

## RUSTIC ROADS FUNCTIONAL MASTER PLAN UPDATE PUBLIC HEARING



Gregg Road

### Description

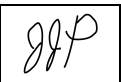
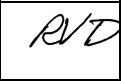
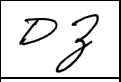

Rustic and exceptional rustic roads are historic and scenic roadways that reflect the agricultural character and rural origins of the county. The roadways provide the county with opportunities for heritage tours and economic development. The historic and cultural resources near the roads continue to be preserved for county residents and visitors to enjoy and explore. Preserving rustic roads is an important way to relay the county's history to future generations. The *Rustic Roads Functional Master Plan Update* is the first comprehensive update to the *Rustic Roads Functional Master Plan* since the original plan was approved in 1996.

Completed: 11-10-2022

MCPB  
Item No. 7  
11-17-2022

Montgomery County  
Planning Board  
2425 Reedie Drive, Floor 14  
Wheaton, MD 20902

## Planning Staff

	Jamey Pratt, Planner III, Upcounty, <a href="mailto:jamey.pratt@montgomeryplanning.org">jamey.pratt@montgomeryplanning.org</a> , 301.495.4588
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	Don Zeigler, Supervisor, Upcounty, <a href="mailto:donnell.zeigler@montgomeryplanning.org">donnell.zeigler@montgomeryplanning.org</a> , 301.495.4511
	Patrick Butler, Chief, Upcounty, <a href="mailto:patrick.butler@montgomeryplanning.org">patrick.butler@montgomeryplanning.org</a> , 301.495.4561

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### STAFF RECOMMENDATION

The Planning Board will receive public testimony on the *Rustic Roads Functional Master Plan Update*. Planning Board members can access the Public Hearing Draft at the following link:

<https://montgomeryplanning.org/planning/transportation/highway-planning/rustic-roads/rustic-roads-functional-master-plan/>

An interactive map is also available on that website for viewing the individual rustic road profiles.

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### SUMMARY

The *Rustic Roads Functional Master Plan Update* is the first comprehensive update to the *Rustic Roads Functional Master Plan* since the original plan was approved in 1996.

This update to the 1996 *Rustic Roads Functional Master Plan* has two main purposes:

1. to consider roads that have been nominated for inclusion in the Rustic Roads Program; and
2. to provide the necessary details for several roads that are currently in the program but have incomplete descriptions.

This plan also considers the programs and policies instrumental in the implementation of the program. The scope of work for the plan was approved by the Planning Board on February 6, 2020.

As part of this plan, existing road profiles were reviewed for changes, new maps were created, and an environment section was added. This update revises the descriptions of the significant features, history, traveling experience, environmental setting, and road characteristics of the existing rustic roads and provides new profiles for nominated rustic roads and those roads lacking a complete description. The plan also updates the *Master Plan of Highways and Transitways*.

Staff presented the Working Draft of the Rustic Roads Functional Master Plan Update to the Planning Board on October 6, 2022. The Planning Board authorized staff to prepare the Public Hearing Draft and scheduled a Public Hearing for November 17, 2022, to take place at 6 p.m. in the auditorium of the Wheaton Headquarters Building at 2425 Reddie Drive in Wheaton, MD. A notice for the Public Hearing was published in the Washington Times on October 17, 2022.

After the presentation of the working draft, a new matter directly related to rustic roads arose that should be included in discussions of this master plan update. Several individuals and organizations submitted testimony to the County Council regarding Bill 24-22, ZTA 22-10, and SRA 22-01, all three of which are intended to revise County Code to implement the Complete Streets Design Guide. Included in testimony from the Rustic Roads Advisory Committee, with support from a few individuals, are a pair of proposed changes to Chapter 49 and the Rustic Roads Program regarding membership and membership criteria of the Rustic Roads Advisory Committee. While several of the other requested changes were directly related to the Complete Streets Design Guide, a couple of the comments relate to the composition of the Rustic Roads Advisory Committee and not to the Complete Streets Design Guide. Specifically, the RRAC has requested:

- A) to increase the number of Committee members from seven to nine; and
- B) to eliminate the requirement that the farmer members on the committee earn 50 percent or more of their income from farming.

This would be a change to County Code Section 49-80, which specifies that the RRAC should include seven members as follows:

- (1) 3 members who are owner-operators of commercial farmland earning 50 percent or more of their income from farming, one of whom is a representative of the Agricultural Advisory Committee;
- (2) one member who knows rural preservation techniques through practical experience and training;
- (3) one member who knows roadway engineering through practical experience and training;
- (4) one member who represents civic associations located in the Agricultural Reserve; and
- (5) one member who represents civic associations in areas located outside the Agricultural Reserve where there are rustic roads.

The Agricultural Preservation Advisory Board (APAB) and the Agricultural Advisory Committee (AAC) oppose the proposed changes. The County Council's Transportation and Environment (T&E) Committee agreed during their worksession on the legislative changes that it would be more appropriate to discuss these proposals as part of the ongoing update to the Rustic Roads Functional Master Plan. The current draft of the master plan does not address these proposals, but we expect some of the testimony at the hearing to be related to this request and intend to discuss it with the Planning Board at a work session so that it may be included in the final draft of the plan.

Staff requests that the public hearing record remain open until Sunday, November 27, ten days after the public hearing date, for additional written testimony to be submitted to the Planning Board. Staff will summarize the testimony and conduct the first work session with the Planning Board at a date to be arranged later, but tentatively on January 5, 2023.

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## ATTACHMENTS

- Public comments received through November 9, 2022
- Summary of public comments

## Attachment - Public Comments

**From:** [Bev Thoms](#)  
**To:** [Pratt, Jamey](#)  
**Cc:** [Bev Thoms](#)  
**Subject:** Support of the Rustic Road Program  
**Date:** Friday, September 2, 2022 4:49:28 PM

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

Hello,

My family has lived on our farm on Big Woods Road, a designated Rustic Road, since 1974. Because of this designation, the road is a beautiful canopied, narrow country road which slows traffic enough that we can access our pastures with farm equipment and encourages its travelers to enjoy the view scape. We raise sheep for fiber, and I am a feltmaker with a studio in our barn. My customers - mostly from the urban and suburban reaches of our county and Frederick County- love the beauty and quietness of traveling to my studio. It is part of the appeal. It attracts customers to my business. The program makes the rural part of the county, rural - where cyclists can enjoy their sport in relative safety, and urban dwellers can commune with the natural world. Society needs this.

I totally support the Rustic Roads program. Please see that it is continued.

Bev Thoms  
21700 Big Woods Road  
Dickerson, MD 20842

**From:** [Bev Thoms](#)  
**To:** [Pratt, Jamey](#)  
**Cc:** [Bev Thoms](#); [Richard Thoms](#)  
**Subject:** Supporting Rustic Roads Program  
**Date:** Saturday, September 3, 2022 9:38:31 AM

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

A few more reasons for our support of the Rustic Roads Program.

#### RUSTIC ROADS BENEFITS

- Reduces traffic speed. Most of these roads are winding and have multiple entrances from driveways, many of which are around blind corners. Maintaining original width of these roads tends to cause drivers to avoid excessive speeds.
- Provides shade by allowing tree canopies to cover most of the roadway. This helps to minimize the deterioration of the asphalt surface and provides attractive scenery for the drivers, giving them an appreciation for the value of the rural spaces.
- Retains the historic significance of certain roadways for future generations to appreciate.
- Provides scenic byways for cyclists and other recreational use.
- Accommodates farm vehicle traffic in the agricultural reserve while minimizing the traffic impact of such vehicles on the major commuting routes.

Bev & Dick Thoms  
21700 Big Woods Road  
Dickerson, MD 20842

**From:** [N ANNE DAVIES](#)  
**To:** [Pratt, Jamey](#)  
**Subject:** Rustic Road Master Plan  
**Date:** Tuesday, September 13, 2022 9:31:19 PM

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

Hello Jamey,

My name is Anne Davies and I live on Old Bucklodge Lane in Boyds. I have lived here since 1980, and my 90 acre farm is in a county Ag Easement. I lease part of it to a neighbor who makes hay, both on what he rents and on what I manage, giving me a percentage of the hay from my fields. I also have horses. I am so pleased that my road is designated Rustic and look forward to an Exceptional Rustic designation. Running our tractors and hay equipment up and down the road has never been a problem. The narrow width of the road and the curves and turns keep what traffic there is pretty slow. The road is also ideal for riding a horse, for the same reasons. Given the number of horses in Montgomery County, our Rustic Roads are a double blessing. I hope that the Rustic Roads Master Plan will reflect this aspect as well as their value for bicyclists, bird watchers, hikers, runners, and people looking for a relaxing drive.

Thanks you for reading.

Anne Davies  
305 Old Bucklodge Lane  
Boyds, MD 20841



**From:** [indhupriya@gmail.com](mailto:indhupriya@gmail.com)  
**To:** [Pratt, Jamey](#)  
**Subject:** RE: Rustic Roads Program - W. Harris Rd  
**Date:** Thursday, September 15, 2022 1:23:47 PM

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

Hi Jamey,  
Sorry forgot to introduce myself.

I run Amaranth Acres and we grow primarily South Asian vegetables for a 40 member CSA. We grow vegetables sustainably without using any kinds of chemicals.  
We also have chickens for eggs and goats for meat.

Indhu

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**From:** indhupriya@gmail.com <indhupriya@gmail.com>  
**Sent:** Thursday, September 15, 2022 12:28 PM  
**To:** Jamey.Pratt@montgomeryplanning.org  
**Subject:** Rustic Roads Program - W. Harris Rd

Hi Jamey,

I am writing to you to show strong support for keeping W. Harris Road as a rural rustic gravel road. There are very few rural rustic roads that are as appealing with trees lining the road and native plants planted on the sides

The first thing people notice is how appealing, quietly beautiful the road is. It is like an advertisement for why there should be more trees along the roads.  
When walking on the road, it feels a good 10 degrees cooler than the actual temperature.

Please keep the Rustic Roads Program in place and if possible plant more trees and native plants along these roads. They are truly an asset to the county.

Thanks  
Indhu  
22814 W. Harris Rd.



**From:** [Jim Clifford](#)  
**To:** [Pratt, Jamey](#)  
**Subject:** Rural and Rustic Roads program  
**Date:** Thursday, September 15, 2022 1:47:50 PM

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

Jamey, I recently had the opportunity to video conference with the Rural and Rustic Roads committee and was pleased how professionally they conducted themselves and how understanding they were to my client's concerns. As a farmer in the Poolesville area living on Cattail Road (which enjoys the Rural and Rustic Road designation) I have found the preservation aspect of the program easy to accommodate and important to the experience of driving or biking along our road. One of the major aspects that has continued to be important to me and other farmers in our area is that we need to be sure that the tree preservation along these designated roads does not prevent the continuation of farming that is vital to the Ag Reserve. How do we preserve the look and feel of the road and at the same time accommodate the safe passage of the farming equipment along those roads? The roads in the Ag Preserve are vital to provide equipment passage between farms. Most of the farmers in Montgomery County farm multiple tracts of ground which are often miles apart. Moving farming equipment during planting and again at harvest involves using the designated roads where the traffic is often less aggressive. I see the Rural and Rustic Roads program as being vital to keeping the "roads less traveled" available to be utilized for farm equipment movement throughout the year. We must be sure that trimming trees and keeping the roads clear of debris is a priority for the county and state and not prevented, but rather supported by the Rural and Rustic Roads program. Who better to understand and accommodate this goal than the Committee charged with recommending and guiding the stewardship of these roads for the County Council. I want to thank the staff at Park and Planning and the Committee for all they do to preserve and protect these special roads.

*James R. Clifford, Sr., Esq.*  
*Clifford, Debelius & Boynton, Chtd.*  
*316 East Diamond Avenue*  
*Gaithersburg, Maryland 20877*  
*Main: 301-840-2232*  
*Direct: 240-499-7460*  
*Fax: 301-975-9829*  
[jclifford@debelius.com](mailto:jclifford@debelius.com)  
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## **Item 8 - Correspondence**

**From:** [lvamazon@aol.com](mailto:lvamazon@aol.com)  
**To:** [MCP-Chair](#)  
**Subject:** Testimony for Oct. 6 RRFMP Working Draft Presentation  
**Date:** Wednesday, October 5, 2022 11:31:59 AM  
**Attachments:** [RRAC Testimony on RRFMP Working Draft.pdf](#)

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

Dear Planning Board Chairman Anderson and Commissioners:

Please find attached the RRAC's written testimony for consideration tomorrow.

Thank you.

Laura Van Etten  
Chair, Rustic Roads Advisory Committee



## RUSTIC ROADS ADVISORY COMMITTEE



### WRITTEN TESTIMONY ON RUSTIC ROADS FUNCTIONAL MASTER PLAN (RRFMP) WORKING DRAFT

OCTOBER 5, 2022

The Rustic Roads Advisory Committee requests the following important changes to the RRFMP Working Draft, pursuant to work session and other discussions with staff. The Committee will have further testimony at the Public Hearing.

#### Significant Features

- **Mt Nebo Road** – please list 2 one-lane culverts as S.F. (not in bridge book and road not driven for traveling experience update)
- **Glen Mill Road** rustic section -- please add the hedgerows as S.F. and to the map -- mentioned in environment section
- **Mt Carmel Cemetery Road** -- please add the mature trees on the south side as S.F.
- **Oak Hill Road** – please add mature trees to map northwest of power lines
- **West Hunter Road** – please add language to S. F. as agreed to in work session and also add to the map: “roadside vegetation and mature forest east of Hilliard Farm on south side of road” (The forest does appear on the map.)
- **Kings Valley Road** – Please add back “historic alignment including a jog in the road at Kingstead Road” to S.F.
- **Lewisdale Road** – please add hedgerows to S.F. as mentioned in traveling experience and as located on map

#### Bridges

- **Wildcat Road** – please add Bridge No. M-0068 in traveling experience or elsewhere

#### Other

##### **Batchellors Forest Road**

Road profile, Traveling Experience currently reads:

The Bicycle Master Plan recommends a sidepath along Batchellors Forest Road from an existing off-street trail just south of Batchellors Run to Farquhar Middle School.

Recommended text:

A natural surface trail extends north from Farquhar Middle School to connect the residential area to the school. Extending the trail across the school frontage to the entry sidewalk would allow students living to the north to walk to school. The Bicycle Master Plan recommends a sidepath along Batchellors Forest Road from an existing off-street trail just south of Batchellors Run stream crossing to Farquhar Middle School. Due to mature trees and forest beside the roadway, conservation easements, steep grades and limited right-of-way, a continuation of this natural surface trail has been recommended.

### **Brighton Dam Road** (Bordly Drive to New Hampshire Avenue)

This nominated road segment meets the criteria for a rustic designation and it should so be designated. Staff does not recommend it for rustic due to concerns about non-local traffic, flooding and a power substation near the road.

- Regarding non-local traffic, a 7-day traffic count beginning on Dec 3, 2020 found an average daily traffic count of 1,295—less than half of the traffic volumes (3,000 AADT) normally considered problematic. According to SHA data, pre-pandemic traffic on Bordly Drive was 1,930 trips per day, and the exceptional rustic section of Brighton Dam Road was 752. These numbers are all well under the 3,000 AADT threshold recommended in 1996.
- Regarding flooding, this is one of many county roads subject to flooding. Other well-known examples, large and small, are US 29 at Northwest Branch (Burnt Mills), New Hampshire Avenue at Sligo Creek, rustic Glen Road at Sandy Branch, and rustic Zion Road at the Hawlings River. MCDOT recently deployed 34 flood sensors to provide early warnings. If flooding is the reason for not designating this road as rustic, one possibility would be to include language noting that flood safety improvements should not be limited due to the rustic classification of the road.
- Regarding the power substation near the road, staff's description indicates that the road base has already been modified to accommodate the substation equipment. Thus, it is not clear what new impact the substation will have on the road.

This section of Brighton Dam Road meets the criteria for designation as rustic, and there is no clear reason for not designating the road. We recommend that it be designated as rustic.

### **Schaeffer Road** (extent change proposed by staff)

The extents of Schaeffer Road are proposed to change from the South Germantown Rec Park (Soccerplex) entrance to rustic Burdette Lane. Staff notes that with the park construction, the section of Schaeffer Road between the entrance and Burdette Lane was widened and improved, so this section of road is not as rustic in appearance as the rest of Schaeffer Road.

- This section of Schaeffer Road still meets the rustic criteria, even if the rustic character of the road has been diminished. Maintaining this section as rustic limits further “creep” of road widening, and it also protects Burdette Lane, which leads to an historic African American community, Brownstown, where Burdette Lane intersects with rustic Black Rock Road.
- Removing the rustic designation from this section may also revive a dormant idea—to add another Soccerplex entrance at the intersection of Schaeffer Road and Burdette Lane. The risk of adding periodically extreme amounts of traffic onto Schaeffer Road, Burdette Lane and Black Rock Road is unsafe and unnecessary.

Keeping the existing rustic designation is recommended.

Thank you for providing the Committee the opportunity to present our views.

You may reach the Committee through our staff coordinator, Darcy Buckley, at [Darcy.Buckley@montgomerycountymd.gov](mailto:Darcy.Buckley@montgomerycountymd.gov).

### Committee Members:

Laura Van Etten, Chair, N. Anne Davies, Barbara Hoover, Charles Mess, Kamran Sadeghi, Dan Seamans, Robert Wilbur



**From:** [SAMANTHA BAKER](#)  
**To:** [Pratt, Jamey](#)  
**Subject:** Support for Rustic Roads in Montgomery county  
**Date:** Sunday, October 9, 2022 8:10:08 PM

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

Good afternoon,

My name is Robert Baker and I am writing to express support of Montgomery county's Rustic Road program. Our family farms Deere Valley Farm in Dickerson, Maryland. Deere Valley Farm raises beef cows and grows grain and hay spread across 2500 acres most of which is located in the Ag preserve of Montgomery county. My sons are the fifth generation to farm the land that is adjacent to Mouth of Monocacy Road, which is designated as a rustic road. We engage in agricultural business with many other farmers, land owners and family members along this stretch of road as well as other connecting Rustic Roads. Mouth of Monocacy road provides a scenic perimeter to the boundary of our farm. We adopted a portion of this road through the county Adopt-A-road program and take pride in its up keep. We would like to see the Rustic Roads continue to be maintained throughout the county. Thank you

**From:** [Riley, Mike](#)  
**To:** [wkfleming@qst-inc.com](mailto:wkfleming@qst-inc.com)  
**Cc:** [Duke, Roberto](#); [Pratt, Jamey](#)  
**Subject:** RE: From Warren Fleming Holsey Road Classification  
**Date:** Thursday, October 20, 2022 9:23:22 AM

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Warren,

I've copied two staff in the Planning Department who have a role in rustic roads who are better suited to answer your questions. The Parks Department has no official role in county road classifications.

Mike

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**From:** wkfleming@qst-inc.com <wkfleming@qst-inc.com>  
**Sent:** Thursday, October 20, 2022 9:15 AM  
**To:** Riley, Mike <Mike.Riley@montgomeryparks.org>  
**Subject:** FW: From Warren Fleming Holsey Road Classification

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

Good morning, Mike,

Wanted to make sure you received this email because I'm trying to find out if your department of the county is responsible for reclassifying roads in Montgomery County. See email below.

Thanks

Warren Fleming  
Prior Commissioner HPC

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**From:** [wkfleming@qst-inc.com](mailto:wkfleming@qst-inc.com)  
**Sent:** Wednesday, October 19, 2022 8:10 AM  
**To:** Riley, Mike <[Mike.Riley@montgomeryparks.org](mailto:Mike.Riley@montgomeryparks.org)>  
**Subject:** From Warren Fleming Holsey Road Classification

Good morning, Mike,

So sorry to bother you with small details but since Gwen and Cassey has moved on, I need to establish new communication with your department (lol). I was informed that Holsey Road ( In Damascus Maryland) is being reclassified as a Rual Road. I was wondering who I could speak with in your department about this request. I'm not sure if this is part of your department decision or the County.

Holsey Road is a historic African American Site where the Slaves (my family) from the Mullinix Plantation was transferred and lived until 2022 after the Emancipation Proclamation. I hope to get



sewer pipes laid on this road so my family property can utilize better plumbing and water services.

Thanks

Warren FLeming

**From:** [Donna Baron](#)  
**To:** [Pratt, Jamey](#)  
**Subject:** Piney Meetinghouse Road  
**Date:** Saturday, October 22, 2022 2:27:43 PM

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

Dear Jamey,

I was surprised not to see Piney Meetinghouse mentioned in your resent letter. It is in what I think is the down county or the mid county and it is a scary road. It has lots of blind curves and is very narrow. It has no shoulders. If there is a biker, it is almost impossible to pass them. This road has become a very busy road, especially if anything is going on with 270. When I saw your letter, I was hoping to see that you were considering it for upgrades. Can it be added to the list?

Thank you,  
Donna Baron

November 2, 2022

Peter E. Ciferri  
Partner

Direct: 240-778-2307  
pciferri@mcmillanmetro.com

Maryland Bar  
District of Columbia Bar

**Via E-mail Only**

Mr. Jamey Pratt  
Mr. Roberto Duke  
Upcounty Planning Staff  
Maryland-National Capital Park & Planning Commission  
2425 Reedie Drive, 14th Floor  
Wheaton, Maryland 20902  
([Jamey.pratt@montgomeryplanning.org](mailto:Jamey.pratt@montgomeryplanning.org))  
([Roberto.duke@montgomeryplanning.org](mailto:Roberto.duke@montgomeryplanning.org))

Mr. Jeff Zyontz, Chair  
Ms. Amy L. Presley, Vice Chair  
Ms. Cherri Branson, Board Member  
Mr. David Hill, Board Member  
Mr. Roberto R. Piñero, Board Member  
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2425 Reedie Drive, 14th Floor  
Wheaton, Maryland 20902  
([MCP-Chair@mncppc-mc.org](mailto:MCP-Chair@mncppc-mc.org))

Re: Rustic Roads Nomination for Gregg Road,  
between Riggs Road and Zion Road

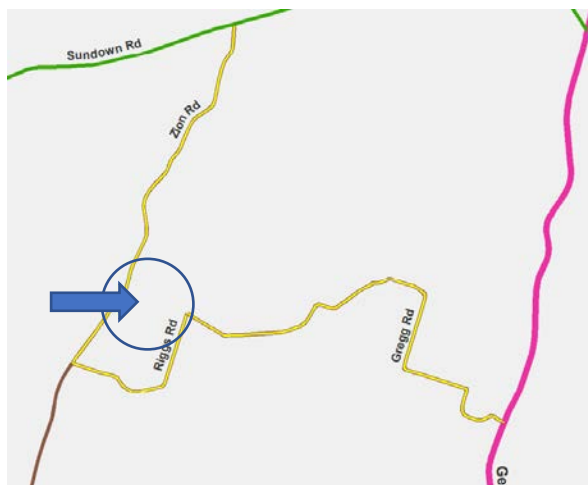
Dear Messrs. Pratt and Duke, and the Chair and Board Members:

Please accept this request to nominate a portion of Gregg Road, beginning at Riggs Road and ending at Zion Road, for designation as a Rustic Road in concert with the ongoing update to the 1996 Rustic Roads Functional Master Plan (the “1996 Functional Master Plan”). This letter is intended as a formal comment and request to revise the working draft of the 2022 technical update to the Rustic Roads Functional Master Plan, to include this segment of roadway as Rustic Roads designated in the final version of the Master Plan transmitted to the County Council for adoption. We will further support this request and any questions during the Planning Board’s November 17 public hearing regarding the master plan update.

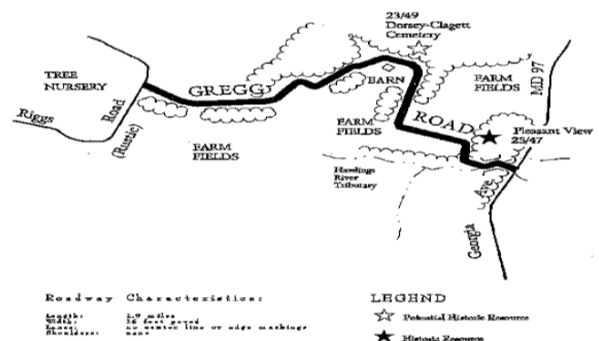
This request for nomination is made by Alder Energy Systems, LLC (“Alder Energy”), and with the consent, support, and authorization of Gregg RD, LLC, the property owner. Alder Energy is the lessee of certain property located on Gregg Road, and known as Parcel 115 and Parcel 320, Olney Election District 08 (Tax ID Numbers 08-00711986 and 08-01925324) (the “Subject

Property”). Alder Energy is preparing a Conditional Use application to use the Subject Property as a Solar Collection Facility in the AR Zone. Undersigned counsel represents Alder Energy. Alder Energy also presented this proposal to the Rustic Roads Advisory Committee on September 29, 2022, and October 27, 2022. As a result of those meetings, we anticipate that the Rustic Roads Advisory Committee will deliver a letter of support for this nomination prior to the Planning Board’s November 17 meeting.

As part of Alder Energy’s preparation of its Conditional Use application, it was identified that the 1996 Functional Master Plan recommended designation of only portions of Gregg Road as rustic: “As far west as Riggs Road”. *See* 1996 Plan, pages 84-85. The Functional Master Plan also designates the connecting portions of Riggs Road and Zion Road as Rustic Roads. *See* 1996 Plan, pages 136-37 and 188-89. To this day, only Gregg Road from MD-97 to Riggs Road is designated Rustic Road. There is no explicit basis stated within the 1996 Functional Master Plan for omitting this portion of Gregg Road. However, the effect of this omission is that this small portion of Gregg Road between Riggs Road and Zion Road is connected entirely to designated Rustic Roads.



*Master Plan of Highways and Transitways*



*1996 Functional Master Plan, Page 85*

As all of the surrounding roads are designated as Rustic Roads, our request is to correct the earlier omission and complete the “donut” by designating this additional portion of Gregg Road. The remaining portion of Gregg Road, beginning at Riggs Road and ending at Zion Road, meets the criteria for rustic roads under the Montgomery County Code, Article 8, Section 49-78. Specifically:

*(1) is located in an area where natural, agricultural, or historic features are predominant, and where master planned land use goals and zoning are compatible with a rural/rustic character;*

All of the land surrounding this portion of roadway is AR Zoned. The Planning Board’s working draft of this Functional Master Plan is perhaps the best evidence that area master planned land use goals are met by designating the remaining portion of Gregg Road. As noted above, the connecting portions of road surrounding it have already been designated as Rustic through the 1996 Plan. In the working draft, Gregg Road to Riggs Road; and Riggs Road from Zion Road to Gregg Road, are each recommended to be promoted to “Exceptional” Rustic. *See, e.g., 2022 Draft Plan at page 30.* Thus, it would support the goal of preventing negative improvements to the physical conditions of those connecting roads to preserve this middle portion.

*(2) is a narrow road intended for predominantly local use;*

This portion of Gregg Road can only be accessed through the Rustic Road portions of Gregg Road, Zion Road, and Riggs Road, and is improved in substantially the same condition and road width as those segments. It adjoins approximately six residences and Gregg RD, LLC’s agricultural property, and is thus predominantly for local use.

*(3) is a low volume road with traffic volumes that do not detract significantly from the rustic character of the road;*

As noted above, this portion of road predominantly serves one agricultural property and six adjacent residences and is therefore a low volume road.

*(4) (A) has outstanding natural features along its borders, such as native vegetation, stands of trees, stream valleys;  
(B) provides outstanding vistas of farm fields and rural landscape or buildings; or  
(C) provides access to historic resources, follows historic alignments, or highlights historic landscapes; and*

This segment of Gregg Road is tree lined to the south and adjacent to the agricultural property owned by Gregg RD, LLC. It provides access to the nearby Clover Hill Master Planned Historic Site (located on Zion Road), and is well aligned with the other Rustic Roads in the region. It is difficult to tell any distinction between this portion of Gregg Road and the adjacent portions of rustic roads, including the interconnecting Gregg Road and Riggs Road portions. Observationally, it is nearly impossible to discern where the current "Rustic" portions end and the un-designated portions begin. This additional portion of Gregg Road should be designated as a rustic road as it is the missing link to connect the previously designated Rustic Roads throughout this rural area.

Presently, this portion of Gregg Road has no specific designation on the County Master Plan for Highways and Transitways. Even if construed as a "Country Road", the current Complete Streets standards would suggest that this portion of Gregg Road, albeit surrounded entirely by Rustic Roads, could be improved with an incompatible wider right-of-way, shoulders, buffer path, bikeway, maintenance buffer, and side path. The result in this neighborhood could create an incompatible result, with no prospect for future interconnection as all adjacent roads are already protected.

*(5) the history of vehicle and pedestrian accidents on the road in its current configuration does not suggest unsafe conditions.*

No history of unsafe conditions or pedestrian accidents has been reported to us.

For the foregoing reasons, and any additional testimony presented, we respectfully request that the Planning Board include a recommendation to the County Council for inclusion of this portion of Gregg Road, in its transmittal of the updated 2022 Rustic Roads Functional Master Plan. Thank you for your consideration.

Sincerely,

McMillan Metro, P.C.

A handwritten signature in blue ink, appearing to read 'P. Ciferri', is written over the typed name.

Peter E. Ciferri, Esq.

PEC/hcp

cc: Alder Energy Systems, LLC  
Gregg RD, LLC  
Mr. Kevin Foster  
Rustic Roads Advisory Committee (c/o Darcy Buckley, MC DOT)

**From:** [Dan Seamans](#)  
**To:** [MCP-Chair](#)  
**Cc:** [Pratt, Jamey](#)  
**Subject:** Fwd: RRFMP - Request to have a section of Gregg Rd designated as an Exceptional Rustic Rd.  
**Date:** Wednesday, November 2, 2022 10:42:46 AM

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

Additional info to comply with Testimony noticing requested by MCP-Chair today

MCP-Chair,

This is info requested by MCP-Chair to comply with Testimony noticing requirements. The testimony (thus far) is the attached email from me today.

Thank you,

Dan Seamans, Member, RRAC  
**17515 Moore Rd**  
**Boys, MD 20841**  
240-274-1709

----- Forwarded message -----

From: **Dan Seamans** <[danseamans123@gmail.com](mailto:danseamans123@gmail.com)>  
Date: Wed, Nov 2, 2022 at 9:10 AM  
Subject: RRFMP - Request to have a section of Gregg Rd designated as an Exceptional Rustic Rd.  
To: MCP-Chair <[mcp-chair@mncppc-mc.org](mailto:mcp-chair@mncppc-mc.org)>  
Cc: Jamey Pratt <[jamey.pratt@montgomeryplanning.org](mailto:jamey.pratt@montgomeryplanning.org)>, Charles Mess <[cmess54@gmail.com](mailto:cmess54@gmail.com)>, Anne Davies <[nadavies@mac.com](mailto:nadavies@mac.com)>, Jane Thompson <[jayteehike@gmail.com](mailto:jayteehike@gmail.com)>, Barbara Hoover <[hooverb@msn.com](mailto:hooverb@msn.com)>, Buckley, Darcy B. <[Darcy.Buckley@montgomerycountymd.gov](mailto:Darcy.Buckley@montgomerycountymd.gov)>, Kamran Sadiqi <[kamran.sad@gmail.com](mailto:kamran.sad@gmail.com)>, Leslie Saville <[lsaville@gmail.com](mailto:lsaville@gmail.com)>, Laura <[LVEAmazon@aol.com](mailto:LVEAmazon@aol.com)>

Chair, Mont. Co. Planning,

Please be informed that at a Meeting of the Rustic Roads Advisory Committee held on October 27, 2022, the Committee voted to approve adding a section of Gregg Rd. as an Exceptional Rustic Rd.

Gregg Rd. is currently designated an Exceptional Rustic Rd. in its section from the east at Riggs Rd. to its eastern terminus at Georgia Ave. and has been so designated a number of years in the RRFMP. Committee Members knowledgeable of the features of the entire length of Gregg Rd. find little or no significant features differentiating the undesignated section from the Exceptional section. Planning Staff could find no record of why the section was left without designation.

The Committee therefore requests that the remaining section of Gregg Rd from Riggs Rd. to Zion Rd, at its western terminus, is designated an Exceptional Rustic Rd.

Thank you,



Dan Seamans  
Member, RRAC

**From:** [Leslie Saville](#)  
**To:** [lveamazon@aol.com](mailto:lveamazon@aol.com)  
**Cc:** [Pratt, Jamey](#); [darcy.buckley@montgomerycountymd.gov](mailto:darcy.buckley@montgomerycountymd.gov)  
**Subject:** Re: RRFMP - Request to have a section of Gregg Rd designated as an Exceptional Rustic Rd.  
**Date:** Wednesday, November 2, 2022 10:50:02 AM

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

Yes, it's addressed to the PB.

He's made two errors that seem relevant. The existing section is not currently exceptional—that's proposed. And the committee did not vote for the new section to be exceptional. Unless I missed something?

On Nov 2, 2022, at 10:10 AM, LVEAmazon@aol.com wrote:

Is that the Planning Board chair?

-----Original Message-----

**From:** Pratt, Jamey <[jamey.pratt@montgomeryplanning.org](mailto:jamey.pratt@montgomeryplanning.org)>  
**To:** [lveamazon@aol.com](mailto:lveamazon@aol.com) <[lveamazon@aol.com](mailto:lveamazon@aol.com)>;  
[darcy.buckley@montgomerycountymd.gov](mailto:darcy.buckley@montgomerycountymd.gov) <[darcy.buckley@montgomerycountymd.gov](mailto:darcy.buckley@montgomerycountymd.gov)>;  
[lsaville@gmail.com](mailto:lsaville@gmail.com) <[lsaville@gmail.com](mailto:lsaville@gmail.com)>  
**Sent:** Wed, Nov 2, 2022 10:04 am  
**Subject:** RE: RRFMP - Request to have a section of Gregg Rd designated as an Exceptional Rustic Rd.

Well, he sent it to the right place (MCP-Chair) to get it entered into the record. And it gets the point across. Just a little less formal than the usual RRAC communication, I guess.

Jamey

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**From:** [lveamazon@aol.com](mailto:lveamazon@aol.com) <[lveamazon@aol.com](mailto:lveamazon@aol.com)>  
**Sent:** Wednesday, November 2, 2022 9:54 AM  
**To:** [darcy.buckley@montgomerycountymd.gov](mailto:darcy.buckley@montgomerycountymd.gov); [lsaville@gmail.com](mailto:lsaville@gmail.com); Pratt, Jamey <[jamey.pratt@montgomeryplanning.org](mailto:jamey.pratt@montgomeryplanning.org)>  
**Subject:** Fwd: RRFMP - Request to have a section of Gregg Rd designated as an Exceptional Rustic Rd.

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

Well Dan wrote his letter and did he send to Planning Board? Or Department? Not sure but of course, being Dan, he did not get what the protocol was for letter drafts.

Just leave it be?

Or what?

Laura

-----Original Message-----

From: Dan Seamans <[danseamans123@gmail.com](mailto:danseamans123@gmail.com)>

To: MCP-Chair <[mcp-chair@mncppc-mc.org](mailto:mcp-chair@mncppc-mc.org)>

Cc: Jamey Pratt <[jamey.pratt@montgomeryplanning.org](mailto:jamey.pratt@montgomeryplanning.org)>; Charles Mess <[cmess54@gmail.com](mailto:cmess54@gmail.com)>; Anne Davies <[nadavies@mac.com](mailto:nadavies@mac.com)>; Jane Thompson <[jayteehike@gmail.com](mailto:jayteehike@gmail.com)>; Barbara Hoover <[hooverb@msn.com](mailto:hooverb@msn.com)>; Buckley, Darcy B. <[Darcy.Buckley@montgomerycountymd.gov](mailto:Darcy.Buckley@montgomerycountymd.gov)>; Kamran Sadiqi <[kamran.sad@gmail.com](mailto:kamran.sad@gmail.com)>; Leslie Saville <[lsaville@gmail.com](mailto:lsaville@gmail.com)>; Laura <[LVEAmazon@aol.com](mailto:LVEAmazon@aol.com)>

Sent: Wed, Nov 2, 2022 9:10 am

Subject: RRFMP - Request to have a section of Gregg Rd designated as an Exceptional Rustic Rd.

Chair, Mont. Co. Planning,

Please be informed that at a Meeting of the Rustic Roads Advisory Committee held on October 27, 2022, the Committee voted to approve adding a section of Gregg Rd. as an Exceptional Rustic Rd.

Gregg Rd. is currently designated an Exceptional Rustic Rd. in its section from the east at Riggs Rd. to its eastern terminus at Georgia Ave. and has been so designated a number of years in the RRFMP. Committee Members knowledgeable of the features of the entire length of Gregg Rd. find little or no significant features differentiating the undesignated section from the Exceptional section. Planning Staff could find no record of why the section was left without designation.

The Committee therefore requests that the remaining section of Gregg Rd from Riggs Rd. to Zion Rd, at its western terminus, is designated an Exceptional Rustic Rd.

Thank you,

Dan Seamans  
Member, RRAC

Holsey Road phone conversation with Warren Fleming – November 2, 2022

There didn't used to be so many houses. There used to be just a few homes there and they were owned by the descendants of former slaves. Now that's no longer the case.

There are a number of problems with the road and the septic.

Let's get a little more information from the people who live there and give them what they need.

There's a lot of information that Park and Planning doesn't have.

The sewer issue is a bigger issue, but the classification of the road is also a big issue.

Can't widen it or put in gutters. It is currently too small to handle the traffic. It needs more of these features to work better.

**From:** [digitalteam@montgomeryplanning.org](mailto:digitalteam@montgomeryplanning.org)  
**To:** [Pratt, Jamey](#)  
**Subject:** New submission from Rustic Roads Comment Form  
**Date:** Saturday, November 5, 2022 10:05:11 AM

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

**Provide comments about the plan**

The Plan don't have the correct content to classify Holsey Road as Rustic. More data must be reviewed before this decision is made. The residents of this road isn't in agreement with this recommendation

**Name**

Warren Fleming

**Email**

[wkfleming@qst-inc.com](mailto:wkfleming@qst-inc.com)



## RUSTIC ROADS ADVISORY COMMITTEE



November 7, 2022

Jeff Zyontz, Chair, and Commissioners Presley, Branson, Hill, and Piñero  
Montgomery Planning Board  
2425 Reddie Drive, 14<sup>th</sup> Floor  
Wheaton, MD 20902

Re: Gregg Road Rustic Designation

Dear Planning Board Commissioners:

Gregg Road is currently designated Rustic between Riggs Road (rustic) and Georgia Avenue (MD-97). At our October 27, 2022 regularly scheduled meeting (virtual), the Committee voted to recommend rustic designation for the remaining section of Gregg Road between Zion Road (rustic) and Riggs Road. This action was undertaken at the request of Alder Energy, a firm seeking to install Community Solar pursuant to Conditional Use approval.

The Committee views this section of Gregg Road to be consistent with the criteria for designation as rustic. Planning Department staff could find no record of why this section was left without the rustic designation.

We are clarifying the position of the Committee following an email sent on November 2, 2022 by a Committee member which contained inaccuracies.

Please feel free to contact us through our staff coordinator, Darcy Buckley, at [Darcy.Buckley@montgomerycountymd.gov](mailto:Darcy.Buckley@montgomerycountymd.gov).

Sincerely,

Laura Van Etten, Chair

Committee Members: Dan Seamans,  
Robert Wilbur, Kamran Sadeghi,  
N. Anne Davies, Barbara Hoover,  
Charles Mess



cc: Jamey Pratt, M-NCPPC  
Roberto Duke, M-NCPPC  
Don Zielger, M-NCPPC  
Patrick Butler, M-NCPPC



## **AGRICULTURAL PRESERVATION ADVISORY BOARD**

March 10, 2022

Mr. Roberto Duke, Mr. Jamey Pratt, Mr. Patrick Butler  
The Maryland-National Capital Park and Planning Commission  
2425 Reddie Drive  
Wheaton, MD 20902

Re: Rustic Roads Functional Master Plan Update

Dear M-NCPPC Staff,

The Montgomery County Agricultural Preservation Advisory Board discussed the Rustic Roads Functional Master Plan update during its March 2022 meeting and writes to provide comment to staff about the update.

The agricultural community appreciates the rural backroads of the Ag Reserve. They feel like home for the farmers and visitors of the County. However, they create challenges for farmers who rely on the roads to conduct the business of farming, the primary and preferred land use of the Ag Reserve, where the majority of the rustic roads are located.

The challenges to farmers created by implementation of the functional master plan include lack of tree trimming, unsafe road conditions, and no or very little shoulder area, all of which combine to make moving farm equipment and tractor trailers dangerous. Commodity farming is the largest land use in the Ag Reserve. Modern farm equipment is large and expensive. Tree branches from low-hanging trees and brush that encroaches on the roads damage farm equipment and limit sight distances.

The lack of maintenance surrounding the rustic roads creates challenges for the safe movement of school buses and emergency services equipment. If a bus or fire engine encounters a tractor or combine harvester on a rustic road neither vehicle can proceed without one backing up and creating an opportunity to pass.

Other operations in the Ag Reserve are similarly impacted. Deliveries of Leaf-gro from the Dickerson compost facility to small scale tabletop producers encounter the same challenges on the rustic roads. Increased traffic from an expanding agritourism sector exacerbates an already stressed road network and creates additional safety hazards for farmers, residents, and visitors alike. If businesses cannot get customers to their doors, the agricultural economy will suffer.

For these reasons, the implementation of the Rustic Roads Functional Master Plan is a significant challenge to the County's agricultural community. The Board believes there can be compromise in how the rustic roads are maintained without jeopardizing their rural character. This compromise is codified in the executive regulations governing the Rustic Roads Program, which provide that designated rustic roads must receive the level of maintenance necessary to "allow for safe travel by motorized vehicles, and





**AGRICULTURAL PRESERVATION ADVISORY BOARD**

Messrs. Duke, Pratt & Butler

Page 2 of 2

March 10, 2022

agricultural equipment,” and that maintenance be “provided at a level no lower than existed at the time of designation, while still preserving the rustic qualities of the road.” COMCOR Chapter 49.79.01.04.

Farmers rely on the network of roads both rustic and non-rustic to move their product and to bring in customers. The Board believes a renewed effort to keep the rustic roads maintained in a safe manner for the passage of farm equipment should be a priority for the Rustic Roads Functional Master Plan Update. The Board recommends that no more roads be designated as rustic or exceptionally rustic until which time the currently designated rustic and exceptionally rustic roads are maintained in a manner that will allow the safe passage of agricultural equipment and motorized vehicles.

We look forward to working with your team on the update.

Sincerely,

Michael Jamison, Chairman

cc: Jeremy Criss, Director, Office of Agriculture  
Darcey Buckley, Department of Transportation  
Dale Tibbitts, Special Assistant to the County Executive  
Doug Lechliden, Chair, Agricultural Advisory Committee  
Mike Scheffel, Office of Agriculture



**AGRICULTURAL PRESERVATION ADVISORY BOARD**

November 9, 2022

The Honorable Jeffrey Zyontz, Chair  
The Maryland-National Capital Park and Planning Commission  
2425 Reedie Drive  
Wheaton, MD 20902

Re: Rustic Road Advisory Committee Proposed Amendments to the Rustic Roads Functional Master Plan  
– Committee membership make up and income requirements

Dear Mr. Zyontz,

The Montgomery County Agricultural Preservation Advisory Board – APAB is providing its comments on the above listed legislation.

The agricultural community continues to see the deemphasis of farming in the County. The Rustic Roads Advisory Committee (RRAC) has proposed amendments to remove the 50% income requirement of owner-operators of commercial farmland to come from farming. Once again, the concern of farmers is ignored from the RRAC. The agricultural community is tightly knit, and the farmers know who has applied for committee positions. Bona-fide farmers applied for positions on the Rustic Roads Advisory Committee and were not selected.

The farmers who applied for the committee met the income requirements and have served on other County committees. They have a unique perspective on farming in Montgomery County and how their operations are affected by rustic roads.

The RRAC must represent the concerns of the agricultural community as most of the rustic roads are in the Agricultural Reserve. If this committee wants buy in from the farmers, don't waive the income requirement. If the income requirement is waived, the farmers will feel once again this program is not designed to help but to hinder their industry. Proponents of these proposals say the committee has too much work to do with the current membership level and more members are needed. If this is true, why is the RRAC also recommending 19 new roads to be designated as rustic?

The APAB asks the Planning Board to maintain the current number of RRAC members as well as the income requirement for farmer members and not add additional roads as rustic.

Sincerely,

Michael Jamison, Chairman

cc: Marc Elrich, County Executive  
Jeremy Criss, Director, Office of Agriculture

---

Office of Agricultural Services

18410 Muncaster Road • Derwood, Maryland 20855 • 301/590-2823, FAX 301/590-2839

## Rustic Roads Functional Master Plan Update

## Summary of Comments Received on Public Hearing Draft Prior to Nov. 10, 2022

Topic/Road	Testimony or Comments
Batchellors Forest Road	Update road profile to recommend a natural surface trail instead of the sidepath recommended in the Bicycle Master Plan.  <i>RRAC</i>
Big Woods Road	"Because of this designation, the road is a beautiful canopied, narrow country road which slows traffic enough that we can access our pastures with farm equipment and encourages its travelers to enjoy the view scape. We raise sheep for fiber, and I am a feltmaker with a studio in our barn. My customers - mostly from the urban and suburban reaches of our county and Frederick County- love the beauty and quietness of traveling to my studio. It is part of the appeal. It attracts customers to my business."  <i>Bev Thoms</i>
Brighton Dam Road (nominated section)	This road segment meets the criteria for a rustic designation and should so be designated.  <i>RRAC</i>
Cattail Road	"I have found the preservation aspect of the program easy to accommodate and important to the experience of driving or biking along our road."  <i>Jim Clifford</i>
Glen Mill Road (rustic section)	"Please add the hedgerows as S.F. and to the map -- mentioned in environment section."  <i>RRAC</i>
Gregg Road	Designate the section of Gregg Road between Zion Road and Riggs Road rustic. The rest of Gregg Road is already rustic, as are Riggs and Zion in this area. The rest of Gregg Road is recommended as an exceptional rustic road.  <i>Alder Energy Systems (via Peter Ciferri); Gregg RD LLC (property owner); RRAC</i>
Holsey Road	"Holsey Road is a historic African American Site where the Slaves (my family) from the Mullinix Plantation was transferred and lived until 2022 after the Emancipation Proclamation. I hope to get sewer pipes laid on this road so my family property can utilize better plumbing and water services." If the road is rustic, the road couldn't be widened or have gutters installed; the road needs more of these features to work better. Residents of this road are not in agreement with designating Holsey Road rustic.  <i>Warren Fleming</i>
Kings Valley Road	"Please add back 'historic alignment including a jog in the road at Kingstead Road' to S.F."  <i>RRAC</i>
Lewisdale Road	"Please add hedgerows to S.F. as mentioned in traveling experience and as located on map."  <i>RRAC</i>

Rustic Roads Functional Master Plan Update  
Summary of Comments Received on Public Hearing Draft Prior to Nov. 10, 2022

Mount Carmel Cemetery Road	"Please add the mature trees on the south side as S.F."  <i>RRAC</i>
Mount Nebo Road	"Please list 2 one-lane culverts as S.F. (not in bridge book and road not driven for traveling experience update)."  <i>RRAC</i>
Mouth of Monocacy Road	"My sons are the fifth generation to farm the land that is adjacent to Mouth of Monocacy Road, which is designated as a rustic road. We engage in agricultural business with many other farmers, land owners and family members along this stretch of road as well as other connecting Rustic Roads. Mouth of Monocacy road provides a scenic perimeter to the boundary of our farm. We adopted a portion of this road through the county Adopt-A-road program and take pride in its up keep."  <i>Robert Baker</i>
Oak Hill Road	"Please add mature trees to map northwest of power lines."  <i>RRAC</i>
Schaeffer Road	Do not change the northern extent of the rustic designation as proposed by staff.  <i>RRAC</i>
Old Bucklodge Lane	"I am so pleased that my road is designated Rustic and look forward to an Exceptional Rustic designation. Running our tractors and hay equipment up and down the road has never been a problem. The narrow width of the road and the curves and turns keep what traffic there is pretty slow. The road is also ideal for riding a horse, for the same reasons."  <i>Anne Davies</i>
Piney Meetinghouse Road	This road is a scary road, with lots of blind curves and it is very narrow with no shoulders. Passing bicyclists is almost impossible and the road has become very busy.  <i>Donna Baron</i>
Wildcat Road	"Please add Bridge No. M-0068 in traveling experience or elsewhere."  <i>RRAC</i>
West Harris Road	"I am writing to you to show strong support for keeping W. Harris Road as a rural rustic gravel road. There are very few rural rustic roads that are as appealing with trees lining the road and native plants planted on the sides."  <i>Indhu Balasubramaniam</i>
West Hunter Road	"Please add language to S. F. as agreed to in work session and also add to the map: 'roadside vegetation and mature forest east of Hilliard Farm on south side of road' (The forest does appear on the map.)"  <i>RRAC</i>

Rustic Roads Functional Master Plan Update  
Summary of Comments Received on Public Hearing Draft Prior to Nov. 10, 2022

General Support for the Rustic Roads Program	<p>"The program makes the rural part of the county, rural - where cyclists can enjoy their sport in relative safety, and urban dwellers can commune with the natural world. Society needs this."</p> <p>"We would like to see the Rustic Roads continue to be maintained throughout the county."</p> <p><i>Bev Thoms; Robert Baker</i></p>
Speed/Traffic (Positive)	<p>Rustic roads reduce traffic speed because they are winding roads with multiple driveways, many around blind corners. Maintaining the original width tends to cause drivers to avoid excessive speeds.</p> <p><i>Bev and Dick Thoms; Anne Davies</i></p>
Speed/Traffic (Negative)	<p>"Increased traffic from an expanding agritourism sector exacerbates an already stressed road network and creates additional safety hazards for farmers, residents, and visitors alike."</p> <p><i>APAB</i></p>
Support of Roadside Vegetation and Trees	<p>Provides shade; tree canopy minimizes the deterioration of the asphalt surface; provides attractive scenery. "When walking on the road, it feels a good 10 degrees cooler than the actual temperature."</p> <p><i>Bev and Dick Thoms ; Indhu Balasubramaniam</i></p>
Historic Character	<p>Rustic roads help retain the historic significance of roadways for future generations.</p> <p><i>Bev and Dick Thoms</i></p>
Recreation (Bicycling, horse riding, etc.)	<p>Rustic roads provide scenic byways for cyclists and other recreational uses. Many of the roads are ideal for riding a horse. The roads also have value for birders, hikers, runners, and those out for a scenic drive.</p> <p><i>Bev and Dick Thoms; Anne Davies</i></p>
Movement of Farm Equipment (Positive)	<p>Rustic roads accommodate farm vehicle traffic in the Agricultural Reserve while minimizing the impact of such vehicles on major commuting routes. "Running our tractors and hay equipment up and down the road has never been a problem."</p> <p><i>Bev and Dick Thoms; Anne Davies; Jim Clifford</i></p>
Movement of Farm Equipment/Roadside Vegetation (Negative)	<p>Tree preservation along these roads should not prevent the continuation of farming that is vital to the Agricultural Reserve. The roads need to allow for the safe passage of farm equipment. "We must be sure that trimming trees and keeping the roads clear of debris is a priority for the county and state and not prevented, but rather supported by the Rural and Rustic Roads program." The roads are not well maintained and there is often no shoulder area, leading to unsafe conditions when moving farm equipment.</p> <p><i>Jim Clifford; APAB</i></p>

Rustic Roads Functional Master Plan Update  
Summary of Comments Received on Public Hearing Draft Prior to Nov. 10, 2022

Challenges for School Buses, Emergency Services Vehicles, and other large vehicles	<p>"The lack of maintenance surrounding the rustic roads creates challenges for the safe movement of school buses and emergency services equipment. If a bus or fire engine encounters a tractor or combine harvester on a rustic road neither vehicle can proceed without one backing up an creating an opportunity to pass." "Deliveries of Leaf-gro from the Dickerson compost facility to small scale tabletop producers encounter the same challenges on the rustic roads."</p> <p><i>APAB</i></p>
No New Rustic Roads	<p>Do not add more roads to the Rustic Roads Program until the existing rustic roads are maintained in a way that allows for the safe passage of agricultural equipment and other vehicles.</p> <p><i>APAB</i></p>
Rustic Roads Advisory Committee (RRAC) Membership	<p>Expand membership of the Rustic Roads Advisory Committee from seven to nine members. There is a tremendous amount of work that must be done and the current committee members (volunteers) are stretched thin trying to keep up. Also, remove the requirement that the three farmer members earn at least half their income from farming. It is difficult to find full-time farmers who have time to spend on the Committee.</p> <p><i>RRAC; Leslie Saville; Eve Sandmeyer; Montgomery Countryside Alliance (Caroline Taylor)</i></p> <p>Do not expand the membership of the RRAC or eliminate the income requirement for farmer members. Commodity farmers in the county already feel like they have a diminished voice when it comes to rustic roads, and this will make things even worse. "If this committee wants buy in from the farmers, don't waive the income requirement. If the income requirement is waived, the farmers will feel once again this program is not designed to help but to hinder their industry."</p> <p><i>Agricultural Advisory Committee (AAC), Agricultural Preservation Advisory Board (APAB), Montgomery Agricultural Producers (MAP - via Bob Cissel)</i></p>