

## Item 7 - Correspondence

**From:** [Laura Govoni-Sibarium](#)  
**To:** [MCP-Chair](#); [Cichy, Gerald](#); [Patterson, Tina](#); [Verma, Partap](#)  
**Cc:** [ICE/Michael Sibarium](#); [Antonia Dentes](#); [Owen Powers](#); [Jay Holland](#); [Pam Holland](#)  
**Subject:** Feedback/concerns re: Item 7 of September 15, 2021 Planning Board Meeting, Meadowbrook Foundation Lease term extension  
**Date:** Monday, September 13, 2021 11:12:47 AM  
**Attachments:** [IMG\\_2335.MOV](#)  
[IMG\\_2330\(1\).MOV](#)

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

Dear Chairman Anderson and Commissioners Cichy, Patterson, and Verma,

We are writing regarding item number seven of the September 15, 2012 Planning Board Meeting, Meadowbrook Foundation Least term extension.

- We note there has been no notice again to the adjoining community of this substantial proposed lease extension. This is an all too familiar pattern for this public-private partnership, again raising concerns about institutional conflicts of interest in the Parks Department's handling of this matter.
- The failure of direct notice is exacerbated by the fact that the memo regarding this meeting posted on the County Planning Board website states that the lease agreement is attached. It is not attached to the memo and we see do not see it anywhere on Planning Board web site (nor it is on Meadowbrook's own website, although posting there would not be sufficient). Therefore, the public notice on the web site is not just inadequate, but makes a false statement to the public.
- The neighborhood has a strong interest in the proposed lease extension . More than 200 people in the neighborhood signed a petition in opposition to the construction of the covered ring in the middle of a near lockdown during the earlier stages of the pandemic (the Petition was submitted to the Planning Board but never acknowledged in the Parks Departments recommendation or by the Planning Board when it approved the project).

Therefore, we respectfully request the following;

1. The lease and any lease modifications should be made readily accessible to the public and, in particular, the residents of the Rock Creek Forest neighborhood. This should be done by providing the neighborhood with a redline showing all changes in the proposed extended lease against the existing lease.
2. Unable to review the proposed amendment and having had no meaningful notice of the meeting, we would nevertheless urge the Planning Board to deny extending the lease at this meeting *without at least the following further lease amendments* to mitigate some of the impact Meadowbrook Stables has on the neighborhood.
  - a. Address the lighting at the new enclosed arena which is extremely bright as it escapes the enclosure, shining into the homes on Abilene Drive. Correspondence with the County and the County permitting department has resulted in excuses for not investigating the problem and then ignored. The impact of this lighting will grow even worse in the fall and winter as the trees lose their leaves. The surest way to do this would be by curtailing use of arena after dark, but there may be physical improvements (for example, changing the type

and wattage of lighting, dimming lights, retractable shades that would contain the light or alternatives) that may be explored.

b. Address the need for further county tall tree planting on the east side of the arena (both within the fence next to the arena, as well as along the east side of Meadowbrook Lane across from the arena) to mitigate view of the arena.

c. Address insufficient watering of the paddocks (in particular, the need to do so closer in time to riding/exercise/training time) resulting in large plumes of dust wafting into the neighborhood.

d. Address two issues related to storm water management:

1. Attend to the danger that full bio swales may pose to children (the bio swale on the southwest end of the arena is often deeply full after a heavy rain).
2. Attend to the continued inability of the storm management pond to handle storm run off.

e. Address the ruts in the ground along Meadowbrook Lane resulting from construction vehicles during construction of Arena.

We have attached photographs and videos that exhibit the points outlined above.

We would request that these items be addressed and be made conditions of the lease before the Planning Board approves any extension. Having not seen the proposed amendments, we are also concerned that the proposed amendments may include or purport to justify further changes in operations such as hours, use, etc.

We cannot help but notice that this meeting is being held between the 20<sup>th</sup> Anniversary of 911 and on the eve of Yom Kippur, consistent with the now familiar pattern of Parks/Meadowbrook seeking approvals at times when the community is least likely able to devote substantial attention to this matter.

Sincerely,

Laura Govoni-Sibarium  
Michael Sibarium  
2812 Abilene Drive  
Chevy Chase, MD 20815

March 2, 2021 (can see extreme brightness of light from arena in comparison to brightness of open paddock:



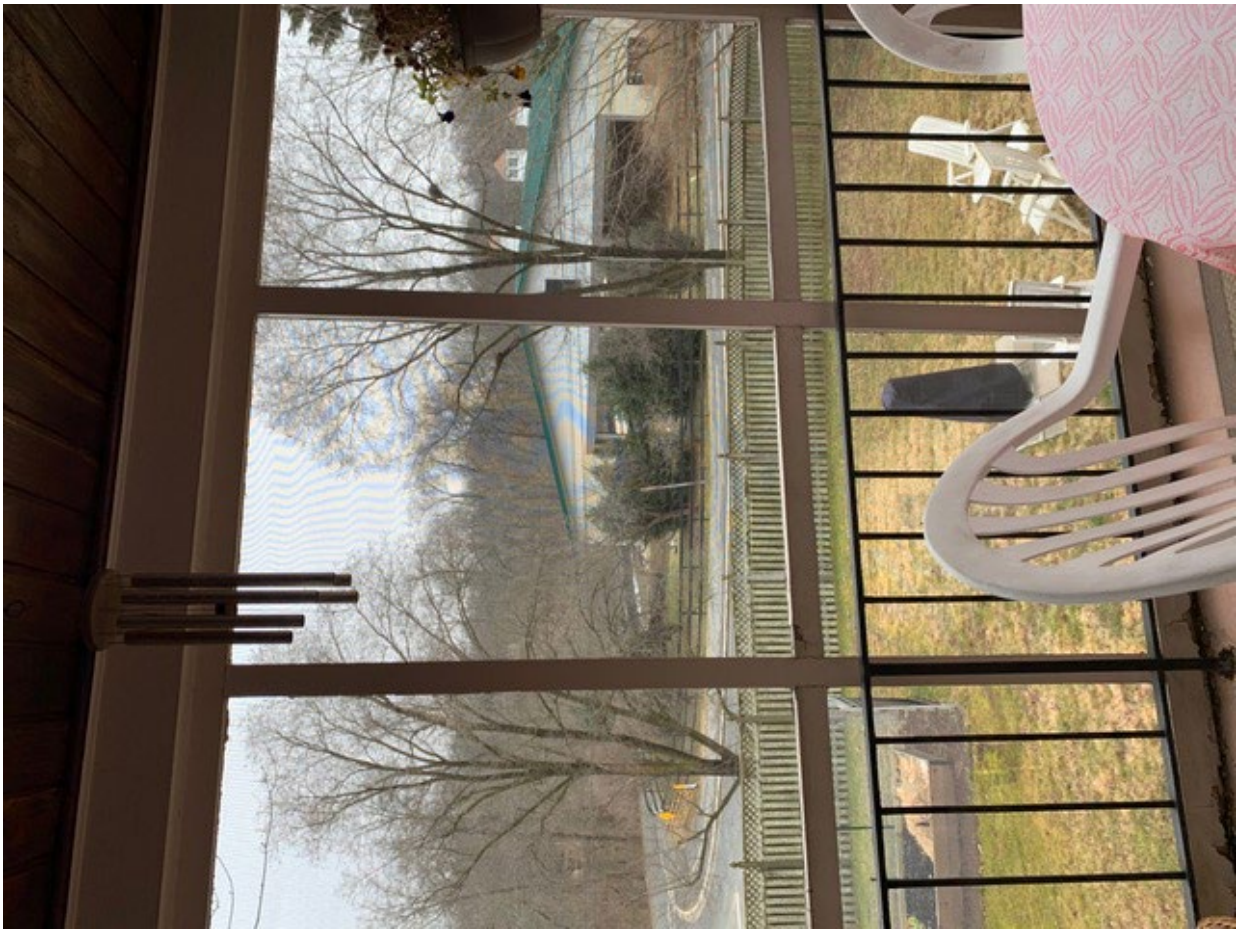
March 2, 2021:



February 15, 2021:



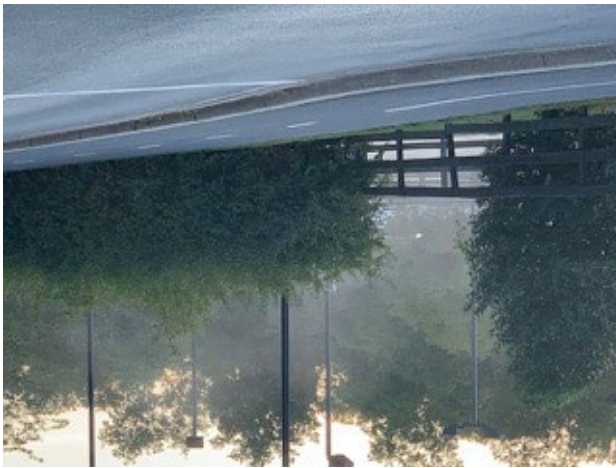
February 15, 2021:



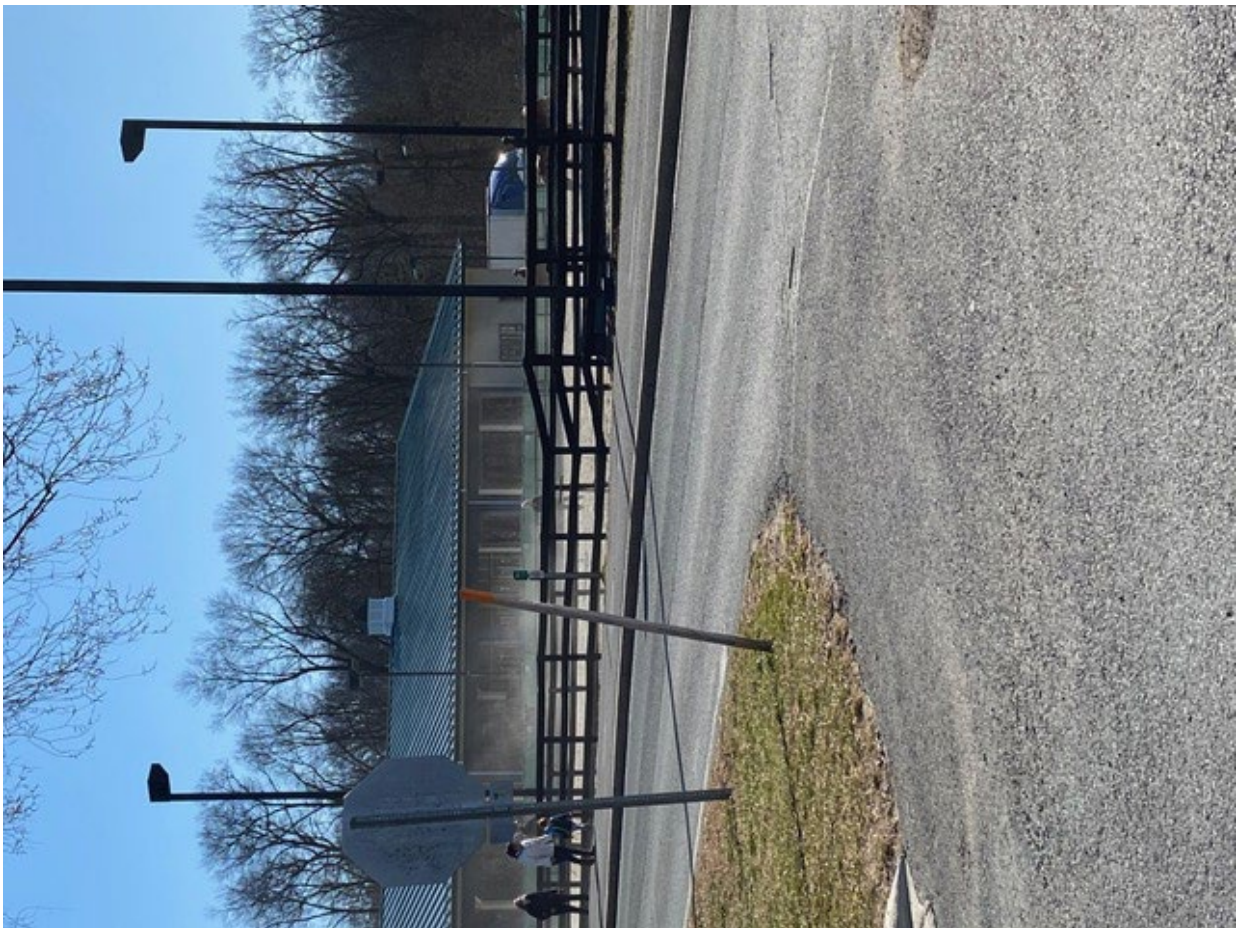
September 9, 2019:



September 9, 2019:



March 7, 2021:



February 23, 2021:



February 23, 2021:





September 1, 2021:

September 1, 2021