

Item 7 - Correspondence

From: [Donald E. Chamberlin](#)
To: [MCP-Chair](#); [Beall, Mark](#)
Cc: [Putman, Jim](#); [Faustini, Lou](#); lbetz@dewberry.com; phillip.kassir@exeloncorp.com; [Ryan McNally](#); [Thornton, Kate](#)
Subject: PWPA comments re Brighton Substation STATCOM Expansion FCP F20250240 and MR 2025007
Date: Friday, January 24, 2025 10:09:44 AM

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

Mr. Harris & Planning Board Members, Mr. Beall,

The Patuxent Watershed Protective Association (PWPA) has reviewed the Forest Conservation Plan (FCP) F20250240 for PEPCO's Brighton Substation STATCOM expansion, and the related Variance Request for the removal of 31 specimen trees.

We complement Dewberry Engineering for an excellent Forest Conservation Plan and approve of it. With respect to the tree variance request 10-VAR-F20250240.pdf, completed by Eco-Science Professionals, Inc., we also find this paper to be an excellent discussion of the tree removal needs and the consideration of alternatives to minimize tree removal. We agree with the conclusions in the paper and that a mitigation plan for trees #21, 22, 62 and 63 within the proposed stormwater management facilities need not be developed until the variance is granted.

With respect to the remainder of the 35 trees to be removed, while we recognize that - because these trees are within an existing Forest Delineation Stand - there is not a legal requirement to replace them, we nevertheless recommend that as a good environmental and community relations practice, PEPCO should agree to replace them with hardwoods native to the area. There are very few hardwoods noted in the Natural Resources Inventory of the property. There are multiple locations within the 231-acre property where replacement hardwood trees - particularly deep-rooted varieties - can be planted along the edges of the many steep gradients in order to help stabilize the soils in those areas. Alternative locations would be along the boundaries of abutting property owners, and planting replacement trees there would be a nice community relations gesture. Because this PEPCO property is in a critical location within the Hawlings River Watershed, which is part of the Patuxent Watershed, and contains feeder streams to the Hawlings River, which itself contains significant aquatic species and is a critical feeder to the nearby Rocky Gorge Reservoir, which supplies drinking water for over 800,000 customers in Prince Georges and Montgomery counties, the more trees that can be planted in this watershed to improve and maintain water quality, the better.

If you have any questions regarding these comments, please do not hesitate to contact me.

Regards,

Donald E. Chamberlin, Representative
[Patuxent Watershed Protective Association](#)

From: [Heather Greenstone](#)
To: [MCP-Chair](#)
Subject: Testimony for Feb 6_Mandatory Referral No. MR2025007 anConservation Plan No. F20250240: Brighton Station STATCOM Expansion (Public Hearing)
Date: Tuesday, February 4, 2025 10:54:03 AM

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Dear Planning Board Chair,

My husband and I reside at 1720 Brighton Dam Road, Brookeville MD 20833. Our property has been in our family since our home was built in 1968. We are located directly adjacent to land owned by PEPCO.

We appreciate the opportunity to provide this testimony for the hearing that is scheduled on Feb. 6, 2025.

PEPCO has generally been a good neighbor to us since the substation was installed in the 1970's.

We have a few concerns regarding the expansion of the substation that is under consideration by the Planning Board.

We are wondering what the timeline will be for the construction, and the associated construction noise and disruptions which could heavily impact us and the horses on our property.

We have concerns about possible road closures on Brighton Dam Road, either temporary or long term due to the need for PEPCO to bring in large pieces of equipment and materials.

We also have concerns in regard to the integrity of Brighton Dam Road and its ability to handle heavy loads. The road is 1.5 lanes at best, very rural, heavily traveled by commuters, and has been in dire need of repairs for many years. The most we have received from the county in terms of road repairs is the occasional patching of potholes. We can't remember the last time it was repaved.

In summary, we hope PEPCO can make the timeline for the construction available, and we would appreciate some information on what the work will entail in terms of noise and other disruptions to our neighborhood. Additionally, we encourage PEPCO to work with other parts of the County to prepare our road for this construction including much needed and long overdue road upgrades.

Thank you very much for the opportunity to provide this testimony.

Sincerely,
Heather Greenstone
1720 Brighton Dam Road
Brookeville, MD 20833

(301) 335-6477

From: [Freedman, Danielle N:\(PEPCO\)](#)
To: dechamb@verizon.net
Cc: [MCP-Chair](#); [Beall, Mark](#); [Putman, Jim](#); [Faustini, Lou](#); [Ibetz](#); [Kassir, Phillip S:\(PEPCO\)](#); [Ryan McNally](#); [Thornton, Kate](#); [Ribbiso, Asteway:\(PEPCO\)](#); [Hurks, Kennedy:\(PEPCO\)](#); [Ellis, William R:\(PEPCO\)](#)
Subject: RE: [EXTERNAL]FW: PWPA comments re Brighton Substation STATCOM Expansion FCP F20250240 and MR 2025007
Date: Wednesday, January 29, 2025 11:57:54 AM
Attachments: [image001.png](#)

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Hi, Mr. Chamberlin.

Thanks so much for your email, and for your continued service to the region. Pepco remains committed to the sustainability of the environmental footprint of Maryland and we know how critical the work you all do is to that effort.

I want you to know that we agree with you and that we are prepared to replant native trees, barring any supply issues. As you may or may not know, we worked very hard to remove as minimal a number of tree footprint as possible at this site. We are going to replant the trees that we do need to remove, as well as agree to enter into an easement on the remaining acreage effectively protecting the rest of the trees on the property.

You mention replanting “along the boundaries of abutting property owners” in your note below; I would certainly be more than happy to have this conversation with the local property owners, as I would note that we would need their consent given that the nearest resident is 1300 square feet from the substation and not within our property rights.

All in all, I want to assure you that we are absolutely on the same page and appreciate your comments. Please do let me know if you have any other suggestions, and please do keep in touch with me.

Thanks again,

Danielle

Danielle N. Freedman
Manager, Governmental and External Affairs
dfreedman@pepco.com



exeloncorp.com

From: Donald E. Chamberlin <dechamb@verizon.net>

Sent: Friday, January 24, 2025 10:10 AM

To: mcp-chair@mncppc-mc.org; Beall, Mark - M-NCPPC Upcounty Planner, Zoning etc <mark.beall@montgomeryplanning.org>

Cc: Putman, Jim <jputman2727@gmail.com>; Faustini, Lou <lou@faustini.com>; Betz, Lisa R. <lbetz@Dewberry.com>; phillip.kassir@exeloncorp.com; Ryan McNally <ryanmcnally80@gmail.com>; Thornton, Kate <katethornton44@gmail.com>

Subject: PWPA comments re Brighton Substation STATCOM Expansion FCP F20250240 and MR 2025007

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Regards,

Donald E. Chamberlin, Representative

Patuxent Watershed Protective Association

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