

Item 8 - Correspondence

From: [Nathan Ackermann](#)
To: [MCP-Chair](#)
Subject: Plan 82004016E. Item 8. Wildwood Manor Shopping Center.
Date: Sunday, March 31, 2024 11:22:01 PM

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

Hi,

I wanted to know if I could have access to be present via Microsoft Teams as well, because I am not sure if I can be present in person in the day of hearing

Ultimately I am concerned about ants popping up in kitchen and downstairs renovated basement on new tiles because they get in the way of home essentials and cutting board near the area you all wish to start another project in addition to existing commercial (apartment?) building.

Owners are not fond of this getting in the way of personal plans, the shopping center has a lot of trash, and contractors, young students gravitate towards the staircase area where trash collects.

I do not have ability to get you anything regarding this right now.

From: [Lindsey, Amy](#)
To: [MCP-Chair](#)
Subject: FW: 4/4 Hearing on Wildwood Manor Shopping Center, Major Site Plan Amendment #82004016E
Date: Tuesday, April 2, 2024 10:49:19 AM

From: Karin Bolte <kbolte6008@gmail.com>
Sent: Tuesday, April 2, 2024 10:47 AM
To: Lindsey, Amy <amy.lindsey@montgomeryplanning.org>
Subject: 4/4 Hearing on Wildwood Manor Shopping Center, Major Site Plan Amendment #82004016E

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

Dear Amy:

RE: Wildwood Manor Shopping Center, Major Site Plan Amendment #82004016E
4/4/2024 Public Hearing Agenda Item #8

I received the public notice of the 4/4/2024 Montgomery County Planning Board hearing on the Application to "construct an 832 square foot building addition for a freezer, add a generator trailer, add a fire hydrant, and make minor changes to the hardscape" to the Wildwood Manor Shopping Center complex. As you might know, I have served as the Co-Chair of the Wildwood Manor Citizens Association (WMCA) Development Committee along with Ann Bowker for numerous years. Ann has recently stepped down from her position, and I am continuing to represent WMCA on development issues.

I have reviewed the 3/8/2024 *Staff Report* as well as the Applicant's 10/2/2023 *Statement of Justification & Narrative Description* of the proposed revisions. The *Statement of Justification* notes that the outdoor freezer truck "is both inconvenient and inefficient" . . . [and] "results in a motorized piece of equipment running continuously behind the grocery store " (p.1). It further states that the new 832 square feet of freezer space "will simply replace the existing outside freezer with one within the building" (ibid).

My question and concern relating to the Application regards the addition of "a generator trailer" to the site. I e-mailed the Applicant's attorney, Patricia Harris at LerchEarlyBrewer, yesterday to ask about the purpose of the generator trailer, but I have not heard back from her yet.

I would like to have an understanding of whether the generator trailer will only be used when the power goes out in order to preserve the food in the new freezer space until the power is restored, or whether the generator trailer will be used to power the

new freezer space addition to the building and thus will constantly be running. If its purpose is to power the new freezer building space, what will the noise level be, and will the Applicant use noise abating measures?

In my experience, generators are extremely loud. As you know, Wildwood Manor residents live only a few hundred feet away from the proposed site of the new freezer addition and location of the generator trailer, and it would be unacceptable for WMCA residents to be subjected to loud noise and exhaust emissions emanating from a continuously running generator trailer.

Did you have any discussions with the Applicant about the generator trailer?

We love Balducci's and strongly support it as the anchor grocery store to the Wildwood Manor Shopping Center. However, we want to make sure that the new freezer addition, along with the generator trailer, are compatible with our adjacent residential neighborhood.

I look forward to your response and thank you for your assistance.

Sincerely,

Karin Bolte, Chair
Wildwood Manor Citizens Association Development Committee
(301) 648-0673

From: [Karin Bolte](#)
To: [MCP-Chair](#)
Cc: [Lindsey, Amy](#); leanaderbar@gmail.com; [Marie Wierzbic](#); ian.kapuz@gmail.com
Subject: WMCA Testimony for 4/4 Public Hearing on Item 8 -- Wildwood Manor Shopping Center
Date: Wednesday, April 3, 2024 10:37:21 AM
Attachments: [WMCA Planning Board Testimony on Item 8 4-3-2024 FINAL.pdf](#)

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

Dear Chairman Harris and Members of the Planning Board:

Please see the attached testimony from the Wildwood Manor Citizens Association for tomorrow's public hearing on Item 8 -- Wildwood Manor Shopping Center, Site Plan No. 82004016E.

WMCA strongly supports maintaining Balducci's as the anchor grocery store tenant in the Wildwood Manor Shopping Center. However, our concern is the potential impact of the generator trailer and any accompanying noise and emissions on our immediately adjacent residential neighborhood.

Thank you for your consideration of our concerns.

Sincerely,

Karin Bolte, Chair
Development Committee
Wildwood Manor Citizens Association
(301) 648-0673

April 3, 2024

Artie Harris, Chairman
Montgomery County Planning Board
2425 Reddie Drive, 14th Floor
Wheaton, MD 20902

RE: Item 8 – Wildwood Manor Shopping Center, Site Plan No. 82004016E (Public Hearing)

Dear Chairman Harris and Members of the Planning Board:

On behalf of the Wildwood Manor Citizens Association (WMCA), I appreciate the opportunity to submit this testimony on Item 8 – Wildwood Manor Shopping Center, Site Plan No. 82004016E. WMCA represents more than 500 homes located just east of MD 187 and bordered by I-270 on the North, Snow Point Drive on the East, and Grosvenor Lane and Southport Drive on the South.

WMCA has reviewed the 3/8/2024 *Staff Report* as well as the Applicant's 10/2/2023 *Statement of Justification & Narrative Description* of the proposal to “construct an 832 square foot building addition for a freezer, add a generator trailer, add a fire hydrant, and make minor changes to the hardscape”¹ at the northeast rear of the shopping center. Unfortunately, neither the *Staff Report* nor the *Statement of Justification* provide any details about the generator trailer.

Residents love Balducci's and WMCA strongly supports maintaining it as the anchor grocery store tenant in the Wildwood Manor Shopping Center. However, our concern is the potential impact of the generator trailer and any accompanying noise and emissions on our immediately adjacent residential neighborhood.²

This week, WMCA reached out to both Patricia Harris at LerchEarlyBrewer, the Applicant's attorney of record, as well as Amy Lindsey of the Planning Board staff, to request additional information about the generator trailer, but we never heard back from them.³

Questions we hope the Planning Board will ask and take into consideration include the following:

¹ Planning Board Hearing Public Notice flyer.

² In addition to the WMCA houses located along Berkshire Drive and beyond, this proposal will also directly impact the future residents of the Alvin Aubinoe/Wildwood Medical Center LLC 5-story mixed-use building that is currently under construction immediately to the north of the Balducci's parking lot and the proposed location of the freezer addition and generator trailer.

³ as of April 3, 2024 at 10:15 AM.

- What is the purpose of the generator trailer?
- Will it only be used when the power goes out in order to preserve the food in the new freezer space until the power is restored?
- Will the generator trailer be used to power the new freezer space addition to the building and thus constantly be running?
- If the purpose of the generator trailer is to power the new freezer building space, what will the associated noise level be?
- If the generator trailer will be noisy, will the Applicant use noise abating measures to ensure that the generator is not a public nuisance?
- Are there any environmental concerns (such as emissions) associated with the generator trailer?

In our experience, generators are extremely loud. We urge the Planning Board to ensure that the new freezer addition (to which we have no objection), along with the generator trailer, are compatible with our adjacent residential neighborhood.

Thank you for your consideration of WMCA's concerns.

Sincerely,

Karin Bolte, Chair, Development Committee
Wildwood Manor Citizens Association