

ASHTON VILLAGE CENTER IMPLEMENTATION ADVISORY COMMITTEE – APPOINTMENT OF INITIAL MEMBERS



Description

Appointment of initial slate of committee members for the Ashton Village Center Implementation Advisory Committee.

Completed: 4-26-2022

MCPB
Item No. 7
5-05-2022

2425 Reedie Drive
Floor 14
Wheaton, MD 20902

Montgomeryplanning.org

Ashton Village Center Implementation Advisory Committee

Planning Staff

JJP

Jamey Pratt, Planner III, Upcounty Planning, Jamey.pratt@montgomeryplanning.org, 301-495-4588

DZ

Don Zeigler, Supervisor, Upcounty Planning, Donnell.Zeigler@montgomeryplanning.org, 301-495-4511

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SECTION 1: RECOMMENDATIONS AND DETAILS

STAFF RECOMMENDATION

Approve initial membership of the Ashton Village Center Implementation Advisory Committee (AVCIAC).

BACKGROUND

The Montgomery County Council approved the 2021 *Ashton Village Center Sector Plan* through Resolution #19-904 on June 15, 2021. The approved and adopted plan includes the following recommendation to establish an advisory committee:

This Plan supports the creation of an advisory group to address its implementation. The formation of any new advisory group should be staffed by the Planning Department in close coordination with the civic/neighborhood groups within the Ashton area.

This advisory group would work in coordination with the Regional Services Center that covers the area of a project by providing specific community and redevelopment expertise. It would also serve as an interface between community members, county agencies, and developers in

implementing recommendations of the Ashton Village Center Sector Plan. This new group should be structured to include representatives from the various constituencies interested in successful implementation of the Plan. Notification and participation in the development review process should occur at the earliest stage of the process.

In early January 2022, Planning staff sent nearly 500 letters to individuals, homeowners associations, and civic associations in and around Ashton Village Center inviting people to submit letters of interest for joining the committee. An e-letter was also sent to everyone on the plan's email list. The deadline for applications was initially January 25th, but at the request of the Sandy Spring Civic Association, the deadline was extended until February 25th.

The master plan does not provide specific details on the composition or operation of the committee, so Planning staff has developed several recommendations to guide the formation of the AVCIAC. Planning staff received 17 applications for the committee. All 17 of these applicants are well qualified to be members, with a vast array of different experiences that could bring unique voices to any discussion of projects for the Ashton Village Center. Planning staff considered appointing all 17 applicants to the committee, but this idea seemed impractical from a logistics standpoint. In the end, Staff narrowed down the list to the ten applicants below as a more manageable size for the committee. It is hoped that those not selected for the initial group will be willing to apply as vacancies occur in the future.

Planning staff recommends that members serve three-year terms, with those selected for the initial group of members serving staggered terms so that the entire committee is not being replaced every three years. This will allow for some consistency and overlap. Five members would serve for three years and five for two years before reverting to three-year terms for all members. These groups should be selected at random during the first meeting.

AVCIAC is expected to formulate their rules of procedure at their first meeting. Planning staff will provide a draft document based on the Bethesda Downtown Implementation Advisory Committee Rules of Procedure (attached) for the committee to consider at their meeting.

ASHTON VILLAGE CENTER IMPLEMENTATION ADVISORY COMMITTEE MEMBERSHIP

Planning staff recommends appointing the following residents to the GSSC IAC through May 2024 or 2025 (depending on group assigned):

- Amy Medd
- Chelsea Hughes
- Harry Berman
- Jessica Sidar
- Julia Roberts
- Kathleen Wheeler
- Lianne Clements

- Michael Tharkur
- Nadine Masone-Mort
- Paul Mangus

SECTION 2: CONCLUSION

On behalf of Montgomery Planning, Planning staff expresses gratitude for all those who applied to serve on the committee. Although staff could not select all applicants for the initial committee, it is hoped that those not selected will be willing to apply as openings occur on the committee in the future.

ATTACHMENTS

Attachment A: Bethesda Downtown Implementation Advisory Committee Rules of Procedure

Attachment B: Application Letters

Bethesda Downtown Implementation Advisory Committee

Rules of Procedure

December 2017

PURPOSE

As outlined in the *Approved and Adopted Bethesda Downtown Sector Plan*, the Planning Department is seeking to create a representative and balanced Implementation Advisory Committee to facilitate and monitor the progress of development and address implementation of the recommendations in the *Approved and Adopted Bethesda Downtown Sector Plan*. This committee will replace the Woodmont Triangle Action Group (WTAG) established by the 2006 Woodmont Triangle Amendment to the 1994 CBD Sector Plan.

The Implementation Advisory Committee (IAC) is an integral part of the *Bethesda Downtown Sector Plan*. This advisory group will work in coordination with the Montgomery County Planning Department, Bethesda Urban Partnership, Bethesda Chevy-Chase Regional Services Center and Bethesda Green by providing specific community and redevelopment expertise that would also serve as an interface between developers and County agencies in implementing the *Bethesda Downtown Sector Plan* recommendations.

The IAC's responsibilities should include monitoring the Plan recommendations and the overall cap on development square footage, monitoring the CIP and recommending action to the Planning Board and County Council to address issues that may arise, including, but not limited to, overall density, community impacts and design and the status and location of public benefits, parks and open space and improvements.

COMMITTEE COMPOSITION AND TERM

The Implementation Advisory Committee will have fourteen members. According to the *Bethesda Downtown Sector Plan*: "This new group should reflect the current makeup of the Woodmont Triangle Action Group (WTAG) in that it will be structured to include representatives from the various constituencies interested in successful implementation of the plan."

Nominations for members will be solicited from the community and from organizations including but not limited to: CBAR, NAIOP, the Greater Bethesda Chamber of Commerce, Bethesda Green and various civic and condo associations.

The fourteen-member committee includes members from the following groups:

1. property owners/business community
2. residents of the community (Homeowners/Civic/Condo Associations)

It is expected that members of the IAC will act in a professional manner, and will be mindful of any financial conflicts of interest from associations with development teams, property owners or associations.



Members must be approved by the Planning Board and will serve three-year staggered terms. At initial appointment, six members will serve for two years, and six members will serve for three years and two members will serve for four years. The terms of membership will be staggered from this point onward.

The Implementation Advisory Committee will be staffed by representatives from the Planning Department, the Bethesda-Chevy Chase Regional Services Center, Bethesda Green and the Bethesda Urban Partnership.

ROLE OF THE IMPLEMENTATION ADVISORY COMMITTEE

The Implementation Advisory Committee will be guided by the vision, goals and recommendations in the *Approved and Adopted Bethesda Downtown Sector Plan*, the *Bethesda Downtown Design Guidelines*, and the Bethesda Overlay Zone.

It is not the role of this committee to challenge the approved Sector Plan recommendations. The role of the Committee is to coordinate and monitor the progress of development and address implementation of the recommendations in the *Approved and Adopted Bethesda Downtown Sector Plan*. Like the WTAG, the Implementation Advisory Committee will not have a formal role in the regulatory process. Property owners that submit a development application to the Montgomery County Planning Department will be encouraged to meet with the Implementation Advisory Committee early in the process regarding their project to receive feedback from the committee. The IAC may submit written comments to the Planning Board regarding specific development projects.

The committee will help to ensure transparency and accountability in the implementation of the *Bethesda Downtown Sector Plan*, *Design Guidelines* and Bethesda Overlay Zone. It will help the Planning Board, the County Council, the County Executive and their staff to maintain the objectives of the *Bethesda Downtown Sector Plan*, *Design Guidelines* and Bethesda Overlay Zone. The Committee will strengthen the monitoring of implementation, development, and construction of the various projects comprising the Sector Plan.

The committee is to provide advice and guidance to the Planning Board, County Council and County Executive staff on the County's outreach, interaction with affected communities and businesses, advice on the issues appropriate to and pertaining to the achievement of the objectives of the Sector Plan.

PROCESS

The IAC will meet regularly once a month at a time determined by the Committee members. The meetings are anticipated to be no more than one hour long, but may go longer depending on the specific agenda.

Additionally, the committee should elect two members to serve as co-chairs. The co-chairs will provide vital leadership, strategic and management direction to the committee. The committee should elect one member from the property owners/business community and one member from the residents' representation. Co-chairs shall:

- In consultation with Staff Representatives and other committee members, schedule dates, times and location for meetings
- Ensure meetings are called and held in accordance with the committee's purpose and procedures



- In consultation with Staff Representatives and other committee members, establish and confirm an agenda for each meeting
- Ensure meeting agenda and relevant documents are circulated to the members
- Officiate and conduct meetings
- Ensure the discussion is on topic, productive and professional
- Ensure minutes are complete and accurate, retained
- Serve a one-year term as Co-chair.

Additional committee process:

- Committee quorum is a protection against unrepresentative actions in the name of the committee. Therefore, 2/3 of the committee (currently 9 of 14) is a required quorum for official meetings.
- Eligible decision makers are those individuals that have been formally appointed by the Planning Board.
- Although this committee is not anticipated to vote regularly, the majority vote rules in the event a Co-chair calls for a clear decision.
- Opinions and concerns of a significant minority of the IAC should also be included in meeting minutes and letters to the Planning Board.
- Committee members with a financial interest and/or those with direct involvement in an item up for discussion, the affiliation should be noted in the discussion.
- Nonmembers may have a chance to voice their opinions at the discretion of the presiding chair.
- Co-chairs are eligible to make official statements to the press on behalf of the committee. Members of the committee that are not Co-chairs should be certain to speak as individual citizens and not represent the committee.



Dear Montgomery County Planning Staff and Planning Board,

I am writing this letter to express my interest in becoming a member of the Implementation Advisory Committee for the Ashton Village Center Sector Plan. I am a resident of Ashton, residing in Wyndcrest, a development near the intersection of 108 and 650. I am also currently the president of the Sandy Spring Ashton Rural Preservation Consortium, a grassroots organization comprised of local residents who actively support maintaining the area's unique character.

My husband and I moved to Ashton in 2016 when I relocated with my company. We had a challenging time finding a location that had some of what we loved about living in the Brandywine Valley in Pennsylvania. Ashton drew us in due to its history, cultural sites such as the Sandy Spring Museum, and proximity to open space, all while still being close to resources such as grocery stores and restaurants. Those aspects made moving from 2 acres of land in Pennsylvania to a 0.2 acre lot a worthwhile trade off.

My reason for applying to the IAC is to ensure that the vision of the Ashton Village Center Sector Plan is carried through to execution. To achieve this, members of the IAC will need to work collaboratively to get the best out of the development for the benefit of future generations of local residents and those that visit our town. I have been actively engaged in the AVCSP process since the first community meeting on May 16, 2019 and I would be committed to contributing to recommendations that deliver on the vision of the Plan. Thank you for your consideration.

Sincerely,

Amy Medd

Dear Jamey Pratt,

Hello, I am Brooke Clime, a resident of Sandy Spring, MD. I am currently a Junior Designer with David S. Brown, a Developer in Owings Mills, Maryland, and would like to be considered to serve on the IAC.

I have a degree in Interior Architecture from The University of Tennessee, Knoxville. I found a love for historic preservation and a passion for finding ways to incorporate historic features into modern design.

I am a native of Maryland and am very familiar with the area. I am excited about and would love to be a part of this revitalization.

I believe I have the skills, experience, and insight to provide the committee with a unique perspective.

Thank you for your time and consideration,

Brooke Clime
609 Olney Sandy Spring Rd,
Sandy Spring, MD 20860
(410) 245- 9497

Hello,

My name is Chelsea Hughes. I am very interested in becoming a member of the IAC committee.

I have 12 years experience in project management, direct community outreach, domestic violence emergencies, crisis management as well as being a crisis relocation specialist, Project Development and a personal love behind what I do.

I am also member of the NAACP, NAACP Parents Council, I am 1 of the Sherwood Cluster Representatives and a member of the Black and Brown Coalition.

Please take a moment to pick me and allow me the opportunity to help you accomplish your goals.

Thank you,
Chelsea Hughes

Montgomery Planning Board

RE: Ashton Village Center Sector Plan Implementation Advisory Committee

To Whom It May Concern:

I am a lifelong Montgomery county resident currently residing in Ashton at 313 Lethbridge Court. I am interested in becoming a member of the advisory committee.

My background:

- a. Aerospace engineer, graduated UMD MSAE 1981
- b. Worked in the DMV my entire career
- c. Over the course of my career: Federal Government employee, Defense sector employee, Small business owner
- d. Heavily involved in the planning and construction of my current home in Ashton

Areas of expertise:

- a. Program management
- b. Project planning and budgeting
- c. Execution of complex large projects
- d. Basic accounting

My interest:

- a. I moved to Ashton because of the rural nature of the community and the proximity to basic services.
- b. I would like to see the careful development of the Ashton core to help longtime residents' quality of life and promote Ashton as a family friendly place to live. Maintaining the sense of a small town is critical to the character of Ashton.
- c. One of my keen interests is to promote the livability and walkability of the area. I see this as addressing sidewalks, bike paths and a safe environmentally friendly way to connect Ashton and Olney for walkers, runners, and bikers.

I look forward to working with the planning commission to achieve the goals of the Ashton Village Center Sector Plan. Thank you for your consideration.

Harry Berman

Hberman18136@gmail.com

301-651-0688

Good afternoon Mr. Wright and members of the County Council,

I am writing to see if there is still a possibility that I could become a member of the IAC for Ashton Village Center Sector Plan. I see that I have missed the Jan 25 deadline to apply. However, as an Ashton resident; homeowner; small-business owner; mother of two young, active boys; and Realtor at RE/MAX Realty Centre of Olney, I am very interested in the redevelopment plans of our charming town of Ashton.

We are an active, outdoor family. Biking, walking, school, sports, dining, and social engagements are all important to my family. As development in our community takes place, I would love to have an input through the Implementation Advisory Committee.

I am sure my neighbors would agree that we would love to expand our enjoyment of the area through things such as safe sidewalks, maintaining greenspace and downtown stores/restaurants. Daily I see teenagers walk home from school along the narrow, treacherous stretches of New Hampshire. I can tell you from personal experience biking from my house to downtown Olney was not a safe, pleasant experience as hoped. Such development would be welcomed, if done considerately.

As the density of the area increases, safety of the intersection of New Hampshire and 108 is also concerning. Such a committee must ensure responsible development and sustainability of the community by taking into consideration any limitations on the existing infrastructure, impact of increasing population density and maintaining property values of existing residents.

I am glad the County Council has opened this opportunity to the locals, and I appreciate the consideration of this letter of interest. Please feel free to reach out to me anytime for my input or any questions or concerns at 202-257-8261.

Thank you so much for your time.

Best,

Jessica



Jessica Sidar
Realtor ® Serving DC, MD & VA
(202) 257-8261 Cell/Text
jsidarrealtor@gmail.com
www.jessicasidar.com

Yes, I am interested in serving on the Ashton Village Center Plan Implementation Committee! Thank you for providing an opportunity to be considered:

✓ My interests in serving are the very real traffic/safety concerns @ the intersection of Rt 108 & New Hampshire Ave, the poor physical condition of that intersection, safety of pedestrians (especially students from Sherwood HS), the adherence to County/State codes by the developer(s) & the follow through of the "missing middle" housing situation that benefits those most in need! Have follow the various plans for development of that SE quadrant since as far back as 2008...

✓ With regard to my background, I have been a resident of Ashton for 24+ years and worked in the Olney, Sandy Spring, Ashton 108 corridor for 38 years. I have witnessed both the good & bad of development along Rt 108 and feel my background knowledge/experience of such would be a asset to the committee. I have been a part of the Keep Ashton Rural & Sandy Spring Ashton Rural Preservation groups since 2018. Have exchanged several voice & email communications with you, as well as Council members, Jawando (new resident in Ashton)/Navarro/Hucker and County Ex/Elrich. My 6/18/2021 (Still time to do the right thing...) email to ALL invested parties should validate my background in staying on top of issues directly related to the Ashton Village Center...

✓ While my expertise on zoning, density, design & environmental concerns are average at best, I do understand the process of listening, than acting for the common good for all parties involved. Over the 38 years in education/athletic administration, I have served on a multitude of county/regional/state committees that strived to solve problems, deal with active issues, and work in a collaborative setting to do the right thing for those to be effected...

Jim Meehan/retired
327 Westland Dr
Ashton, Md
20861
h/301-570-9102
c/301-356-7576

James C. Lakey, P.E. (Jimmy)
Structural Engineer | Cagley & Associates, Inc.



Education:

University of Maryland - 1988, BS Civil Engineering

Professional Engineer Licenses:

District of Columbia, Maryland, Virginia

Industry Experience:

33 years as a practicing Structural Engineer

Ashton Resident:

Owner since 2020

17513 Sir Galahad Way

Relevant Experience

I have been a managing partner at Cagley & Associates (C&A) for the last 10 years. C&A is a consulting structural engineering firm that specializes in the design of commercial buildings. In those years, I have been the Engineer of Record for a wide range of projects such as; high-rise residential, office buildings, hospitals, colleges, government/DOD facilities, etc. I am involved in all aspects of the project from conception to final construction. As the managing partner, I am responsible for the scheduling of the manpower to meet the clients' needs and project deadlines. I am also the technical director charged with the oversight/quality control of the construction documents, specifications and engineering calculations. Over my many years in the construction business I have learned to work with all types of people; owners, contractors, architects, engineers, lawyers, building officials, etc. My work has exposed me to many situations and people, and has developed my ability to work with a wide range of personalities while being a vital team member. This ability will assist me in contributing on the Implementation Advisory Committee and becoming an integral part of the Ashton community.

Personal Views on Ashton

Montgomery County has seen massive new development and growth over the last decade. My goal would be to keep Ashton a rural community. Limit the size of new develop to a scale that is appropriate for a rural community. I do support the development of the 108 & New Hampshire Ave intersection.

My goal as a Committee Member would be:

- To protect rural nature of our community.
- To protect our property investments.
- To maintain a family friendly environment for all generations.
- To lend my experience and leadership as we undertake the mission of the IAC.
- To be an integral member of the Ashton Community.

January 23, 2022

Julia Roberts
17706 Hidden Garden Lane
Ashton, MD 20861
(301) 802-8337

Jamey Pratt
Montgomery County Planning Department
2425 Reddie Drive, 13th Floor
Wheaton, MD 20902

Dear Mr. Pratt,

I respectfully submit this letter of interest highlighting my interest, background, and expertise for becoming a member of the Ashton Village Center Sector Plan Implementation Advisory Committee (IAC). I was born and raised down the road in Rockville, temporarily leaving the area to pursue a B.S. degree in Civil Engineering from the Massachusetts Institute of Technology (MIT) as well as M.S. and Ph.D. degrees in Civil Engineering from the University of Texas at Austin, and finally returning to Ashton in February 2019 with my wife as home owners. I currently work as an engineering consultant for an environmental engineering services firm, Geosyntec Consultants, in Columbia, MD, where among other tasks, we regularly help our clients manage relationships with the public on sensitive topics such as environmental and site development concerns.

I have long had a passion for community involvement, including serving in various officer positions of many student organizations over the years, tutoring in local public schools, and more recently being an active participant in my community's homeowners association; participating in the IAC would be a wonderful opportunity to simultaneously learn more about the wonderful community I live in and to give back in a way that will help promote a strong future for us all. I believe my personal connection to the area having grown up in Montgomery County, my educational and work experience as a civil engineer, and my interest in community involvement would allow me to have a positive impact on the IAC as well as on the community as a whole. In closing, I am pleased to submit this letter of interest and hope to hear from you soon.

Regards,



Julia Roberts

I am interested in participating as a member of the Ashton Village Plan Implementation Advisory Committee (IAC).

I have been a resident of Ashton for almost 29 years and was active in the development of both the 1998 Sandy Spring Ashton Master Plan and the Ashton Village Center Sector Plan (Ashton Plan). During development of the Ashton Plan, I participated in all the meetings held by the Planning Department, was on the bus tour that viewed examples of various housing types, and testified before the Planning Board and County Council on provisions of the Plan. I was an early and strong advocate for creation of the IAC.

Currently, I am president of the Spring Lawn Farm Homeowners Association, located close to the intersection of Maryland Routes 108 and 650 where the most significant development in the Plan will occur and impact our HOA. Our HOA supports my participation on the IAC.

I was also HOA president during the 1998 Master Plan development and previously served on the Architectural Control Committees for both the Spring Lawn Farm HOA and the Hallowell HOA before moving to Ashton. At one point, I was also the Hallowell HOA representative for the Greater Olney Civic Association.

Following the adoption of the 1998 Master Plan, I was a founding board member of the Greater Sandy Spring Green Space land trust that was involved in preserving the green space created through development within the planning area. We reviewed proposals presented by developers, made suggestions, and worked with them to collaboratively create subdivision plans that protected green space, while at the same time creating more attractive and walkable layouts than initially proposed.

In 2018, I founded the Ashton Alliance to provide a communication mechanism among Ashton and Sandy Spring homeowners associations and residents.

Thank you for your consideration.

Kathleen Wheeler

Dear Jamey Pratt,

My name is Leianne Clements and I am a resident of Ashton and would like to be considered for the IAC for the Ashton Village Center Sector.

I have lived in Washington, DC since 1997 and purchased land in Ashton in 2015 and moved to Ashton in 2019 after building a home. I have a doctorate in Economics from the University of South Carolina and have worked for the EPA in climate change planning prior to moving to Ashton.

My twins attend the Sandy Springs Friends School and we pass through the Ashton intersection 12 to 16 times per day. We live less than a half mile away. We use all the businesses in the Ashton Village Center and the CVS daily. As a resident of the community who frequents this area daily I can understand the needs of the community. I personally know several of the business owners in the Ashton Village Center. As a community member I think our needs are often overlooked so I would like to speak on behalf of the residents of Ashton.

I also have extensive design experience. I have flipped homes in Washington DC - being featured in the Washington Post and several shows on HGTV and the Discovery network.

I feel that my background and mix of skills would be an asset for the Advisory Committee.

Thank you for your consideration,
Leianne Clements

Sent from my iPhone
Leianne Clements
Director of Development for Noi and Chloe

Dear Mr. Pratt,

I am a retired architect who moved to Ashton in 1998. I was elected vice president of the Ashton Pond Community Association in 1999. I am stepping down as president of the association at the end of this month.

I am offering to help the Implementation Advisory Committee (IAC) in any way I can.

I don't know if this helps, but almost all of my career was spent working as an in-house architect for major real estate developers.

Sincerely,
Martin Blackwood
17944 Pond Road
Ashton, MD 20861
(240) 463-1400

17503 Hidden Garden Lane
Ashton, MD 20861
Mtharkur@gmail.com
Tel: 301-250-5910

January 20, 2022

Montgomery County Planning Department
2425 Reddie Drive,
13th Floor, Wheaton,
MD 20902
Attention: Mr Jamey Pratt—Project Lead

Re: Implementation Advisory Committee—Ashton Village Center Sector Plan

Dear Mr Pratt,

Thank you for your letter of January 11, 2022 requesting candidates for membership of the Implementation Committee for the Ashton Village Center Sector Plan. I am interested in being a member of the Committee.

As a homeowner of over 16 years in Ashton, I cherish my community and would love to contribute to the orderly development and evolution of Ashton as set out in this useful Sector Plan. I wrote to you on the draft Plan and also participated in a town hall meeting at the Sandy Spring Museum.

As a recent retiree, I have time on my hands but for the gym, reading, walking my dog, and doing chores around the yard. I served as an international economist for over 26 years, the latter 19 of which were at the International Monetary Fund where I advised senior economic policy makers in various countries on reforms.

Although it was a while ago, I do hold a Bachelor's degree in Geography and formally studied rural and regional planning as well as other aspects of spatial planning. I have a Masters Degree in Macroeconomics, a Master of Public Administration from Harvard University, and a Certificate in Public Policy and Management from Harvard Kennedy School. I value the strong ethical standards of public policy gained at the international level which I believe could be helpful in sound, balanced, and efficient implementation of the approved Sector Plan. It is my humble belief that the Advisory group ought not to be a substitute for, nor seek to supersede the role of the County Government.

Best wishes.

Sincerely yours,

Michael A. Tharkur.

N A D I N E M A S O N E M O R T

320 Ashton Road Ashton Maryland 20861 301-802-3630
Nadine.Mort@gmail.com

January 10, 2022

Jamey Pratt
Montgomery County Planning Department
2425 Reedie Drive 13th Floor
Wheaton, MD 20902

Dear Mr. Pratt,

Ashton, Maryland is a wonderful place to live and I am excited to serve my community and use my professional expertise as an educator, mentor, mediator and community volunteer to support the goals of the Ashton Village Center Sector Plan Implementation Advisory Committee.

As a Maryland educator, with a career spanning forty years, I have been recognized for my ability to problem solve and bring people together. Teaching gave me the rare privilege to serve thousands of Maryland's children and families and to understand their aspirations and challenges. Living and raising my children in the active and diverse community of Ashton – Sandy Spring has also offered me many volunteer opportunities to engage in the growth and development of our thriving community.

Along with participating in many local community and school organizations, I am a Past President of the Women's Board of MedStar Montgomery Hospital Center, past board member of the Sandy Spring Museum and current board member of the Olney Farmers and Artists Market.

I look forward to serving my Montgomery County neighbors again as a member of the Ashton Village Center Sector Plan IAC.

Sincerely,

Nadine R. Masone - Mort

Nadine R Masone - Mort

Dear Ashton Village Center Planning Board,

I have followed the Ashton Village Center Sector Plan since its development phase after my wife and I purchased our first home in Ashton in early 2019. I am excited about what the proposal means for the future of our community. When looking for a home to purchase, my wife and I fell in love with the Ashton area due to its historic and small town charm. We greatly admired the local close-knit community feeling and knew we had found the place where we would start our family.

In the short time we have lived here, Ashton has already gone through so much growth and development. I am writing to express my interest in joining as a member of the Implementation Advisory Committee (IAC) to provide input and recommendations for the future growth of the town and the future for my family within this community.

I currently work within the senior living and healthcare field where I serve as Director of Rehabilitation and lead Occupational Therapist for Erickson Senior Living. As an occupational therapist, I bring the understanding of the complex and dynamic interactions between people, their environments, and the activities they need to accomplish in their daily lives, and how these interactions affect health and wellness. With this knowledge, I am able to provide insight and recommendations on proposals that allow for a focus on the overall health and wellness of the Ashton community.

I am excited by the prospect of serving as a member of the IAC for what it means for the future of my family within the community and the overall well-being of the town of Ashton. I look forward to hearing back about this opportunity.

Sincerely,

Patrick Kincius

To: Jamey Pratt

From: Paul Mangus
17410 New Hampshire Avenue
Ashton, MD 20861
301.529.0208 – cell

Subject: Application to the Ashton Village Center Implementation Advisory Committee (IAC)

Dear Jamey Pratt,

I am applying to become a member of the IAC. I am a 25-year resident of Ashton, MD. My wife, Trish, and I raised 3 daughters in Ashton. I live directly on New Hampshire Ave, approximately 1 mile south of the proposed Ashton Village Center. So, I know the traffic firsthand. We meticulously restored a 100-year-old home and barn. We are also in the process of preserving another 100-old-house by moving the house to an adjacent lot. I am for controlled planned development and preserving the rich history of the area. However, I am against large “box” stores. Below is background information on myself that is relevant to the IAC;

- Founder of Bart & Associates, Inc. employing 250+ in the DMV for 32 years
- Co-owner of Ashton Rentals LLC – we strictly renovate homes in the Ashton area.
- Co-owner and Publisher of the Greater Olney Newspaper – a free mailbox drop printed paper to 18,000 homes in Olney/Brookeville/Sandy Spring/Ashton communities
- President of GACA – Greater Ashton Community Association – established to collaborate with MC and Maryland planning entities.
- Neighbors – established in 1897, a society of residents of the greater Sandy Spring area
- Responsible Person Erosion & Sediment Control Certified (RPC016658) – 8/23/2019

I am also an investor in Thomas Village and Ashton Market with Nichols Contracting. I am not invested or associated in anyway with the Ashton Village Center project. I am familiar with the entire land development project schedule, from preliminary layouts and planning, pre-applications, permitting process and reviews, community meetings, budgets, and financing. My firsthand knowledge in the contractor’s decision-making process needed to develop residential and commercial properties will provide valuable insight to the IAC.

Respectively,



Paul F. Mangus

January 18, 2022

To Jamey Pratt, Montgomery County Planning Department, 2425 Reddie Drive, 13th Floor, Wheaton, Md 20902

Re: Ashton Village Center Sector Plan Implementation Advisory Committee

Dear Jamey,

I was very pleased to receive a direct letter to me from Gwen Wright to participate in the incipient blending of ideas to implement in the Ashton Plan.

You may remember we spoke briefly on the phone a year or two ago (also after a meeting at Sandy Spring Museum prior to that). I am the owner of the 12-acre farm across from the front entrance of Sherwood High School on Olney Sandy Spring Road (Route 108) in Ashton.

My old house was built before 1850 and was named Sherwood by Mr. Roberts, I believe, a pharmacist from Baltimore.

I have owned the property since Fall 1976, at which time I moved my full-service machine shop onto the property, rebuilding an old cow shed to accommodate my business.

The property at that time was zoned Full Agricultural, and the house was not considered historic according to any historic standards. It was NOT on the Historic Register. Both criteria were well thought-out considerations in my decision to buy the property. I would welcome the opportunity to explain my reasons should you be interested.

I discussed plans with Rick Weaver awhile back, and he was enthused by my ideas. He said my ideas were "wonderful". This too I can share with you and other planners.

I am 90 yrs. old now, but, given my background and experience, I believe I would have much to contribute to the IAC.

Not only am I resident, owner of a house with significant property with concerns to the Ashton Plan, I have a Bachelor's, some graduate studies, headed a department of a chemical processing plant making garnet and ferrite materials for military radar installations, have a full-service machine shop working with medical device companies (primarily) on my farm here in Ashton, where at one time or another I kept horses, then cows per agricultural requirements.

I am eminently qualified to offer expertise to the planning and decision-making processes for the town of Ashton.

Thank you for your consideration to involve me in this initiation of development in the town of Ashton,



Richard Edsall, 321 Ashton Sandy Spring Road, Ashton, Md 20861

January 23, 2022

Walt Fennell
17513 Hidden Garden Lane
Ashton, MD 20861
410-443-1672
waltster65@yahoo.com

Jamey Pratt
Montgomery County Planning Department
2425 Reddie Drive, 13th Floor
Wheaton, MD. 20902

RE: Ashton Village Implementation Advisory Committee

Dear Mr. Pratt:

I hope that this letter finds you well.

I am writing in regards to the Ashton Village Implementation Advisory Committee. I understand that the County is currently accepting self-nominations for this important committee. As you know from past correspondence, I have taken more than a passing interest regarding the development of Ashton. I believe the observations which I have made regarding changes to Ashton over the past several years have been balanced and rooted in fact.

By education and experience I am a CPA and the majority of my professional experience has been spent auditing the financial statements of various organizations. This work has also included a significant amount of time assessing compliance with various laws and regulations. The nature of my work, and the professional standards that I am required to follow each day, provide me with the experience needed to assess the merits of opposing views and to make informed, fact-based, unbiased decisions.

I have past and current experience serving as a committee member on a volunteer basis. I am currently a member of the School Board at Spencerville Adventist Academy, and a past member of the Board of Trustees at AdventistHealthcare.

Thank you for your consideration. I look forward to hearing from you.



Walt Fennell