

Item 8 - Correspondence

From: [John Soladay](#)
To: [MCP-Chair](#)
Subject: Written Comments for Wildwood Manor Swim Club: F20230180 Sept. 21 Hearing
Date: Sunday, September 17, 2023 11:46:03 AM

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

Dear Intake and Regulatory Coordination Division:

I am opposed to this plan for several reasons.

It will result in an increase in traffic on Hatherleigh Drive particularly at times of swim meets and other pool activities. This is already a heavily trafficked street when the pool is open. I did not find any mention by how much traffic and membership will increase.

The loss of green space will represent another loss in the ambience of the street and neighborhood. The removal of 33 trees is going to make the street feel less like a forested area and more like a parking lot for a sports facility. The replacement of these trees by two storm water retention areas and a half basketball court is a poor trade-off for the community. I fear these retention areas may become muddy noxious breeding grounds for mosquitos.

I am concerned that this plan may lead to an increase in chlorinated water that is discharged into the stream on Hatherleigh that drains into Rock Creek.

I see no mention of the unsafe old wooden bridge on the property at the corner of Hatherleigh Drive and Cheshire Drive. This bridge should be removed in any case.

Will the financing of this expansion load the WMSPA with an unsustainable debt level? A default could lead to land sale to developers including the nursing care facility that abuts the property. This would be another major degradation of this community.

Thank you for the opportunity to comment.

Sincerely,
John Soladay

Sent from [Mail](#) for Windows

From: [John Soladay](#)
To: [MCP-Chair](#)
Subject: Written Comments for Wildwood Manor Swim Club: F20230180 Sept. 21 Hearing
Date: Sunday, September 17, 2023 12:05:14 PM

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

Intake and Regulatory Coordination Division
M-NCPPC
2425 Reddie Drive
Wheaton, Maryland 20902

Dear Intake and Regulatory Coordination Division:

I live directly across the street from the entrance to the Wildwood Manor Swim Pool facility. I am opposed to this plan for several reasons.

It will result in an increase in traffic on Hatherleigh Drive particularly at times of swim meets and other pool activities. This is already a heavily trafficked street when the pool is open. I did not find any mention by how much traffic and membership will increase.

The loss of green space will represent another loss in the ambience of the street and neighborhood. The removal of 33 trees is going to make the street feel less like a forested area and more like a parking lot for a sports facility. The replacement of these trees by two storm water retention areas and a half basketball court is a poor trade-off for the community. I fear these retention areas may become muddy noxious breeding grounds for mosquitos.

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Will the financing of this expansion load the WMSPA with an unsustainable debt level? A default could lead to land sale to developers including the nursing care facility that abuts the property. This would be another major degradation of this community.

Thank you for the opportunity to comment.

John Soladay
10232 Hatherleigh Drive
Bethesda, Maryland 20814

Sent from [Mail](#) for Windows

From: [Betsey Royston](#)
To: [MCP-Chair](#)
Cc: [Findley, Steve](#); [Crane, Brian](#)
Subject: Wildwood Manor Swim Club Forest Conservation plan #: F20230180
Date: Sunday, September 17, 2023 4:58:46 PM

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

Hello, Questions for meeting 9/21/23 meeting.

We live in Wildwood Manor and like the plans for the pool renovation. The pool is a great asset to our wonderful neighborhood and we enjoyed it as members. I have some questions about the renovation and property.

1. The creek that goes down Hatherleigh Drive and turns right at Cheshire Drive will probably get more water run off. This creek already has blockages and standing water. The standing water is likely a breeding ground for mosquitos. A few years ago the creek area near Hatherleigh Drive and Grosvenor Lane had some work on it. The rest of the creek did not have any remediation work. **Will this creek/water way be getting fixed/improved?** (I see storm water management areas on the renovations drawing and the addition of a half basketball court.) Also, when we have strong rains, the drain on Cheshire Drive backs up and the water overflows into the street. This is rare but has happened 2 times in the last 10 years. **What entity is responsible for this creek? WMSPA? WSSC? Montgomery county?**

2. **Where will the construction vehicles park?** (my understanding is that the entrance off of Cheshire drive has a structure that goes over the creek and this structure is not strong enough for large construction vehicles.) **Cheshire Drive is a busy road and has a curve at the corner of Hatherleigh/Cheshire Drive parking construction vehicles on Cheshire Drive could be a hazard.**

Thanks, [Betsey Royston](#)

From: [Findley, Steve](#)
To: [Betsey Royston](#); [MCP-Chair](#)
Cc: [Crane, Brian](#)
Subject: RE: Wildwood Manor Swim Club Forest Conservation plan #: F20230180
Date: Monday, September 18, 2023 4:59:22 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Good morning, Ms. Royston,

Thank you for reaching out with your questions. In answer to the first question, there is no stream restoration or improvement work scheduled as part of this project. However, as you have noted, the project does include the construction of stormwater management facilities to control the stormwater running off of the impervious surfaces on the site. Since the site does not currently have any stormwater controls for its impervious areas, this should reduce the amount of runoff leaving the site and reaching the stream. Regarding responsibility for the stream itself, this stream segment lies on the private property of the Wildwood Manor Swim Club, so they are responsible for the stream channel on their property. The ultimate answer, however, is a bit more complicated, because, although the Swim Club is responsible for the stream channel, the culverts going under some of the roads are probably owned and maintained by the Montgomery County Department of Transportation, so it might be worth checking with MCDOT to make sure there are no blockages that need to be cleared. Beyond that, there is a storm drain system lying underground that carries some of the stormwater, and various segments of the storm drain system may be managed by MCDOT, the Montgomery County Department of Permitting Services, the Maryland State Highway Administration, or even private property owners.

Climate change is resulting in more frequent and more intense rainfalls which exceed the capacity of some of our storm drain systems, causing localized flooding in large storm events. Montgomery County is aware of the problem, but it will be very difficult and probably expensive to address on a Countywide basis. However, the County has taken a first step by initiating a Comprehensive Flood Management Plan, which will probably take a couple of years to complete, but it is necessary to gather the information to figure out what to recommend. As part of the information-gathering process, they are inviting people to share locations where flooding has been a problem. You might want to look at the information on the County's web site. It includes a link for citizen reporting of flood problems: [Comprehensive Flood Management Plan - Montgomery County, MD \(montgomerycountymd.gov\)](https://montgomerycountymd.gov/Comprehensive-Flood-Management-Plan)

Regarding the question about construction parking, I reached out to the attorney representing the pool for this application. He checked with their development team, and returned the following answer: *"There will be no construction equipment staged on Hatherleigh Drive or Cheshire. During the entrance modification work (which is projected to take approximately two weeks) there will be some construction activity on Hatherleigh, but it will be minimal & approved traffic control procedures will be used. As a general rule, all the work is on site and within the area that is inside (or on the opposite side of) the 100' stream buffer that runs along side Hatherleigh and Cheshire. We expect adequate onsite parking to be available for the worker's POVs (since the work will occur in the offseason and the parking lot will not be in use by any members)."*

I hope this answers your questions. Please do not hesitate to contact me if you need more information. Thank you.



Steve Findley

Planner IV

(he, him, his)

Montgomery County Planning Department

2425 Reedie Drive, Floor 14, Wheaton, MD 20902

steve.findley@montgomeryplanning.org

o: 301-495-4727



From: Betsey Royston <broyston5@yahoo.com>

Sent: Sunday, September 17, 2023 4:59 PM

To: MCP-Chair <mcp-chair@mncppc-mc.org>

Cc: Findley, Steve <steve.findley@montgomeryplanning.org>; Crane, Brian <Brian.Crane@montgomeryplanning.org>

Subject: Wildwood Manor Swim Club Forest Conservation plan #: F20230180

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