montgomery County's drinking water!
Date: Tuesday, August 31, 2021 3:59:55 PM

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

Administrative Assistant Catherine Coello,

Dear Planners and Politicians,

Why do we bother to make these plans, guidelines, and other important stuff if we don't follow our own laws? SERIOUSLY!?! The Creekside at Cabin Branch Development does not align with the Climate Action Plan nor the Thrive 2050 General Plan.

The Creekside at Cabin Branch Development does not meet and actually exceeds the 2014 Planning Board approved Ten Mile Creek Area limited amendment within the Clarksburg Master Plan, which set a 5% impervious cap limit to ensure the protection of our drinking water.

The Montgomery Planning Board, the County Council, and the County Executive must work in coordination to achieve both climate change goals and achieve sustainable land use targets where both environmental protection and sustainable land use can work in harmony with one another. PERIOD!

Kristin Cook
kristingamzoncook@gmail.com
9408 Jongroner Court
Potomac, Maryland 20854

From: [Patrick Brown](#)
To: [MCP-Chair](#)
Cc: [Marc Elrich - County Executive; county.council@montgomerycountymd.gov](#)
Subject: Creekside at Cabin Branch input to Planning Board
Date: Tuesday, August 31, 2021 6:04:13 PM
Attachments: [Planning Chair Letter on Cabin Creek 083121.docx](#)

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

< a word version of this letter is also attached to this email.>

31 August 2021

TO: Montgomery County Planning Board Chair and Members
PLUS: Montgomery County Executive, Montgomery County Council Members
Rockville, MD 20850

Dear Planning Board Chair Anderson and Members:

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

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

The Master Plan clearly notes that to preserve the quality of these headwaters, imperviousness must be kept at or below 5%. However, 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, both well above the damage threshold.

Impervious cover is the key indicator of many factors that affect stream condition and health. More impervious cover leads to higher amounts of stormwater runoff with urban pollutants that erode and degrade stream channels, significantly damages water quality, as well as watershed habitat and the biologic communities they support.

As a Montgomery County citizen and homeowner, I am concerned about the need for quality,

maintenance and improvement of our water and environmental resources. I recognize Ten Mile Creek warrants the protections afforded in, and directed by, the Master Plan. Poorly considered development in our county damages: our resources, long term economy and quality of life. Short sighted development degrades our limited sources of clean water when not protected and costs us all : real money and harms sustainable growth. I urge you and your representative government colleagues to continue to recognize and protect the Ten Mile Creek watershed's unique qualities and sensitive streams and require development any development to conform to the Master Plan objective where: "... 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 Clarksburg massive housing development, that frankly has a density that, while unpleasant to reside ther, is also drain on county resources that are required to prevent and reverse the negative environmental impacts and quality of life issues it is having on the Montgomery County community. Please recognize the importance of Little Seneca Reservoir to the future of our drinking water supply and the current environmental value of the Ten Mile Creek watershed to Montgomery County. It is all our collective responsibility to protect and not damage & degrade our communities with development outside the scope of the County Master Plan. Please deny Pulte's Creekside at Cabin Branch proposals and provide a clear message tht ANY proposals which DO NOT conform to the plan will be rejected in order to preserve and protect county resources and maintain conformance to the Master Plan.

If you have questions or feedback to this letter, please feel free to contact me.

Many Thanks,

Signed Respectfully,

Patrick W Brown

18741 Birdseye Drive

Germantown, MD 20874

240-277-9881

patrickbrown448@hotmail.com

Patrick W Brown
18741 Birdseye Drive
Germantown, MD 20874

31 August 2021

TO: Montgomery County Planning Board Chair and Members
PLUS: Montgomery County Executive, Montgomery County Council Members
Rockville, MD 20850

Dear Planning Board Chair Anderson and Members:

As an advocate for maintaining a high-quality Ten Mile Creek watershed, which supports preservation of the cleanest tributary flowing into Little Seneca Reservoir, I ask you to **reject the Pulte Development, “Creekside at Cabin Branch,”** as currently proposed, due to the devastating negative impact it would have on the two most sensitive and high-quality tributaries that flow into Ten Mile Creek - which the county has sought to preserve and protect.

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

The Master Plan clearly notes that to preserve the quality of these headwaters, imperviousness must be kept at or below 5%. However, 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, both well above the damage threshold.

Impervious cover is the key indicator of many factors that affect stream condition and health. More impervious cover leads to higher amounts of stormwater runoff with urban pollutants that erode and degrade stream channels, significantly damages water quality, as well as watershed habitat and the biologic communities they support.

As a Montgomery County citizen and homeowner, I am concerned about the need for quality, maintenance and improvement of our water and environmental resources. I recognize Ten Mile Creek warrants the protections afforded in, and directed by, the Master Plan. Poorly considered development in our county damages: our resources, long term economy and quality of life. Short sighted development degrades our limited sources of clean water when not protected and costs us all : real money and harms sustainable growth. I urge you and your representative government colleagues to continue to recognize and protect the Ten Mile Creek watershed’s unique qualities and sensitive streams and require development any development to conform to the Master Plan objective where: “... 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 Clarksburg massive housing development, that frankly has a density that, while unpleasant to reside ther, is also drain on county resources that are required to prevent and reverse the negative

environmental impacts and quality of life issues it is having on the Montgomery County community. Please recognize the importance of Little Seneca Reservoir to the future of our drinking water supply and the current environmental value of the Ten Mile Creek watershed to Montgomery County. It is all our collective responsibility to protect and not damage & degrade our communities with development outside the scope of the County Master Plan. **Please deny Pulte's Creekside at Cabin Branch proposals and provide a clear message tht ANY proposals which DO NOT conform to the plan will be rejected in order to preserve and protect county resources and maintain conformance to the Master Plan.**

If you have questions or feedback to this letter, please feel free to contact me.
Many Thanks,

Signed Respectfully,
Patrick W Brown
240-277-9881

From: [Robin Stocks](#)
To: [MCP-Chair](#)
Subject: Tell the Montgomery County Planning Board: Protect Montgomery County's drinking water!
Date: Tuesday, August 31, 2021 9:14:59 PM

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

Administrative Assistant Catherine Coello,

There is no reason to risk the health of the people living in Montgomery County in the face of filling a developer's pockets. It is cheaper and wiser to prevent this travesty now rather than to have to have to recover the needed resource, clean water, at a higher expense. Montgomery County can show other counties by their leadership on this issue and give other counties the courage to make the right choice too.

Robin Stocks
robinstocks2@gmail.com
2810 Aquarius Ave
Silver Spring, Maryland 20906

From: [Randy Gibson](#)
To: [MCP-Chair](#)
Cc: mail@tenmilecreek.org; county.council@montgomerycountymd.gov; marc.elrich@montgomerycountymd.gov
Subject: Pulte Development, "Creekside at Cabin Branch"
Date: Wednesday, September 1, 2021 10:05:51 AM

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

Dear Chair Anderson and the Planning Board:

I am concerned about preserving high quality watersheds, including Ten Mile Creek. I strongly urge you to reject the Pulte Development, "Creekside at Cabin Branch" as currently proposed. The impact with increased levels of impervious surface would have a devastating impact on two sensitive tributaries to Ten Mile Creek.

Please do the right thing to conserve and protect what remains of our natural environment. The Master Plan goals must be maintained.

randy gibson
Takoma Park, MD

From: hollymharrington
To: MCP-Chair
Cc: mark.elrich@montgomerycountymd.gov; county.council@montgomerycountymd.gov; [Friends of Ten Mile Creek & Little Seneca Reservoir](#)
Subject: Pulte Development Creekside at Cabin Branch
Date: Wednesday, September 1, 2021 11:48:28 AM

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

Dear Chair and other officials —

I am a proud resident of Montgomery County and Maryland, in no small part due to the county's and state's environmental perspectives. The Ag Reserve is a significant achievement. With that in mind, I ask you not to approve this housing development in its current form due to negative impacts on the environment and the water shed that feeds into Ten Mile Creek. I care deeply about Maryland natural resources and I expect my elected officials to care, too. It is our collective responsibility to protect them — for ourselves and future generations.

Thank you for listening.

Holly Harrington
415 Little Quarry Rd
Gaithersburg Md

[Sent from the all new AOL app for iOS](#)

From: [Claire Wolfe](#)
To: [MCP-Chair](#)
Cc: marc.elrich@montgomerycountymd.gov; county.council@montgomerycountymd.gov; mail@tenmilecreek.org
Subject: Protect Ten Mile Creek Watershed
Date: Wednesday, September 1, 2021 12:19:12 PM

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

Dear Chair Anderson and Members of the Planning Board:

I am writing to ask you to protect the Ten Mile Creek watershed, which supports the cleanest tributary flowing into Little Seneca Reservoir. The Pulte Development, "Creekside at Cabin Branch," as currently proposed will negatively impact the two most sensitive and high-quality tributaries that flow into Ten Mile Creek.

Pulte's currently proposed development risks the irreversible degradation to LSTM 110 and 111. These two tributaries are recognized by the Master Plan 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 a substantial increase to 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. As you are aware, the higher the impervious cover, the higher the amounts of stormwater runoff and urban pollutants that erode and degrade stream channels and habitat and the biologic communities they support.

As a Citizen of Montgomery County, I believe that Ten Mile Creek warrants extraordinary protection, as directed by the Master Plan. With the unabated development in the upper county, it is essential to preserve our finite sources of clean water. I urge you 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."

Please do not allow Ten Mile Creek follow the path of Cabin Branch Creek, its sister tributary flowing into Little Seneca Reservoir, which has been severely degraded by an ongoing massive housing development. Little Seneca Reservoir and the Ten Mile Creek watershed that supplies it, are important to the future of our drinking water supply. Please protect them by rejecting the Pulte plan as it is currently proposed.

Respectfully,
Claire Wolfe
Germantown, MD

From: [Sarah Stocks](#)
To: [MCP-Chair](#)
Subject: Reject Creekside at Cabin Branch Proposal
Date: Wednesday, September 1, 2021 1:13:49 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.

Sarah Stocks
solshine@protonmail.com
707 e potomac st
Brunswick , Maryland 21716

From: [Julio Barrera-Oro](#)
To: [MCP-Chair](#)
Subject: Reject Creekside at Cabin Branch Proposal
Date: Wednesday, September 1, 2021 3:06:04 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.

Julio Barrera-Oro
oro78@hotmail.com
2516 Lindenwood Drive
Olney, Maryland 20832

From: [Sean Purcell](#)
To: [MCP-Chair](#)
Subject: Reject Creekside at Cabin Branch Proposal
Date: Wednesday, September 1, 2021 3:17:15 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.

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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Sean Purcell
seansdc5@yahoo.com
72 15th Street NE
Washington DC, District of Columbia 20002

From: [Will Jones](#)
To: [MCP-Chair](#)
Subject: Reject Creekside at Cabin Branch Proposal
Date: Wednesday, September 1, 2021 3:23:28 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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Will Jones
wjones008@gmail.com
10778 dam number 5 rd
Clear spring, Maryland 21722

From: [Brian Pickering](#)
To: [MCP-Chair](#)
Subject: Reject Creekside at Cabin Branch Proposal
Date: Wednesday, September 1, 2021 3:47:49 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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Brian Pickering
bpic518@gmail.com
25402 Damascus Park Ter
Damascus, Maryland 20872

From: [Martin Beam](#)
To: [MCP-Chair](#)
Subject: Reject Creekside at Cabin Branch Proposal
Date: Wednesday, September 1, 2021 3:50:49 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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Martin Beam
mjbeam@millerbp.com
27901 Barnes rd
damascus, Maryland 20872

From: [Astrid Ellis](#)
To: [MCP-Chair](#)
Subject: Reject Creekside at Cabin Branch Proposal
Date: Wednesday, September 1, 2021 4:05:26 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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Astrid Ellis
t4ttu9@gmail.com
2104 Artillery rd
Frederick, Maryland 21702

From: [Margaret Snowel](#)
To: [MCP-Chair](#)
Subject: Reject Creekside at Cabin Branch Proposal
Date: Wednesday, September 1, 2021 4:16:35 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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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.

Margaret Snowel
thinkrain@gmail.com
12 Rosebay CT
GERMANTOWN, Maryland 20874

From: [Doug Harris](#)
To: [MCP-Chair](#)
Subject: Reject Creekside at Cabin Branch Proposal
Date: Wednesday, September 1, 2021 4:17:02 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."

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Doug Harris
Dougharris19@gmail.com
7544 Cinnabar Ter.
Gaihtsburg, Maryland 20879

From: [Shannon Orcutt](#)
To: [MCP-Chair](#)
Subject: Reject Creekside at Cabin Branch Proposal
Date: Wednesday, September 1, 2021 6:59:20 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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Shannon Orcutt
shannon.orcutt@gmail.com
1221 Holbrook st NE
Washington, District of Columbia 20002

From: [Mor Vimmer](#)
To: [MCP-Chair](#)
Subject: Reject Creekside at Cabin Branch Proposal
Date: Wednesday, September 1, 2021 8:05:00 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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Mor Vimmer
mor.vimmer@gmail.com
24 Landsend dr
Gaithersburg, Maryland 20878

From: [Matt Lord](#)
To: [MCP-Chair](#)
Subject: Reject Creekside at Cabin Branch Proposal
Date: Wednesday, September 1, 2021 8:05:23 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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Matt Lord
mrl_112@yahoo.com
6311 Remington Drive
Frederick, Maryland 21701

From: [Mor Vimmer](#)
To: [MCP-Chair](#)
Subject: Reject Creekside at Cabin Branch Proposal
Date: Wednesday, September 1, 2021 8:07:29 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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Mor Vimmer
mor.vimmer@gmail.com
24 Landsend dr
Gaithersburg, Maryland 20878

From: [Jesse Dayrit](#)
To: [MCP-Chair](#)
Subject: Reject Creekside at Cabin Branch Proposal
Date: Wednesday, September 1, 2021 10:02:44 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.

Jesse Dayrit
jsdayrit@yahoo.com
13306 Briarwood Dr
Laurel, Maryland 20708

From: [Karen Good](#)
To: [MCP-Chair](#)
Subject: Reject Creekside at Cabin Branch Proposal
Date: Wednesday, September 1, 2021 10:19:23 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.

Don't let Ten Mile Creek become another Ellicott City

Karen Good
Kptocs@yahoo.com
231 Bentley hill Dr
Reisterstown, Maryland 21136

From: [Wooly Bully](#)
To: [MCP-Chair](#)
Subject: Ten Mile Creek
Date: Thursday, September 2, 2021 7:26:53 AM

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

Dear Chair 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,

Brett D. Johnson
405 Gaither Street
Gaithersburg, MD 20877

From: [Savannah Tonn](#)
To: [MCP-Chair](#)
Subject: Reject Creekside at Cabin Branch Proposal
Date: Thursday, September 2, 2021 7:55:40 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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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.

Savannah Tonn
savannahjtonn@gmail.com
13058 shadyside lane
Germantown, Maryland 20874

From: [Gary Bowman](#)
To: [MCP-Chair](#)
Subject: Reject Creekside at Cabin Branch Proposal
Date: Thursday, September 2, 2021 2:50:18 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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Little Seneca Lake is one of the cleanest, clearest bodies of water in the region. We need to keep it that way. I fish and boat in this lake regularly so I am intimately familiar with the quality of both LSL and other bodies of water whose water quality has degraded over time. Please like Lake Needwood, and Lake Frank, and the lake at Seneca Creek State Park are nowhere near as nice as they were years ago. They are full silt and excess nutrients.

Thanks you for your work to protect our regions natural resources.

Gary Bowman
gpbowman814@gmail.com
16613 Frontenac Ter
Derwood, Maryland 20855

From: [Keri Pérez](#)
To: [MCP-Chair](#)
Cc: marc.elrich@montgomerycountymd.gov; county.council@montgomerycountymd.gov
Subject: Reject Pulte's Creekside at Cabin Branch plan
Date: Thursday, September 2, 2021 9:03:06 PM

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

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.

As a Citizen of Montgomery County, and a frequent visitor to Black Hill Regional Park including the Ten Mile Creek area, 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 have an opportunity to do the right thing for our community and the future generations that will be impacted by the over building of the communities surrounding our beautiful parks and ruining our waterways.

You are presented with the opportunity to teach our younger generation the importance of protecting and preserving our parks and our waterways and the importance of protecting finite resources. As Ralph Waldo Emerson said, "we do not inherit the Earth from our ancestors, we borrow it from our children."

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,

Keri Pérez

From: [Edward Cosgrove](#)
To: [MCP-Chair](#)
Subject: Reject Creekside at Cabin Branch Proposal
Date: Friday, September 3, 2021 10:03:17 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.

Edward Cosgrove
edgrove714@aol.com
14011 Briarwick St
Germantown , Maryland 20874

From: [Daniel Clohossey](#)
To: [MCP-Chair](#)
Subject: Tell the Montgomery County Planning Board: Protect Montgomery County's drinking water!
Date: Friday, September 3, 2021 2:14:44 PM

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

Administrative Assistant Catherine Coello,

Please protect Ten Mile Creek, its watershed and Seneca Lake Reservoir. The latest storms we've experienced show the criticality of maintaining appropriate water supply and watershed protection.

Daniel Clohossey
blueplanet1848@gmail.com
4212 Thornapple Street
Chevy Chase, Maryland 20815

From: [Melissa Diemand](#)
To: [MCP-Chair](#)
Subject: Tell the Montgomery County Planning Board: Protect Montgomery County's drinking water!
Date: Friday, September 3, 2021 3:13:40 PM

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

Administrative Assistant Catherine Coello,

As a neighbor who lives in an approved planned growth community (per the 1994 Master Plan for Clarksburg, MD), I'm appalled to learn that once again Pulte is trying to recklessly build in an area within Ten Mile Creek Watershed -- a move that would threaten and pollute its clean streams that feed into Seneca Creek, an emergency drinking water source.

Montgomery County must take a stand to stop this development, honor its commitment to protect Ten Mile Creek and the maximum impervious surface limits in the area, and defend our community's natural assets.

With polluted runoff emerging as the fastest growing source of pollution to local waterways and the climate crisis pushing our natural habitats and public health to the brink, it is incumbent that you do the right thing in the public interest: Reject Pulte's building plans to destroy streamside forests and pollute our drinking water sources!

Stand up against Pulte.

-Melissa Diemand, Clarksburg resident

Melissa Diemand
diemand@potomac.org
22018 Cabin Branch Ave
Clarksburg, Maryland 20871

From: [Edna Miller](#)
To: [MCP-Chair](#)
Subject: Tell the Montgomery County Planning Board: Protect Montgomery County's drinking water!
Date: Friday, September 3, 2021 3:22:30 PM

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

Administrative Assistant Catherine Coello,

Hello MoCo Planning Board, County Council & Court,

When the MoCo Planning Board Approves a development project, such as Polte's in Clarksburg, Maryland, with specific environmental limitations on that development, what are the per day fines to that developer, when the developer is non-compliant?

Is it \$20,000 to \$30,000 per day rate, is it based on the Site Plan's Approval date, or after the construction start date, or when they begin to sell units?

Why would Polte disregard the authority of this County's Planning Board decision & the Court's decision, unless the consequences of non-compliant behavior appears inadequate to Polte!

Is the County Council not sympathetic with protecting sustainable drinking water resources for the Montgomery and Prince George's County taxpaying residents?

Going into an election year soon enough, the Council should be incentiveized to limit Polte's range of ambition within the limits set by the Court's decision, and set a per day rate themselves of \$30,000 a day.

There are many actions the MoCo Planning Board, the County Council and the Court's may chose to take regarding Polte's non-compliant behavior. My favorite would be a per day rate of \$30,000, with a lean on the development's property, and the Polte Business. Of course the collected money would be returned, if Polte meets the compliance requirements as set forth by the Court's.

Respectfully,

Edna

Edna Miller
edna13miller@gmail.com
19317 Club House Road, # 104
Montgomery Village, Maryland 20886

From: [Alan Cohen](#)
To: [MCP-Chair](#)
Subject: Tell the Montgomery County Planning Board: Protect Montgomery County's drinking water!
Date: Friday, September 3, 2021 3:59:05 PM

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

Administrative Assistant Catherine Coello,

In 2014, the Planning Board approved and passed a cap restriction on paved surfaces, protecting Ten Mile Creek and its' watershed. We have had 7 years of growth, increased volume of traffic as well as an increase in the number of homes and apartments in the area. One would believe that the reasons the Board passed the cap 7 years ago, are no less valid, and probably more so today.

Alan Cohen
acohen001@verizon.net
18313 Dundonnell Way
Olney, Maryland 20832

From: [Elizabeth Gingold](#)
To: [MCP-Chair](#)
Subject: Tell the Montgomery County Planning Board: Protect Montgomery County's drinking water!
Date: Friday, September 3, 2021 4:59:52 PM

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

Administrative Assistant Catherine Coello,

Dear Montgomery County Council, Executive, and Planning Board,

I am a resident and small business owner in Silver Spring 20910 and I fully support the Audubon Naturalist Society's following points:

- 1) It is critical that Montgomery County protects Ten Mile Creek, the Ten Mile Creek Watershed, and the Seneca Creek Reservoir because it is our only local source of clean drinking water for the region.
- 2) The Creekside at Cabin Branch Development does not align with the Climate Action Plan nor the Thrive 2050 General Plan.
- 3) It is critical to concentrate new development, including housing, around existing transit corridors and disincentivize sprawl development which only increases greenhouse gases.
- 4) The Creekside at Cabin Branch Development does not meet and actually exceeds the 2014 Planning Board approved Ten Mile Creek Area limited amendment within the Clarksburg Master Plan, which set a 6% impervious cap limit to ensure the protection of our drinking water.
- 5) Protecting our current natural resources will always be a more cost-effective solution that can never be replaced by built infrastructure.
- 6) The Montgomery Planning Board, the County Council, and the County Executive must work in coordination to achieve both climate change goals and achieve sustainable land use targets where both environmental protection and sustainable land use can work in harmony with one another.

Thank you for listening,
Beth Gingold

Elizabeth Gingold
beth.gingold@recycleleaders.com
1401 Blair Mill Rd Apt 1511
Silver Spring, Maryland 20910

From: [Margaret Moore](#)
To: [MCP-Chair](#)
Subject: Tell the Montgomery County Planning Board: Protect Montgomery County's drinking water!
Date: Friday, September 3, 2021 5:04:44 PM

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

Administrative Assistant Catherine Coello,

Dear Planning Board:

Please reject the Creekside at Cabin Branch project. Please show that you are serious about the county's Climate Action Plan by protecting trees and waterways for climate resilience and adaptation. Please heed the contents of your own new General Master Plan, Thrive 2050, by prioritizing sustainable urban development around urban transit corridors. And please respect the cap on paved surfaces you passed in 2014 protecting Ten Mile Creek and its watershed.

This looks like a slam dunk. Just reject the Creekside project.

Thank you,

Margaret Moore,
Bethesda

Margaret Moore
margside@verizon.net
5340 Pooks Hill Rd
Bethesda, Maryland 20814

From: [Nathan Kreger](#)
To: [MCP-Chair](#)
Subject: Tell the Montgomery County Planning Board: Protect Montgomery County's drinking water!
Date: Friday, September 3, 2021 9:13:26 PM

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

Administrative Assistant Catherine Coello,

Do the right thing and protect our water. If you really have the people's best interest at heart you'll protect our drinking water to the furthest extent.

Nathan Kreger
nkreger3001@gmail.com
18321 kingshill road
Germantown , Maryland 20874

From: [David Kosterlitz](#)
To: [MCP-Chair](#)
Subject: Tell the Montgomery County Planning Board: Protect Montgomery County's drinking water!
Date: Friday, September 3, 2021 9:39:17 PM

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

Administrative Assistant Catherine Coello,

It is critical that Montgomery County protects Ten Mile Creek, the Ten Mile Creek Watershed, and the Seneca Creek Reservoir because it is our only local source of clean drinking water for the region.

The Creekside at Cabin Branch Development does not align with the Climate Action Plan nor the Thrive 2050 General Plan.

It is critical to concentrate new development, including housing, around existing transit corridors and disincentivize sprawl development which only increases greenhouse gases.

The Creekside at Cabin Branch Development does not meet and actually exceeds the 2014 Planning Board approved Ten Mile Creek Area limited amendment within the Clarksburg Master Plan, which set a 6% impervious cap limit to ensure the protection of our drinking water.

Protecting our current natural resources will always be a more cost-effective solution that can never be replaced by built infrastructure.

The Montgomery Planning Board, the County Council, and the County Executive must work in coordination to achieve both climate change goals and achieve sustainable land use targets where both environmental protection and sustainable land use can work in harmony with one another.

David Kosterlitz
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