

## Item 10 - Correspondence

**From:** [ISSA AYOUB](#)  
**To:** [MCP-Chair](#)  
**Date:** Tuesday, January 23, 2024 12:39:03 PM

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

Dear Planning Board Chairman and Committee,

I am writing about the upcoming hearing scheduled on January 25th regarding Brookstone Senior Living, Conditional Use Plan Number CU202312.

I am a resident of XXXX Valleystream Ave, Burtonsville MD.

As a long term homeowner in the community, I am extremely opposed to this proposed conditional use of the property.

There are a number of reasons why this plan should not be approved.

- 1) The proposed plan does not fit into a residential neighborhood such as ours consisting of residential detached single family homes.
- 2) The traffic created by this proposed plan would be disruptive and dangerous for us and the heavy traffic on Rt 198.  
There have been many accidents at this intersection over the years, which does not have traffic lights . Adding more traffic will make it even more dangerous for us to make a left turn onto Rt 198 due to the same reasons there have been many accidents at this intersection. The recent improvements have not sufficiently improved the situation, and a traffic light would be needed before this project should even be considered.
- 3) The entrance to the proposed development from Valley Steam Ave. would contribute a lot of traffic and there would be emergency services vehicles which would constantly be coming onto our small residential street,
- 4) the light pollution from this planned project would be very disruptive to our quiet neighborhood, where half of the homes back up to the proposed building and would be subjected to the glare from the parking lot lights.
- 5) A more appropriate location for this project exists on Dino Drive, adjacent to the Extra Storage facility. That location would not be as disruptive to our neighborhood, and would also not jam up our intersection with perhaps direct access to Rt. 198

Please decline to approve this project as it does not fit the neighborhood or surrounding community's needs. This location should be used to build sorely needed single family homes as it is zoned for use.

Thank you

XXXXXXXXXX

Sent from my iPhone

**From:** [KATHY SMITH](#)  
**To:** [MCP-Chair](#)  
**Subject:** Brookstone Senior Living hearing 1/25/24  
**Date:** Tuesday, January 23, 2024 12:15:33 PM

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

Dear Planning Board Chairman and Committee:

I am writing about the upcoming hearing scheduled on January 25th regarding Brookstone Senior Living, Conditional Use Plan Number CU202312.

I am a resident of 4327 Valley Stream Avenue, Burtonsville, MD 20866.

My husband and I purchased our home in 1988, 36 years ago! As a longtime homeowner in the community, I am adamantly opposed to this proposed conditional use of the property.

There are a number of reasons why this plan should not be approved.

- 1) The proposed plan does not fit into a residential neighborhood such as ours, which consists of residential detached single family homes.
- 2) The traffic created by this proposed plan would be disruptive and dangerous for us and the heavy traffic on Rt 198. There have been many accidents at the 198/Dino Drive intersection over the years, which only has a flashing yellow light on Route 198, NOT a stop light. Adding more traffic will make it even more dangerous for Valley Stream Avenue residents to make a left turn from Dino Drive onto Rt 198 due to the same reasons there already have been many accidents at this intersection. The recent improvements have not sufficiently improved the situation, and a traffic light would be needed before this project should even be considered.
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4) the light pollution from this planned project would be very disruptive to our quiet neighborhood, where half of the homes back up to the proposed building and would be subjected to the glare from the parking lot lights!

5) A more appropriate location for this project exists on Dino Drive, adjacent to the Extra Storage facility. That location would not be as disruptive to our neighborhood, and would also not jam up our intersection with perhaps direct access to Rt8.

As I understand it, the developer did a traffic study in this area in 2020, in the heart of the pandemic, when VERY FEW people were actually driving into work, traveling or socializing in person. Therefore, this traffic study is completely inaccurate for the current time.

6) Disruption and annihilation of plant and animal life would be extremely, adversely consequential to our environment, including, but not limited to, air pollution and water pollution.

Please decline to approve this project as it does not fit the neighborhood or surrounding community's needs. This location should be used to build much needed single family homes as it CURRENTLY is zoned for use.

Thank you,

Kathy Menasco-Smith

4327 Valley Stream Avenue

Burtonsville, MD 20866-1133

**From:** [smithkjk@aol.com](mailto:smithkjk@aol.com)  
**To:** [MCP-Chair](#)  
**Subject:** Re: Brookstone Senior Living hearing 1/25/24  
**Date:** Tuesday, January 23, 2024 7:03:01 PM  
**Attachments:** [image005.png](#)  
[image004.png](#)  
[image003.png](#)  
[image002.png](#)

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

In addition to the concerns I have already written, I am very much concerned about:

1) IF there has been a native plant study of this 5.87 acres...what native plants/trees exist?

2) IF this project were approved and completed, what NATIVE plants would be planted as:

(a) decoration

(b) screening - to hide the visibility of this enormous building from the residents of Valley Stream Avenue and to hide the immense amount of night lighting

OR,

would INVASIVE SPECIES of plants/trees be used?...which could adversely affect the residential properties abutting the acreage, i.e., by invading/spreading onto our properties?

3) Water runoff - I live at the bottom of Valley Stream Avenue, last house on the right. My property is already impacted by a county storm drain along the property line between 4327 & 4328 Valley Stream Avenue. There is a storm water easement along my side lot line, which keeps going along the side line of the 5.87 acres. The acreage is steeply sloped behind my house. Storm water already backs up along my side lot line before reaching the acreage, as there is no drain/pipe in the easement.

How much MORE water drainage will be caused because of all of the concrete that replaces soil, plant and tree roots which would otherwise absorb a lot of the water runoff?

Sincerely,

Kathy Menasco-Smith  
4327 Valley Stream Avenue  
Burtonsville, MD 20866-1133

On Tuesday, January 23, 2024 at 01:53:36 PM EST, MCP-Chair <mcp-chair@mncppc-mc.org> wrote:

Good afternoon,

Thank you for your comments. I am confirming receipt for distribution to the Planning Board and staff to review, and for inclusion of the record.

Thank you,



**Catherine Coello**

**Administrative Assistant III**

Montgomery County Planning Board, Chair's Office

2425 Reedie Dr 14th Floor, Wheaton, MD 20902

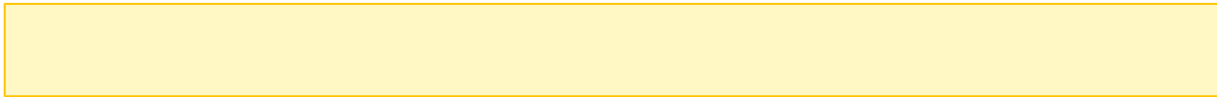
[catherine.coello@mncppc-mc.org](mailto:catherine.coello@mncppc-mc.org)

m: 301.495.4605 | d: 301.495.4608



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**From:** KATHY SMITH <smithkjk@aol.com>  
**Sent:** Tuesday, January 23, 2024 12:15 PM  
**To:** MCP-Chair <mcp-chair@mncppc-mc.org>  
**Subject:** Brookstone Senior Living hearing 1/25/24



Dear Planning Board Chairman and Committee:

I am writing about the upcoming hearing scheduled on January 25th regarding Brookstone Senior Living, Conditional Use Plan Number

CU202312.

I am a resident of 4327 Valley Stream Avenue, Burtonsville, MD 20866.

My husband and I purchased our home in 1988, 36 years ago! As a longtime homeowner in the community, I am adamantly opposed to this proposed conditional use of the property.

There are a number of reasons why this plan should not be approved.

1) The proposed plan does not fit into a residential neighborhood such as ours, which consists of residential detached single family homes.

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3) The entrance to the proposed development from Valley Steam Avenue would contribute a lot of traffic; and there would be emergency services vehicles which would constantly be coming onto our small residential street,

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As I understand it, the developer did a traffic study in this area in 2020, in the heart of the pandemic, when VERY FEW people were actually driving into work, traveling or socializing in person. Therefore, this traffic study is completely inaccurate for the current time.

6) Disruption and annihilation of plant and animal life would be extremely, adversely consequential to our environment, including, but not limited to, air pollution and water pollution.

Please decline to approve this project as it does not fit the neighborhood or surrounding community's needs. This location should be used to build much needed single family homes as it CURRENTLY is zoned for use.

Thank you,

Kathy Menasco-Smith

4327 Valley Stream Avenue

Burtonsville, MD 20866-1133



**From:** Arpan G.  
**To:** MCP-Chair  
**Cc:** lauren.khater; KATHY SMITH; Jatinder Singh; J D H; taylora74@hotmail.com  
**Subject:** Planning Meeting Item #10 - Written Comments and Artifacts  
**Date:** Wednesday, January 24, 2024 10:59:54 AM  
**Attachments:** image.png

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

Dear Honorable Chair,

**Hearing Date:** January 25, 2024

**Item #10 - Elderhome Land LLC (Brookstone Senior Living), Conditional Use No. CU202312 and Preliminary Forest Conservation Plan No. F20230060**

**Mailing Address:** 4308 Valley Stream Ave, Burtonsville, MD 20866

Hope you all are having a wonderful week so far! This email includes written comments and artifacts that we want the Chair and Council to consider on the behalf of the residents of Valley Stream Ave who live in the zone of proposed deforestation for development for the item above. The residents who signed up for a virtual testimony will do their best not to repeat, but rather augment, the brief points made below here- but we wanted to provide adequate materials ahead of time for your reference.

Valley Stream Residents Concern RE: Preliminary Forest Conservation Plan

No. [https://eplans.montgomeryplanning.org/UFS/33995/108192/02-FCP-F20230060-001A.pdf/02-FCP-F20230060-001A.pdf\\_V2/02-FCP-F20230060-001A.pdf](https://eplans.montgomeryplanning.org/UFS/33995/108192/02-FCP-F20230060-001A.pdf/02-FCP-F20230060-001A.pdf_V2/02-FCP-F20230060-001A.pdf)

1. The public hearing notification for the Preliminary Forest Conservation hearing was given to only *one* of the many abutting properties. This notice was provided merely 7 days before the proposed January 25, 2024 hearing, as opposed to the requisite "at least 10 days." Although Forest Conservation signs were posted at the entrance of Valley Stream Estates, no updates were provided to those signs to indicate that a hearing had been scheduled. Moreover, the applicant never contacted abutting property owners to notify them. As a result, the residents did not have enough time to prepare comments or review material.
2. The proposed Preliminary Forest Conservation Plan is not consistent with Montgomery County Bill No 25-22. The applicant's submitted FCP and appended documents do not indicate how the applicant's conditional use would comply with Montgomery County and Federal law. In particular, per Bill 25-22, enacted March 21, 2023, Forest Conservation - Trees [https://montgomeryplanning.org/wp-content/uploads/2021/10/Bill-25-22\\_No-Net-Loss-of-Forest\\_Amendment-to-Forest-Conservation-Law.pdf](https://montgomeryplanning.org/wp-content/uploads/2021/10/Bill-25-22_No-Net-Loss-of-Forest_Amendment-to-Forest-Conservation-Law.pdf). It is unclear how the applicant plans to meet the threshold for reforestation because the notes on the provided Forest Conservation Worksheet

*"The following areas are considered the highest priority retention areas for protection and must be left in an undisturbed condition unless the Planning Director or Planning Board find that the provisions of subsection 22A-12(b)(1) of the Forest Conservation Law, have been met and the development proposal cannot reasonably be altered:*

- (1) trees, shrubs and other plants located in sensitive areas including environmental buffers, slopes over 25 percent (not man-made), erodible soils on slopes of 15% or more, and critical habitats;
- (2) a contiguous forest that connects the largest undeveloped or most vegetated tracts of land within and adjacent to the site;
- (3) trees, shrubs, or plants identified on the Maryland Department of Natural Resources list of rare, threatened, and endangered species;
- (4) a forest area which has been designated as priority for retention in master plans or functional plans, or in the absence of such plans, a forest which exhibits all of the following characteristics as further described in the most recent version of the Trees Technical Manual: (a) high structural and species diversity; (b) few alien or invasive species present;"

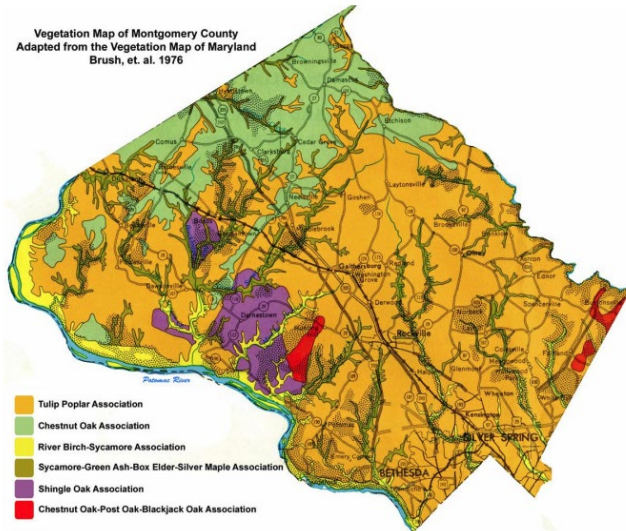
Moreover, Sheet 1 of 4 of FCP Plan No. F20230060 states the following assumption which is incorrect based on our research:

*THERE ARE NO KNOWN RECORDS OR READILY OBSERVABLE ARCHAEOLOGICAL, HISTORICAL, AND NO THREATENED OR ENDANGERED SPECIES OR CRITICAL TERRESTRIAL HABITAT ON THIS SITE.*

In fact, this is incorrect AND it is too quick to assume... and the Council must recognize the development's major oversight here in properly recognizing this. Evidence: see the 1976 Vegetation Map of Maryland conducted by Montgomery County attached below (also can be accessed via the link here <https://s3.amazonaws.com/assets.montgomeryparks.org/uploads/2016/07/2009comprehensive.vegetation.management.plan-final.pdf>) . Note that of the only two areas in red (chestnut oak-post oak-blackjack oak association) occurs in Burtonsville, Maryland, exactly within the location proposed to destroy ~6 acres of rare vegetation. The residents request the developers to reassess the habitat for threatened and endangered species, including flora and fauna that were already identified by Montgomery County Parks and Recreation and confirmed as recently as 2016.

**Vegetation Map of Montgomery County**

Vegetation Map of Montgomery County  
Adapted from the Vegetation Map of Maryland  
Brush, et. al. 1976



4. Biodiversity loss/Disruption of Native Ecosystem: Overall the past few decades, the residents of Valley Stream Estates have been suffering through the disruption of numerous developments that have destroyed forests. What was once 16 acres of land is now a combination of a moulding supplier and warehouse, Extra Space Storage, a Limousine Lot, and an office building. This proposed development is yet another blow to Valley Stream Estates residents who are going to lose the benefits of the unique forest composition of Valley Stream estates in Burtonsville, MD.
  - a. With the loss of 16 acres of forest over the years also comes the loss of wildlife. There are deer, turtles, foxes, rabbits, and more. There are families of turkey vultures that have been migrating to the forests behind Valley Stream Estates. Over the years the reduction in forest will contribute to a population decline, and please note that although they are least concerned in terms of endangerment, turkey vultures are protected by state law in Maryland and by the Federal Migratory Bird Act of 1918 and the council has already approved the clearing out of vast surrounding forests.

We are looking forward to the planning board meeting and are appreciative of the opportunity to voice our concerns as residents and homeowners of the adjacent community to this development. If you have any questions please don't hesitate to reach out to me via email, phone, or mail.

Best,  
Arpan Ghosh  
4308 Valley Stream Ave Burtonsville, MD 20866  
(240) 535-1138  
[arpanghosh95@gmail.com](mailto:arpanghosh95@gmail.com)

**From:** [smithkjk@aol.com](mailto:smithkjk@aol.com)  
**To:** [MCP-Chair](#)  
**Subject:** Re: Brookstone Senior Living hearing 1/25/24  
**Date:** Tuesday, January 23, 2024 7:03:01 PM  
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How much MORE water drainage will be caused because of all of the concrete that replaces soil, plant and tree roots which would otherwise absorb a lot of the water runoff?

Sincerely,

Kathy Menasco-Smith  
4327 Valley Stream Avenue  
Burtonsville, MD 20866-1133

On Tuesday, January 23, 2024 at 01:53:36 PM EST, MCP-Chair <[mcp-chair@mncppc-mc.org](mailto:mcp-chair@mncppc-mc.org)> wrote:

Good afternoon,

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Thank you,



**Catherine Coello**

**Administrative Assistant III**

Montgomery County Planning Board, Chair's Office

2425 Reddie Dr 14th Floor, Wheaton, MD 20902

[catherine.coello@mncppc-mc.org](mailto:catherine.coello@mncppc-mc.org)

m: 301.495.4605 | d: 301.495.4608



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**From:** KATHY SMITH <smithkjk@aol.com>  
**Sent:** Tuesday, January 23, 2024 12:15 PM  
**To:** MCP-Chair <mcp-chair@mncppc-mc.org>  
**Subject:** Brookstone Senior Living hearing 1/25/24



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CU202312.

I am a resident of 4327 Valley Stream Avenue, Burtonsville, MD 20866.

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As I understand it, the developer did a traffic study in this area in 2020, in the heart of the pandemic, when VERY FEW people were actually driving into work, traveling or socializing in person. Therefore, this traffic study is completely inaccurate for the current time.

6) Disruption and annihilation of plant and animal life would be extremely, adversely consequential to our environment, including, but not limited to, air pollution and water pollution.

Please decline to approve this project as it does not fit the neighborhood or surrounding community's needs. This location should be used to build much needed single family homes as it CURRENTLY is zoned for use.

Thank you,

Kathy Menasco-Smith

4327 Valley Stream Avenue

Burtonsville, MD 20866-1133

**From:** [J.D.H](#)  
**To:** [MCP-Chair](#)  
**Subject:** Proposed development on Dino And Valley Stream  
**Date:** Tuesday, January 23, 2024 7:19:34 AM

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

Dear Planning Board Chairman and Committee,

I am writing about the upcoming hearing scheduled on January 25th regarding Brookstone Senior Living, Conditional Use Plan Number CU202312.

I am a resident at 4328 Valley stream Ave, Burtonsville MD.

As a long term homeowner in the community, I am extremely opposed to this proposed conditional use of the property.

There are a number of reasons why this plan should not be approved.

- 1) The proposed plan does not fit into a residential neighborhood such as ours consisting of residential detached single family homes.
- 2) The traffic created by this proposed plan would be disruptive and dangerous for us and the heavy traffic on Rt 198. There is now a limo lot at the corner of

this intersection with about 40 vehicles. This proposal will bring more vehicles into this small residential Community.

There have been numerous accidents and some fatal at this intersection over the years. The existing flashing light does absolutely nothing. Adding more traffic will make it even more dangerous for us to make a left turn onto Rt 198. The recent improvements have not sufficiently improved the situation. It is imperative that a traffic light be installed before this project should even be considered.

3) The entrance to the proposed development from Valley Steam Ave. would contribute a lot of traffic, including health workers, service staff, emergency vehicles and delivery trucks.

4) the light pollution from this planned project would be very disruptive to our quiet neighborhood, where half of the homes back up to the proposed building and would be subjected to the glare from the parking lot lights.

5) There has to be a more appropriate location for this project. There is property that exists on Dino Drive, adjacent



to the Extra Storage facility. That location would be more suitable and less disruptive to our neighborhood, and would also not jam up our intersection with perhaps direct access to Rt. 198

I am

Asking that you decline approval of this project as it does not fit the neighborhood or surrounding community's needs. This location should be used to build sorely needed single family homes as it is zoned for use.

Thank you

Joan Rackey

[Sent from Yahoo Mail for iPhone](#)

**From:** [Jatinder Singh](#)  
**To:** [MCP-Chair](#)  
**Cc:** [Jatinder Singh](#)  
**Subject:** Community Comment for Plan CU202312  
**Date:** Tuesday, January 23, 2024 12:31:24 AM

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

Dear Planning Board Chairman and Committee,

I am writing about the upcoming hearing scheduled on January 25th regarding Brookstone Senior Living, Conditional Use Plan Number CU202312.

I am Piara Singh, a resident of 4300 Valleystream Ave, Burtonsville MD. and I have resided in this home since 1991.

As a long term homeowner in the community, I am extremely opposed to this proposed conditional use of the property.

There are a number of reasons why this plan should not be approved.

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Thank you

Piara Singh