

**From:** [Kumud Sood](#)  
**To:** [MCP-Chair](#); [Leftwich, Troy](#)  
**Subject:** Serious concerns for Meadowvale Plan  
**Date:** Wednesday, December 15, 2021 11:43:44 AM

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

To whom it may concern,

I am writing this letter to voice my concerns regarding the "Meadowvale" Plan, Site Plan Number: 820210100 which encompasses a request to construct **11 townhomes, 7 single-family detached houses, and an existing single-family dwelling** to remain **within 5.17 acres**.

The proposed construction is to take place at the end of Bell Tower Drive, the same street with our home address and where we have resided since 1989. We are the original owners and therefore very familiar with our development, "Strawberry Knolls North II".

Connecting the new construction to the existing Bell Tower Drive will be a mistake for several reasons and some of these are listed below:

1. Parking along Bell Tower Drive is permitted on both sides of the street. As a result, it can get very congested especially during holidays and celebrations making it a challenge to drive between the parked cars. These days, with a typical household owning 2-4 cars and with the new development restricting the parking to only the right side of the street, I have no doubt that it will result in an overflow of traffic onto Bell Tower Drive and surrounding streets. This will create an even more hazardous condition for small children, drivers, and pedestrians. Additionally, this will further obscure drivers' view while exiting their driveway.

We object to Bell Tower becoming a cut-through Meadowvale from Cross Country Lane. The additional traffic increase on Bell Tower Drive due to new construction is estimated to be 20x or more and that is not acceptable. This needs to be avoided at all costs by having an alternate entrance and exit for the new development altogether and leaving Bell Tower Drive as is.

2. When the nearby Elementary school is in full session, many parents find it convenient to park along Bell Tower Drive due to inadequate parking in and around the school on Strawberry Knoll Road. With additional cars parked everywhere, we are creating a significant potential for accidents.

3. The streets in our development are over 32 years old. They have never been repaved. Over the years, a lot of cracks have developed and they badly need repairs. They are not in any condition to handle construction traffic or the higher car volume that will come from the additional homes.

Considering all that is mentioned above, we strongly urge the Montgomery County Planning Board to hold back their approval for such a project.

Sincerely,

Anil and Kumud Sood  
8720 Bell Tower Drive  
Gaithersburg, MD 20879

240-731-8123

**From:** [Leftwich, Troy](#)  
**To:** [Bill Van Der Weele](#)  
**Cc:** [Susie Kleinman](#); [Sanders, Carrie](#); [Wright, Gwen](#); [Claire Iseli](#); [MCP-Chair](#); [Folden, Matthew](#)  
**Subject:** RE: Proposed Meadowvale development  
**Date:** Wednesday, December 15, 2021 11:23:56 AM  
**Attachments:** [820210100.docx](#)  
[image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

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Hi Bill,

I appreciate you taking the time to express your concerns. As you know, we spent a couple of years looking at all of these issues and tried to make suitable changes along the way. I will forward your comments to the Planning Board.

Regarding Susan Kleinman not receiving a notice. I double checked the mailing list (see attachment) and she is on the list twice. Once for Meadowvale Homeowners Association President and as a resident for the address of 8555 Calypso Ln. Gaithersburg, MD 20879.

Thanks,



**Troy Leftwich**  
Planner Coordinator  
**Mid-County Planning Division**  
Montgomery County Planning Department  
2425 Reddie Drive, Wheaton, MD 20902  
[troy.leftwich@montgomeryplanning.org](mailto:troy.leftwich@montgomeryplanning.org)  
o: 301.495.4553



**WE'VE MOVED!**

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

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**From:** Bill Van Der Weele <[golfguy916@yahoo.com](mailto:golfguy916@yahoo.com)>  
**Sent:** Tuesday, December 14, 2021 11:18 AM  
**To:** Leftwich, Troy <[Troy.Leftwich@montgomeryplanning.org](mailto:Troy.Leftwich@montgomeryplanning.org)>  
**Cc:** Susie Kleinman <[ghsmommy@aol.com](mailto:ghsmommy@aol.com)>; Sanders, Carrie <[carrie.sanders@montgomeryplanning.org](mailto:carrie.sanders@montgomeryplanning.org)>; Wright, Gwen <[gwen.wright@montgomeryplanning.org](mailto:gwen.wright@montgomeryplanning.org)>; Claire Iseli <[claire.iseli@montgomerycountymd.gov](mailto:claire.iseli@montgomerycountymd.gov)>  
**Subject:** Proposed Meadowvale development

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Troy -

Once again, I am writing to voice my strong opposition to the proposed Meadowvale development. I am afraid my comments will fall on the deaf ears of the Planning Board - which has already steered this through any and all opposition.

I'm not sure what the appropriate notification time frame is but I only received the card regarding the meeting within 9 days of the hearing. And as with other mailings and notifications, not all concerned residents received any notice at all. One of these persons was Susie Kleinman - President of the Meadowvale HOA. The total lack of trying to involve the ENTIRE Meadowvale community as well as surrounding neighborhoods made it so much easier for the proposed developer to sidestep any opposition.

From the beginning, this project was more or less forced to our neighborhood. The first meeting was a disaster and set the stage for an attitude from them of "this is the way it is, we are not going to change it and there is nothing you can do to stop us". The adversarial process did not help.

There are many things wrong with this proposed development but my main concern continues to be the ingress/egress. Every other side street off Cross Country Lane is a cul-de-sac that provides for a nice quiet niche and helps keep cars from being parked on Cross Country Lane.

I see no reason why this proposed development could not have adopted the same format. Our request for this was ignored by the developer and given a green light by MNCPPC. Despite your earlier mail concerning this, I still fail to understand why a Master Plan can be approved where there is a proposed road going through PRIVATE property.

Cross Country Lane is a disaster for parking and getting worse every day. Cars are now parking on both sides of the road and it is almost impossible to get a car to navigate through. The thought of an emergency vehicle trying to reach it's destination in Meadowvale scares me.

Now the developer wants to add more traffic to Cross Country Lane when the simple solution is to redistribute the homes/townhouses into a cul-de-sac with ingress/egress off Belle Tower. Or, another suggestion I made earlier and got very little support or interest would be to use the existing Nike Missile Road to get in and out of the property.

We still object to allowing the existing structure to remain. It is an eyesore and I believe there may be existing problems such as asbestos or something else that could very well damage the property, the storm water management system and the entire Meadowvale neighborhood.

I decline to sign up to speak. The last time was a farce - as the Planning Board members paid NO attention to the three speakers from Meadowvale (not being seated, walking around, talking to each other and staff) and eagerly engaged with the attorney for the developer. This just reaffirmed my belief that any and all decisions for this proposed development have already been made in favor of the developer.

I know you are just doing your job and probably have very little say in the finished product but I do want to thank you for being there to answer our questions and try to keep us up to date.

Please pass this email along to the entire Planning Board so that it may be entered in the public records.

Sincerely,

William Van Der Weele  
8601 Calypso Lane  
Gaithersburg, MD 20879

A Meadowvale resident

## Item 3 - Correspondence

**From:** [Sigler, Patricia H](#)  
**To:** [MCP-Chair](#); [Leftwich, Troy](#)  
**Cc:** [Patricia Sigler](#)  
**Subject:** Site plan #820210100  
**Date:** Wednesday, December 15, 2021 10:54:42 AM

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Dear Board Members

I wanted to send a letter to you regarding the Meadowvale project. I live right next door to where this will be developed and I also am a board member to Flower Hill North II. I know that has been on the master plan with the road going thru and possible development. And not much can be done about the development, but living next door to the property I have several questions that really have never been answered.

- 1, There has to be a reason why the current house on the property is not being torn down. There is nothing historical about the house. Where is the research and testing regarding the house and property surrounding the house especially where the property meets the Missile road.
2. Are you aware that the property adjacent to this was the Army Nike Missile site. There were and possibly still are underground missiles stored and bunkers. We do not need another situation like the community in DC. Where is the study about the land and soil pertaining to this site. Where can we get a copy of this report.
3. Also, we have had several homeowners in our neighborhood getting cancer my husband included. Some of the homeowners had veggie gardens in during the summer. After their diagnosed they stopped planting anytime edible in the ground. Some of us homeowners and have lived here for over 30 years.

All this property testing soil, researching the land must be available to the owners that surround this project. We should be able to look at the proof that disturbing the land will be safe to the current owners surrounding the properties. If the studies have not taken place I hope they are especially if there is something in the soil that will expose us all too.

I just feel after all the meetings we have attended regarding this property something is being done underhanded. Hopefully, our emails will be listened top during this meeting tomorrow December 16<sup>th</sup>.

Patricia Sigler  
8700 Bell Tower Drive  
Gaithersburg MD  
Flower Hill North II

