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**Re: Pepco Norbeck Substation Plan F20250280**

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**From** Stamets, Molly <Molly.Stamets@montgomeryplanning.org>

**Date** Wed 6/18/2025 12:54 PM

**To** [REDACTED]

No problem. Have a great day!

Best,

**Molly Stamets**

**Zoning, Public Projects and Ag Initiatives Section**

**Environmental Planner I | Upcounty Division**

Montgomery County Planning Department

2425 Reedy Drive, 13<sup>th</sup> Floor, Wheaton, MD 20902

[Molly.Stamets@montgomeryplanning.org](mailto:Molly.Stamets@montgomeryplanning.org)

o: 301.495.2108

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**From:** [REDACTED]

**Sent:** Wednesday, June 18, 2025 12:48 PM

**To:** Stamets, Molly <Molly.Stamets@montgomeryplanning.org>

**Subject:** Re: Pepco Norbeck Substation Plan F20250280

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

Thank you Molly for the update.

Sent from my iPhone

On Jun 17, 2025, at 4:03 PM, Stamets, Molly <Molly.Stamets@montgomeryplanning.org> wrote:

Good afternoon, Patrick,

I hope you are doing well today.

I am reaching out regarding your previous inquiry to Josh Penn about the board hearing date for the above-stated plan. Currently, the board date for this plan is set for July 10th. We are required to send out noticing for the board hearings at least 10 days prior to the board hearing date, so you should be receiving notification between now and then.

Additionally, I wanted to let you know that the Forest Conservation Plan has been revised, so that now a total of 36.80 acres of forest on the property will be retained and placed into a Category I conservation easement. This meets the required amount of forest to be placed in a category I

easement, and they will not have to do any replanting offsite as they will satisfy Forest Conservation requirements onsite.

Please feel free to reach out with any further questions.

Best,

**Molly Stamets**

**Zoning, Public Projects and Ag Initiatives Section**

**Environmental Planner I | Upcounty Division**

Montgomery County Planning Department

2425 Reedy Drive, 13<sup>th</sup> Floor, Wheaton, MD 20902

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**FW: Pepco Norbeck Substation Forest Conservation Plan**

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**From** Penn, Joshua <joshua.penn@montgomeryplanning.org>  
**Date** Wed 6/11/2025 8:36 AM  
**To** Stamets, Molly <Molly.Stamets@montgomeryplanning.org>

Public inquiry about Pepco Norbeck

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**From:** [REDACTED]  
**Sent:** Wednesday, June 11, 2025 8:32 AM  
**To:** Penn, Joshua <joshua.penn@montgomeryplanning.org>  
**Subject:** RE: Pepco Norbeck Substation Forest Conservation Plan

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

Hello Joshua – I've not seen any further notices regarding a hearing. Can you tell me where things stand?

Thanks,  
Patrick

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**From:** Penn, Joshua <[joshua.penn@montgomeryplanning.org](mailto:joshua.penn@montgomeryplanning.org)>  
**Sent:** Monday, April 21, 2025 2:32 PM  
**To:** [REDACTED]  
**Subject:** RE: Pepco Norbeck Substation Forest Conservation Plan

Good Afternoon,  
The short answer is there are easements and expansion conflicts that prevent them from retaining the full amount previously shown, any amount not met onsite will be mitigated offsite.

The hearing has not been scheduled yet.

**Joshua Penn**  
Zoning, Public Projects and Ag Initiatives Section  
Planner III | Upcounty Division

Montgomery County Planning Department  
2425 Reedy Drive, 13<sup>th</sup> Floor, Wheaton, MD 20902  
[Joshua.Penn@montgomeryplanning.org](mailto:Joshua.Penn@montgomeryplanning.org)  
o: 301.495.4546

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**From:** [REDACTED]  
**Sent:** Monday, April 21, 2025 2:22 PM

**To:** Penn, Joshua <[joshua.penn@montgomeryplanning.org](mailto:joshua.penn@montgomeryplanning.org)>

**Subject:** Pepco Norbeck Substation Forest Conservation Plan

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

Hello Joshua,

You and I spoke last week regarding the Pepco Norbeck Substation Forest Conservation Plan. I do have an additional question. The original plan identified 36.8 acres to be retained but the new plan identifies 29.27 acres. Can you tell me what happened to the 7.53 acres that are no longer part of the plan? Is any existing forest being excluded from the plan?

Am I correct in assuming that since I've not yet received any written notice of the hearing date that the hearing will not be taking place on 4/24 as tentatively indicated in the original 2/25 hearing notice?

Thank you,

[REDACTED]

3635 Martins Dairy Circle