

**AFFIDAVIT OF COMMUNITY MEETING**

I hereby certify that a community meeting was held virtually on March 26, 2025 at 7:00 pm through the Zoom Meeting platform, with an optional dial-in number, in advance of the filing of the Preliminary Plan Amendment (Application No. 11998004C), Site Plan Amendment (Application No. 81998037A), and a new Site Plan application for the Seneca Meadows project for the development of Lot 12 and Parcel L, Block A, along Seneca Meadows Parkway in Germantown, Maryland. The presentation slides were posted for public access on March 21<sup>st</sup>.

I solemnly affirm that notice was properly given and the said community meeting was held in accordance with the Zoning Ordinance requirements and development procedures, as modified by the Planning Department for virtual community meetings in response to the COVID-19 public health emergency.

Elizabeth Rogers  
Signature

04/01/2025  
Date

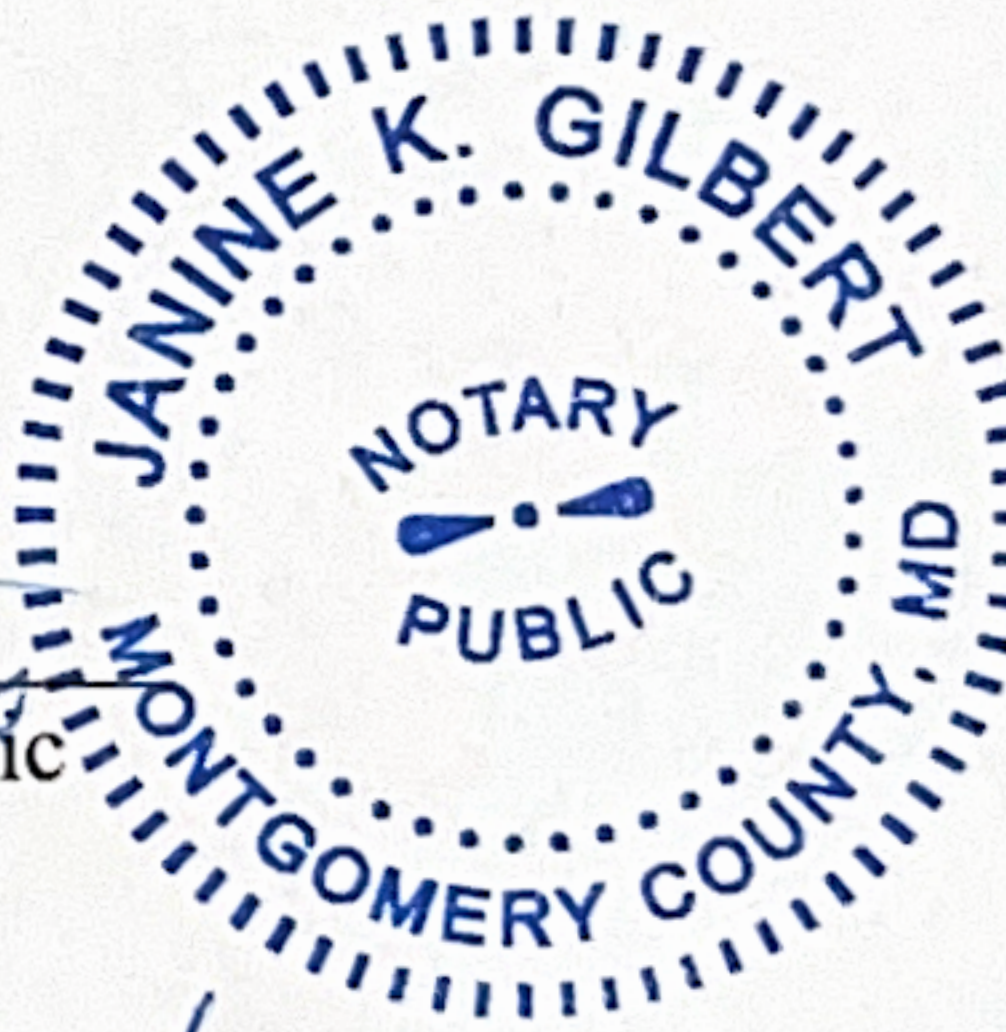
Elizabeth C. Rogers  
Print Name

Attorney for the Applicant  
Title

Sworn and subscribed to before me this 1<sup>st</sup> day of April, 2025

[Signature]  
Signature of Notary Public

Janine Gilbert  
Printed Name of Notary Public



My Commission Expires: 7-19-20



**Pre-Submission Community Meeting Minutes**  
**Pulte Seneca Meadows**  
**Preliminary Plan Amendment and Site Plan Amendment**  
**March 26, 2025**

The pre-submission community meeting was held virtually through the Zoom meeting platform, with an optional dial-in number for those not joining online, on Wednesday March 26, 2024. The meeting commenced at 7:05 PM.

The following representatives of the development team attended the meeting:

Howard Katz	Pulte Group
Bobby Varner	Pulte Group
Mike Goodman	VIKA
Eric Schlatter	VIKA
Katie Wagner	Gorove Slade
Steve Robins	Lerch, Early & Brewer, Chtd.
Elizabeth Rogers	Lerch, Early & Brewer, Chtd.

One community member attended the meeting. At the beginning of the meeting, attendee was encouraged to sign-in on the virtual sign-in sheet. Please refer to the attached sign-in sheet for their contact information.

Mr. Robins welcomed attendees, introduced the development team, and provided an overview regarding the purpose of the meeting. He gave an overview of the Property zoning, proposed development and timing for the application filing. Next, Mr. Goodman then gave an overview of the Property location, and the overall Seneca Meadow's development within which the Project will be located. Next he described the proposed layout, highlighting the proposed open space, vehicular circulation, and orientation of the units. Next, Mr. Katz described the building architecture for both the rear load and front loaded units.

At the conclusion of the meeting, the attendees were invited to ask questions and provide comments. The participant indicated that he had no questions but that the presentation was very informative.

The meeting ended at 7:22 PM.

**Elizabeth C. Rogers**  
Attorney  
301-841-3845  
[ecrogers@lerchearly.com](mailto:ecrogers@lerchearly.com)

March 11, 2025

RE: Seneca Meadows Pre-Submittal Community Meeting  
Preliminary Plan Amendment Application No. 11998004C and Site Plan  
81998037A/82025XXXX, and Forest Conservation Plan F2025XXXX

Dear Neighbor:

On behalf of PulteGroup, Inc. (the "Applicant"), we cordially invite you to attend a virtual meeting to review plans for the proposed development of Lot 12 and Parcel L, Block A, located along Seneca Meadows Parkway in Germantown, Maryland (the "Property"). The Property is currently zoned CR-2.0 C-1.75 R-0.75 H-145 T and located within the Germantown Transit Mixed Use Overlay (but is being developed under the prior TMX-2 Zone). The Property has a net lot area of approximately 6.13 acres, including the area for future dedication on Parcel L that is no longer needed for right-of-way. The Applicant will be submitting an amendment to the approved Preliminary Plan and a concurrent Site Plan and Forest Conservation Plan Amendment to accommodate the development of the Property with up to 80 townhouse units (collectively, the "Application").

In compliance with the County's Zoning Ordinance, this pre-submittal community meeting will be held to share our plans with you and give you an opportunity to provide input. At this meeting, the Applicant will discuss the proposal and answer any questions. The virtual meeting details are as follows:

**Date/Time:** Wednesday, March 26th at 7:00 PM<sup>1</sup>

**Virtual Location:** <https://bit.ly/3QIAQpe>

**Dial In:** 301-715-8592 **Meeting ID:** 882 5680 7129 **Passcode:** 021158

**Presentation slides available:** on March 21st at <https://bit.ly/3QFGY1J>

*Comments can be made during the meeting via noted methods, or submitted by e-mail to [ecrogers@lerchearly.com](mailto:ecrogers@lerchearly.com) outside the meeting. Please note that if your computer does not have a microphone and you would like to provide comments during the meeting, you will need to use the call-in number provided above or through the Zoom Meeting comment box.*

The Applicant will be filing the Applications with the Maryland-National Capital Park and Planning Commission ("M-NCPPC") shortly after the meeting. For more information about the development review process, please contact M-NCPPC at 301-495-4610 or visit their website at [www.montgomeryplanning.org](http://www.montgomeryplanning.org).

Because this meeting will be held virtually, we are asking you to provide your name and complete contact information for inclusion on the meeting attendee list at <https://bit.ly/4h1RwTG>. If you would like to be added to the mailing list for future project updates, please make that selection when completing your information. The link to provide your contact information will remain available until noon on March 27th. We look forward to meeting with you (virtually) on March 26th.

Sincerely,



Elizabeth Rogers (Attorney for the Applicant)

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<sup>1</sup> You may join the meeting from your computer, tablet or smartphone. You may also dial in using just your phone.