

Item 9 - Correspondence

From: [Jusdebbie](#)
To: [MCP-Chair](#)
Cc: kevin.malpass@cbgbc.com
Subject: Worldshine
Date: Wednesday, January 17, 2024 12:01:57 PM

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

Hello,

As the homeowner that backs to this proposed project, I strongly object. This kind of facility/business is not aligned or suitable with our community for numerous reasons including the traffic patterns and safety. My husband Kevin and I both will speak to this via zoom at the meeting

Thank you,
Debbie Malpass
7 Ivy Leaf Ct
Boys, Md 20841

[Sent from the all new AOL app for iOS](#)

From: [Santosh Jain](#)
To: [MCP-Chair](#)
Subject: Ruby drive
Date: Wednesday, January 17, 2024 11:12:23 AM

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

Good morning,

I am a resident in the neighborhood right next to Ruby drive.

Please we kindly request not to implement current development plans as this will bring lot of public traffic for which this one lane road is not equipped. More than that residential area, bring commercial buildings in between is a safety hazard to our kids playing in and around the neighborhood. Noise pollution is another big challenge with big vehicles in and out all the time.

Please please reconsider before any commercial developments are brought in.

Thank you, we look forward to a positive response.

Santosh Jain

248-760-4165

Sent from my iPhone

From: [Jeanean Martin](#)
To: [MCP-Chair](#)
Cc: [Jeanean Martin](#)
Subject: Jeanean and Carl Martin Objection letter for Worldshine Proposal
Date: Wednesday, January 17, 2024 10:49:27 AM
Attachments: [Worldshine opposition letter Jeanean & Carl .pages](#)

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

I will be testifying in person but I wanted you to have a copy of my objection letter as well.

thank you,
Jeanean Martin

--

JEANEAN SONGCO MARTIN FINE ART STUDIO
21909 Ruby Drive
Boyd's, MD 20841

(301) 540-2092

e-mail: jeaneansongcomartin6@gmail.com
Artist website: www.jeaneansongcomartin.com
Painting blog website: <https://jeaneansongcomartin.com/>

To the Planning Board,

Re: Nanny & Grampa's House

We have been living at 21909 Ruby Drive in Boyds, MD for 44 years. We have many fond memories of this beautiful quiet street and hope to create more memories with our children, grandchildren and neighbors in our community in the future. Many holidays and special events are celebrated at Nanny & Grampa's house. We are the center of our family and have many community ties. Our neighbors are close friends not strangers. We have hosted many community events for Halloween, Christmas, picnics and parties. Some neighbors on Ruby Drive have left us but we welcome new neighbors in the future and hope to continue the friendly atmosphere that is deeply rooted in this community and has always been a part of this area.

I understand the need for accommodating seniors who need assistance. I took care of both of my parents in this home, where they died in their own home. We hope to continue to live in our own home that we worked so hard to pay for. Our expectations are tied to a quality of life we now enjoy. Our lives revolve around this home and the community.

If Worldshine is allowed to build a commercial business right across from our home, it will completely destroy any vestige of our current beautiful quiet neighborhood. The quality of life will be destroyed. My grandchildren will no longer be able to play and walk freely or ride their bikes on Ruby drive. There will be strangers coming and going constantly. We are already inundated with new building construction of houses and townhomes and with it more heavy traffic, noise, lights etc, West Old Baltimore road can not sustain any more heavy traffic. Another concern is the effect this will have on our water and septic. Single family homes are acceptable, commercial enterprises that create more traffic, are not acceptable and have no business being in a residential neighborhood.

I am very wary of an organization that comes into a neighborhood and purchases residential homes for the business of perpetuating their own agenda of building a million dollar assisted living complex that is not for the greater good of the community but for the greater profit of their own selfish pockets. Surely, Worldshine can afford to build anywhere else they want to. We can not afford, nor do we want to uproot our lives and move from our homes elsewhere.

Please understand that we do not oppose assisted living facilities, however, we do oppose the location of this facility because it will completely destroy the quality of life that we so enjoy and look forward to in the future with our children, grandchildren, friends and neighbors.

I implore you to reject this project and to keep the original zoning to residential homes only.

Thank you,

Carl and Jeanean Martin

From: [Gyan Mishra](#)
To: [Penn, Joshua](#); [MCP-Chair](#)
Subject: RE: Worldshine Ruby Drive - "Commercial Facility" Opposition
Date: Wednesday, January 17, 2024 2:05:17 AM

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

Dear Planning Board

I oppose the Worldshine Ruby Drive "Commercial Facility" project for many reasons below.

First and foremost Ruby Drive is a very very tiny culdesac with a few homes and is a very quiet and peaceful community with lots of nature and wildlife that has been thriving for generations and is a beautiful place where kids can play freely and be one with nature.

Imagine all of this beauty being taken away.

There is absolutely no space for a "Commercial Facility". This should not be allowed to move forward if all the surrounding community oppose the construction.

This project will generate a tremendous amount of access traffic to the WOB / 355 intersection which is already congested and taxed from through traffic to the outlets and Cabin Branch development as well as traffic from Tapestry homeowners.

There will be emergency vehicles and other miscellaneous vehicles going in and out of the facility which will impact the local community residents.

As well there will be additional lighting as well as noise pollution from the project that will adversely impact the surrounding communities.

The facility will lower the value of all of our homes in the community.

Please take this into consideration and disapprove the project.

Please call me if you have any questions.

Thank you

Gyan Mishra
President of "Glen at Hurley Ridge"
21907 Manor Crest Ln, Boyds, MD 20841
Cell 202 734-1000

From: [PAMELA GREWAL](#)
To: [MCP-Chair](#)
Subject: OPPOSE:WorldShine -Ruby Drive
Date: Wednesday, January 17, 2024 1:32:29 AM

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

Dear Planning Board,

My name is Pamela Grewal. I am a 15 year resident of The Glen at Hurley Ridge, just next to Ruby Road. I **VEHEMENTLY OPPOSE** the Worldshine development project for Ruby Drive.

This TINY quiet, single entry/exit residential road, where kids play in the street and deer graze on the grass, is NOT the appropriate location for this type of commercial facility —being guised as “residential.”

The increased traffic to support such a facility, is not sustainable on Single Lane, West Old Baltimore Road, which is already taxed with additional traffic from Tapestry Homes, Cabin Branch Development and the Clarksburg Outlets. ****There will be High Negative Traffic Impact** with a variety of commercial and medical vehicles entering and exiting this miniature street, which is essentially a Cul De Sac.

The quality of life and SAFETY of the long standing residents of Ruby Drive and the surrounding neighbourhoods will be markedly negatively impacted if this proposal is approved, allowing for pollution, noise, traffic and congestion, to put our community at great risk.

This development project is UNFIT and ILL-SUITED and does NOT align with the homes on Ruby Drive and the immediate surrounding area. This is NOT the appropriate location for a project which is meant for a commercially zoned area.

Board Members, please listen to our community and make a reasonable and sensible decision to **OPPOSE** this unbecoming non-sensical commercial development project for little Ruby Drive.

Respectfully,
Pamela Grewal
pxg5@aol.com
240-603-3137

Sent from my iPhone

From: [Paula Ross](#)
To: [MCP-Chair](#); [Penn, Joshua](#); [Beall, Mark](#)
Cc: [Robins, Steven A.](#)
Subject: Support of Worldshine CU No. CU202311
Date: Tuesday, January 16, 2024 8:43:13 PM
Attachments: [image001.png](#)
[GGCC Worldshine letter 01162024.pdf](#)

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

Dear Chair Harris and Members of the Planning Board –

As President & CEO of the Gaithersburg-Germantown Chamber of Commerce (GGCC), I am writing to express my support for the senior living development proposed by Worldshine Homes along West Old Baltimore Road. GGCC represents approximately 470 business members along the upper I270 corridor. Our mission is to “serve our members as the leading advocate for all businesses in Upper Montgomery County resulting in a business-friendly environment and a high quality of life in our community.” We believe this project contributes to a high quality of life in the Upcounty for seniors.

Please see our attached letter of support.

Sincerely,
Paula

Paula Ross
President & CEO



910 Clopper Road, Suite 205N

Gaithersburg, MD 20878

Cell: 240-601-8969

Ofc: 301-840-1400

(she/her)

www.linkedin.com/in/paulaross

We are the #GGCC. We are #StrongerTogether. We are the #UpcountyEngine.

Join us today to benefit from the Chamber’s resources
and to support our shared community!

Join the GGCC

[Legislative Agenda - GGCC](#)

Get social with us: [Facebook](#), [Insta](#), [Linkedin](#)

Gaithersburg-Germantown Chamber of Commerce, Inc.



January 16, 2024

Mr. Artie Harris, Chair
and Members of the Montgomery County Planning Board
2425 Reddie Drive, 14th Floor
Wheaton, MD 20902

Re: Letter of Support for Worldshine Homes
Ruby Drive Conditional Use No. CU202311

Dear Chairman Harris and Members of the Planning Board:

As President & CEO of the Gaithersburg-Germantown Chamber of Commerce (GGCC), I am writing to express my support for the senior living development proposed by Worldshine Homes along West Old Baltimore Road. GGCC represents approximately 470 business members along the upper I270 corridor. Our mission is to “serve our members as the leading advocate for all businesses in Upper Montgomery County resulting in a business-friendly environment and a high quality of life in our community.” We believe this project contributes to a high quality of life in the Upcounty for seniors.

The Chamber supports Worldshine’s laudable goal of providing assisted living facilities to support our community’s seniors – a service that the Upcounty needs. We appreciate all the significant changes that Worldshine has made to address comments received from the community. We have seen the latest iteration of the project design that accommodates all vehicular traffic from West Old Baltimore Road, which notably keeps cars off of Ruby Drive. We are also pleased to see that Worldshine has also taken effort to ensure that the proposed buildings are compatible with the surrounding residential community. We believe that the proposed residential cottage design is a great solution to accommodate this needed, additional senior housing through a building type that is comparable in terms of size and design with the surrounding homes. We recognize that this product type is unique for senior housing and appreciate the effort made to respect the character of the community.

For these reasons, the GGCC wholeheartedly supports redevelopment of this property with a senior living, cottage-style community. The proposed senior living development will provide an important service to our seniors, by allowing them to remain in their community as they age. The GGCC respectfully requests that the Planning Board recommend approval of the Conditional Use Application.

Sincerely,

Paula Ross
President & CEO

From: [Mythili Arun](#)
To: [MCP-Chair](#)
Subject: Oppose the proposed changes to build a facility by Sunshine in a residential community
Date: Tuesday, January 16, 2024 6:18:22 PM

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

Hello

I am Mythili Arun. We live adjacent to Ruby Drive. This is a residential community. The main road connecting the community to rt 355 is West Old Baltimore Road which is one lane road. Building a large facility or facilities that house senior home will increase traffic and affect us, our kids going to school, daily commuters going in to work. Increased noise levels such as ambulance, and other emergency vehicles will further disrupt our communities be it the noise, sirens, lights and add to chaos. We strongly oppose the planned proposal and kindly ask the committee to reconsider the proposal

Regards,
Mythili Arun
Sent from my iPhone

From: [Vu Tran](#)
To: [MCP-Chair](#)
Subject: Oppose to Ruby Road Senior Living facility
Date: Tuesday, January 16, 2024 3:43:36 PM

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

Dear Sir or Madam,

I want to oppose to Ruby Road Senior Living facility on West Old Baltimore Road. There is no side walk on West Old Baltimore Road and this project will increase huge amount of traffic.

Thanks.

Vu
21916 Manor Crest Lane
Boyd's, MD 20841

From: [Steven Niedelman](#)
To: [MCP-Chair](#)
Subject: Opposition to the Wordshine Ruby Road Senior Living Development
Date: Tuesday, January 16, 2024 3:18:23 PM

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

Approval of this project would be another typical approval of a project without assurance of supporting infrastructure. Ruby Road is a narrow road with long established private homes that in no way could accommodate the increased traffic or noise associated with emergency vehicles that will be needed to support a senior living facility. With current inadequate parking it is difficult to navigate the street currently as residents are often forced to use Ruby Road for on-street parking. Acknowledging there will be the need for ambulances to travel on Ruby Road of a frequent basis is a major imposition to the existing homeowners who should not have to be faced with the increased noise of trucks and sirens.

West Old Baltimore Road and Rte.355 was finally realigned after the county promised such correction when I purchased my home 17 years ago (another example of development without infrastructure to support it). It currently just accommodates the level of traffic to feed the existing homes along West Old Baltimore Road, Black Hills Park and Cabin Branch. Adding the increased traffic associated with supporting the Worldshine project would once again result in bottlenecks and noise to an otherwise suburban residential street and environment.

I implore you to reject this development as inappropriate to the street and area for which it has been planned. It will have a significant impact on existing homes on Ruby Road as well as the adjacent areas.

Steven Niedelman
21905 Manor Crest Lane
Boys, MD 20841

From: [Penn, Joshua](#)
To: [MCP-Chair](#)
Subject: FW: Worldshine Ruby Road Senior Living Project
Date: Tuesday, January 16, 2024 8:21:32 AM

For the record.

From: Gyan Mishra <hayabusagsm@gmail.com>
Sent: Tuesday, January 16, 2024 2:15 AM
To: Penn, Joshua <joshua.penn@montgomeryplanning.org>
Subject: Worldshine Ruby Road Senior Living Project

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

Dear Joshua

I oppose the Ruby Road Senior Living project for many reasons and I would like to address my concerns here as well as am planning to testify on January 18th.

First and foremost Ruby Road is a very tiny road with a handful of homes and is a very quiet community.

There is not much space on the road for anything “commercial like” as the proposed Senior Living Community and having a commercial facility disguised as residential should not be allowed to move forward if the surrounding community oppose the construction.

This project will generate a tremendous amount of access traffic to the WOB / 355 intersection which is already congested and taxed from through traffic to the outlets as well as traffic from Tapestry homeowners.

There will be emergency vehicles going in and out of the facility which will impact the local community residents.

As well there will be additional lighting as well as noise pollution from the project that will adversely impact the surrounding communities.

Please take this into consideration and disapprove the project.

Please call me if you have any questions.

Thank you

Gyan Mishra
Glen at Hurley Ridge, President
Cell - 202 734-1000

From: [jerome.pajot](#)
To: [MCP-Chair](#)
Subject: Worldshine Ruby Drive Conditional Use No. CU202311 - written testimony
Date: Monday, January 15, 2024 7:37:36 AM

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

From: Jerome Pajot
Address: 11 Ivy Leaf Ct, Boyds MD 20841
Hearing date: 1/18/24
Agenda Item: Worldshine Ruby Drive Conditional Use No. CU202311

To the planning board.

Kindly consider the following statement in your decision of the above referenced agenda item.

As part of the community surrounding Ruby Drive and directly sharing a property line with the proposed project, I oppose this conditional use.

On the surface it may sound like a beneficial addition for the county but I believe the planning staff has minimized the true costs by providing you with some of the best raw data reporting that money can buy against traffic, noise, light etc. and is just disregarding the true human impact to the surrounding communities and residents.

Peoples' quality of life cannot be reported as data. The joy of coming home to your house on your quiet street cannot accurately be measured. The joy of sitting on your front porch or your (my) patio and enjoying the peace and quiet cannot be measured. Residents have purchased homes on Ruby Drive and on Ivy Leaf Ct. because of their serenity. If we had wanted to look at a commercial business campus, we would have purchased our homes elsewhere. Some have worked their entire lives to afford these homes in these quiet neighborhoods and that joy can be ripped away with your decision.

If there is a need for senior care in the county, a 120 bed facility will not make a dent. If there is a need for senior care in the county, there certainly are available land parcels on main thoroughfares better suited to accommodate such a facility. You should drive to Ruby Drive prior to your meeting to truly understand.

I ask that you strongly consider rejecting this conditional use. Allowing this 8 building project lined with immature landscaping will senselessly and negatively change current residents' lives. Should that not be a priority in this quiet area of Boyds rather than packing buildings for added tax revenue? You should not approve this project in this location because of the provided data. You should relocate this project to another part of town.

Regards,

Jerome Pajot

From: [Eli Sevilla](#)
To: [MCP-Chair](#)
Subject: World Shine Ruby Drive
Date: Friday, January 12, 2024 3:56:30 PM

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

To whom it may concern:

I'm emailing because I'm opposed to the
WorldShine Ruby Drive assisted living.

Main reasons: is the increased traffic not sustainable on WOB roads, Not aligned
With the surrounding homes in Ruby Drive.

I'm very concerned about the negative impact this large facility can have on the quality of life for the surrounding
neighborhoods.

Very Sincerely,
Elias Sevilla

Sent from my iPhone