

From: [Nancy Valentine](#)
To: [MCP-Chair](#)
Cc: [Sorrento, Christina](#); [Kaye, Josh](#); [Peck, Stephen](#); [Stephen Crum](#); [Frank Johnson](#)
Subject: Written Testimony; January 8, 2026; Forest Conservation Plan; Amendment F20250780
Date: Monday, January 5, 2026 11:46:08 AM
Attachments: [Outlook-ev1xci4l.png](#)
[Outlook-ykvi0q5w.png](#)
[Outlook-wqqcok1k.png](#)
[Outlook-zonheteoy.png](#)
[Scan 20260105.pdf](#)
Importance: High

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

Mr. Harris, et.al., Please find attached my written testimony for the hearing on January 8, 2026, regarding the Forest Conservation Plan Amendment No. F20260780.

Thank you very much!



Nancy Valentine Harper
**Nancy Valentine Harper,
Ed.D.**

National 4-H Program Leader,
National Institute of Food &
Agriculture, U.S. Department of
Agriculture (Ret.)

Extension Associate Professor
Emerita

Contact:

Fairmont State University Alumna

O) 301-879-3024
C) 301-466-7554

**Nancy Harper Written Testimony
Montgomery County Planning Board
Hearing January 8, 2025
Forest Conservation Plan Amendment No. F20250780
Good Hope Estates, Lot 38, Block BB**

To: Chairman Harris, Montgomery County Planning Board, and Montgomery County Planning Staff. I would like to thank the Montgomery County Planning Staff, Stephen Peck, Josh Kaye, and Christina Sorrento for their work in compiling a comprehensive report on this issue and their recommendation for approval. I also appreciate the opportunity to present verbal and written testimony before the Planning Board regarding an alleged conservation easement violation on the property. Further, I would like to acknowledge the professional firm of MHG in the development and presentation of the Proposed Plan and Exhibit to move the boundary lines of the conservation easement on the property.

I am Nancy Harper, the current owner of the impacted property at 1112 Mc Neil Lane, Silver Spring, MD. My late husband, David Harper, and I purchased the property in 2002. Neither the former landowner, who also developed the land into three parcels and built the house on Lot 38, nor the realtor, nor the title company disclosed anything (verbally, in writing, with drawings, with engineering renderings, or any other method) about a conservation easement that covered about three-fourths of the yard area sown in grass behind the house.

At best this was an unethical transaction, at worst, an illegal one. I believe the non-disclosure from all parties may have been intentional as we would assuredly not have purchased the property if we had known about these encumbrances.

We had never dealt with any real estate transaction even remotely connected to a conservation easement. So, in addition to being uninformed about an easement in the back yard, we were also ignorant about the purposes and restrictions regarding them.

It has become painfully clear that neither the former landowner/developer, realtor, title company, nor Montgomery County officials, fulfilled their obligations, enforcement, and/or oversite regarding this issue 24 years ago. Now, as a 75-year-old retired widow on a fixed income, I am bearing the financial, psychological, and emotional stress to attempt to correct a problem that I did not create or even know was a problem or violation.

The area we are seeking to reconfigure by moving the conservation easement boundaries was planted in grass when the house was purchased and has remained in grass ever since. There were NEVER any trees or other natural growth in this area, so nothing was ever cleared or removed. So, on page 8 of the Planning Staff Report, it is inaccurate to say, (quote) "Additional Forest Clearing..." (end quote). Rest assured there was no forest clearing after we purchased the property. When we purchased the property there were never any trees or foliage in that area.

In addition, with a stone retaining wall and house boarding one side of the backyard, and a 3 ft. steep drop off from the grassy area into the forest area below, it formed a natural visual image of that entire area being a yard. There was no reason to suspect otherwise.

It was a complete shock to learn about three-fourths of the back yard was a conservation easement area. I can assure you, without a doubt, that any alleged violations were not intentional.

On page 10 the report states, (quote) "The Amendment preserves the existing forest edge within the forest conservation easement..." (end quote) and, on page 12, (quote) "The amendment balances the need for useable backyard space with the requirements to save and protect sensitive forested stream buffer (end quote)." Further, on page 14 it states, (quote) "...property improvements ... inadvertently caused significant impact to the forest edge, but not to 0.54 acres of forest that currently exists (end quote)." My response: "Since this is the case, it begs the question as to why the size and location of the easement was placed on the property to begin with."

If the land were subdivided and the house built today, engineering professionals have said there would likely NOT be a conservation easement of the existing size and location that is a major deterrent to the use of the property.

On page 14, the report states (quote)" Staff appreciates that the Applicant, the original owner of the home, may not have known the exact boundary of the forest conservation easement because it was not marked with posts or signage... (end quote)"

My response: Not being marked with posts or signage was, and is not, the problem. The previous owner/developer disclosed that the wooded area was in a conservation easement, and nothing could be built on it and/or the land disturbed. Those requirements have been-honored. The problem is that no part of the grassy area that was presumed to be yard was ever mentioned verbally or presented in writing as being in a conservation easement.

Additionally, on page 14 of the report it indicates... (quote)" The 4:1 mitigation rate is a higher than the normal mitigation rate since this is a violation case... (end quote)."

The total cost of this Amendment is estimated to be over \$80,000.00 if all the conditions in the Planning Staff Report remain in place. Unlike a land developer who can include extra costs in selling land and/or houses, there is no way for an individual homeowner to recoup any of these costs. It is a huge financial burden that is extremely difficult to meet, particularly since this situation is not something that could have been known in advance or planned for. In our society, and in many cases, the punishment fits the 'crime.' In this case, the punishment far exceeds the alleged violation.

As a common citizen homeowner with no training or background in academic areas such as civil engineering, land surveying, landscape architecture, and/or land planning, the process to develop the proposed Amended Plan and additional Exhibit was very convoluted, confusing, and stressful. As verbal and written comments between representatives from the Montgomery County Planning Staff and MHG evolved, the proposed remediation requirements and costs changed often. Certainly, the process for a homeowner could be much simpler and cost effective.

Examples of the multiple changes are:

- the first plan only proposed planting two trees.
- the second suggestion was made to plant 11 trees on the property and reduce the off-site ratio to 3:1. However, no mention was made about the cost of about \$10,000 in bond that would be held for 5 years, costs by MHG to locate where the trees should be planted, the cost of the trees, and the cost of a professional landscaping company to plant them.
- when it was decided not to plant the 11 trees because that approach was deemed to be financially excessive and would tie up personal money for 5 years, the third proposal was to build a split rail fence along the tree line of the proposed new conservation easement, with no proposal to plant any trees.
- It seems that planting eleven trees and constructing a split rail fence are mutually exclusive and serve different purposes. So, it is very confusing to try to understand this new proposed remediation effort. Signs were also proposed to delineate the conservation easement boundary along the tree line.
- the fourth proposal was issued after the easement lines were first staked by MHG. It was anticipated their original markers would remove the conservation easement entirely from the grassy yard area. After staking the proposed conservation boundary easement, it was evident there was a narrow strip of yard still in the easement. To make it abundantly clear what lies within the proposed revised conservation easement, MHG was asked to resurvey the back yard and move the conservation easement boundary entirely off the grassy yard area and into the existing tree line of the forest area below which will remain in the conservation easement. There was NEVER a fence mentioned or suggested until about the third round of communication.
- MHG has re-surveyed the yard area and is recommending approximately 2,870 additional sq. ft. be removed from the original 3,894 sq. ft. as indicated in the original Conservation Easement Plan. This request and information are presented in the "Additional Conservation Easement Reduction Exhibit." This will remove the easement entirely off the yard and into the forest where it should have been in the beginning. This will result in a noticeably clear line between the forest easement and non-encumbered yard area.

In conclusion, it feels like I am being asked to pay to **1) reclaim the back yard that was assumed to have been sold with the initial purchase of the property, 2) pay to plant trees that were never there to begin with, and 3) build a fence for an unknown purpose that can be remedied by signs instead.** After all this stress and expense, the primary thing that will be accomplished personally is to have the back yard serve as an unencumbered yard as it should have been when the property was purchased.

In this case, although no willful crime was committed, and as previously referenced, it is estimated to cost over \$80,000.00 to satisfy the conditions currently in the Planning Staff Report. This is a particularly exorbitant amount of money for an individual homeowner to pay.

I humbly and respectfully ask for consideration of the following:

- Reduced tree planting mitigation: Since the report indicates the mitigation rate of 4:1 is higher than normal, and the land in question has never had trees on it, I request the mitigation rate for planting trees off-site be reduced from 4:1 to 2:1.
- Mark the new conservation easement boundary line with signage but not a split rail fence: With the Montgomery County Board approved re-drawn conservation easement boundaries, there is a clear demarcation between the grassy yard area (that, if approved, will now be taken out of the conservation easement) and the edge of the forest which will remain a conservation easement. As the homeowner Applicant, it is abundantly clear where the conservation boundaries will be and certify I will not violate anything inside or outside those boundaries. When the house is sold, new owners will be given drawings and documents to sign that they know where the conservation easement boundaries are located and the laws they must follow.

In addition, according to page 7 of the Planning Staff report, the property at 1112 McNeil Lane is (quote) “bound to the northeast by the Upper Paint Branch Stream Valley Park (end quote).” One side of the park runs along McNeil Lane for about two-tenths of a mile. There is no fence that marks the boundary of this park. There is only one small sign that indicates things such as “no dumping.”

My response: Therefore, it seems that posted signs designating the conservation easement on the 1112 McNeil Lane property will suffice rather than the cost (about \$7,500.00) of building a split rail fence as proposed by the Planning Staff.

- Approve the Original Plan removal of 3,894 sq. ft. of the yard from the conservation easement and the additional removal of 2,870 sq. ft. from the yard area (see Additional Conservation Easement Reduction Exhibit) so that the conservation easement will be totally removed from the grassy yard area that has been in place for 24 years and create a clear demarcation between the yard and forest conservation area.

- Eliminate the proposal to plant two trees on the property so that personal money is not tied up for 5 years.
- Approve the requests for modification or elimination of the conditions in the Planning Staff Report as presented by the Applicant and MHG.

Thank you very much for your time and consideration.

Sincerely,

Nancy Valentine Harper

Nancy Valentine Harper, Ed.D.
Applicant

From: [David Dunmire](#)
To: [MCP-Chair](#)
Subject: Testimony
Date: Tuesday, January 6, 2026 10:13:26 AM
Attachments: [EOPB Ltr to MCPB 2026.01.06 FINAL.pages.pdf](#)

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

I am submitting testimony for Item 8 on January 9, 2026, which is attached. I have registered to testify in person.
David



Eyes of Paint Branch

Grassroots Conservation, Education, and Action for the Paint Branch and its Watershed

January 6, 2026

Mr. Artie Harris, Chair
Montgomery County Planning Board
2425 Reedie Drive, Floor 13
Wheaton, MD 20902
(via e-mail to: MCP-Chair@mncppc-mc.org)

Dear Chair Harris,

We are writing in regard to Item 8 on The Planning Board's Agenda for January 8. Eyes of Paint Branch opposes the proposed Forest Conservation Plan Amendment (F20250780) at 1112 McNeil Lane in Cloverly for the following reasons:

1. The proposed FCP Amendment and conditions do not adequately take into account the uniqueness of the upper Paint Branch.

The upper Paint Branch is defined as being roughly the watershed upstream of Fairland Road. This area is well known for its high water and habitat quality, evidenced by large numbers of individuals and variety of species of plants and animals that live there. This widespread diversity and natural beauty are atypical and consequently highly valued by many. The upper Paint Branch has a long history of environmental protection:

1974 – Paint Branch and all its tributaries upstream of the Capital Beltway were officially designated “Use III,” or Natural Trout Waters (i.e., able to support the propagation and survival of natural trout populations and their associated food organisms), by the state of Maryland

1980 – The Maryland Department of Natural Resources, in cooperation with Trout Unlimited, designated the Paint Branch watershed upstream of Fairland Road as a “Special Trout Management Area.” These regulations aimed at maximizing protection while maintaining recreational fishing.

1981 – *The 1981 Eastern Montgomery County Master Plan* placed major emphasis on watershed protection. Watershed management, the brown trout fishery, and water supply and distribution systems are the subjects of the first three of seven “major environmental issues” identified. The plan includes provisions to protect headwaters, especially sensitive spawning tributaries from development by down-zoning, stream valley acquisition, and imperviousness limits.

1987 – *Second Anacostia Watershed Restoration Agreement* signed creating a new partnership including Montgomery and Prince George’s Counties, and calling for an Anacostia Watershed Restoration Committee to protect and restore the water quality, ecological integrity, wetlands and forest cover of the Anacostia River System.

1991 – *A Commitment to Restore Our Home River: A Six-Point Action Plan to Restore the Anacostia River* adopted with specific goals and strategies for restoring the Anacostia River system by the turn of the 21st century.

1995 – M-NCPPC releases the *Upper Paint Branch Watershed Planning Study Technical Report*, summarizing the work of the Upper Paint Branch Technical Working Group, a team of State and County environmental regulatory and resource management professionals.

1995 – Montgomery County Council designates the entire Paint Branch watershed above Fairland road as the Upper Paint Branch Special Protection Area, requiring water quality plans for new development and limiting impervious surface area

1996 – *The Limited Amendment to Master Plan for Expanded Park Acquisition for Resource Management and Protection of the Paint Branch Watershed* approved and adopted. Since then more than 350 acres of new parkland have been added to the upper Paint Branch with the explicit purpose of protecting high value and particularly sensitive environmental features.

1997 – County Council creates an *Environmental Overlay Zone for the Upper Paint Branch Special Protection Area* to prohibit certain land uses that have the potential to cause environmental damage to the watershed, and to limit impervious surface area.

2002 - County Council and the Department of Environmental Protection jointly reconvenes the Upper Paint Branch Working Group to review recent impacts, identify problem areas, inventory parcels for acquisition, and advise on what steps can be taken to protect the Upper Paint Branch into the future

2006 - *Final Report of the Reconvened Upper Paint Branch Technical Working Group* released by County Council and DEP.

2007 - County Council reduces the impervious area cap in the SPA/EOZ from 10 percent to 8 percent in the Special Protection Area and Environmental Overlay Zone.

These are just the highlights of the protective measures put in place for the Paint Branch; the complete list is too long to list here. This level of investment by State and Local interests in the upper Paint Branch, shows that the upper Paint Branch is widely recognized as unique, and highly valued. Consequently, the restoration, remediation, and mitigation measures that are appropriate for parkland encroachment violations in the headwaters of the Paint Branch are above and beyond what would be done for most streams.

2. The proposed resolution does not adequately take into account the hydrological and ecological effects of the illegal activities at issue.

The Forest Conservation Plan Amendment (Sheet 3 of Attachment 8), shows a swath of erodible soils and steep slopes that runs through the entire property. The illegal sheds rest on poured concrete pads which are located in the midst of the erodible soils and steep slopes. The sheds and associated concrete constitute added impervious surface area which result in increased stormwater flows precisely where they would do the most harm. The impacts from these illegal actions have been ongoing for years, and the consequences are cumulative. Sheet 3 also shows that the 0.09-acre of Category 1 Conservation Easement that is recommended for release is within 35 feet of a wetland buffer, and 65 feet of a stream buffer (approximately). Removing this easement is not advisable and should be avoided if at all possible. The import of fill dirt, and the installation of the timber wall and sheds caused significant impact to the forest edge. The adjacent park property was apparently used by the Property Owner as a driveway for equipment access and storage. While this activity has reportedly stopped, the soils are disturbed and most

likely compacted. Consequently these areas are new impervious surface. A full accounting of imperviousness and appropriate mitigation relative to the 8 percent cap are required, as has been the case for other violations in the SPA/EOZ in the past.

3. The proposed resolution does not define appropriate mitigation or a mitigation site.

The amendment proposes offsite mitigation at a 4:1 planting ratio and permanent conservation easement boundary fencing at retained forest conservation easement edge. If no forest planting bank mitigation credits are available, mitigation is to be met by a fee in-lieu payment.

In general, increases in impervious surface area in close proximity to small streams, such as the two sheds on concrete slabs near the upper Left Fork tributary, result in impacts that are orders of magnitude larger than the mitigation provided by a like area of pervious reserve in an off-site upland area, even if it is within the same sub-watershed. Mitigation for highly valued features needs to be pertinent, valuable and benefit the impacted stream. There is no evidence that the proposed mitigation provides these characteristics. Further, mitigation by a fee-in-lieu payment is not acceptable.

4. The proposed resolution does not adequately address potential on-site mitigation.

The Staff Report and Attachments propose a split rail fence along the proposed forest easement boundary, presumably to limit encroachment. However, there is no mention of what on-site remediation actions, such as micro-stormwater management or infiltration, were considered, assessed or reviewed.

5. The proposed resolution would set a troubling precedent.

There are longstanding precedents in the upper Paint Branch for protections that exceed the norm, and for mitigation that actually benefit the impacted stream. Approving this FCP Amendment would set a precedent that could be used by other violators in attempts to avoid penalties. In other cases violators have had to pay fees, penalties and remediation actions in response to violations.

In summary, the proposed amendment with conditions is not consistent with the numerous longstanding measures to protect the Paint Branch headwaters. Releasing parkland so that illegal sheds can remain in place does not serve the long-term interests of the larger populace. The documented violations occurred long after the protective measures were well established and common knowledge. The proposed amendment with conditions is not consistent with previous decisions by M-NCPPC regarding other violations in the Special Protection Area/Environmental Overlay Zone. Consequently we ask that the Planning Board not approve this FCP Amendment. **A reasonable solution that is also environmentally sound can be found, but only if you require it.**

Sincerely,
David Dunmire, EOPB Action Chair

From: [Cloverly Civic Association](#)
To: [MCP-Chair](#)
Cc: [Peck, Stephen](#)
Subject: FOREST CONSERVATION PLAN AMENDMENT NO. F20250780 Planning Board Agenda Jan 8, 2026 Item 8
Date: Tuesday, January 6, 2026 12:33:27 PM

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

Thank you for the Stephen Peck full Staff Report and recommendations to the proposed mitigation. The Cloverly Civic Association is opposed to abandoning 0.09 acres of existing Category I Forest Conservation Easement. The position of the Civic Association is to protect the environment, the purpose of the Paint Branch Special Protection Area. Planting trees in another area of the SPA does not correct the problem caused by the violations. Had they requested the appropriate permits for the building and soil disturbance, the violations would not have occurred. The best solution would be to remove the buildings and correct the damage caused by the soil disturbance, off-site forest planting, and primarily not abandoning any of the Forest Conservation Plan(FCP). Other alternatives could be considered with not changing the FCP, such as mitigating the damage done by the violation by protecting the area with adequate protection devices (such as rain gardens) to offset the additional imperviousness and along with offset planting. Please include protection of the environment in your solution.

Quentin Remein
President Cloverly Civic Association

Silver Spring, Maryland 20905
Phone [REDACTED]
Email cloverlycivic@cloverly.net

From: [MCP-Chair](#)
To: [MCP-Chair](#)
Subject: FW: F20250780 amended FCP - PWPA questions and observations
Date: Tuesday, January 6, 2026 5:15:50 PM

From: Peck, Stephen <stephen.peck@montgomeryplanning.org>
Sent: Wednesday, December 24, 2025 4:49 PM
To: Donald E. Chamberlin <[REDACTED]>
Cc: Remein, Quent - President CCA <[REDACTED]>; Albornoz, Michele <[REDACTED]>; Putman, Jim <[REDACTED]>; Faustini, Lou <[REDACTED]>; Stamets, Molly <Molly.Stamets@montgomeryplanning.org>
Subject: Re: F20250780 amended FCP - PWPA questions and observations

Hi Mr. Chamberlin,

I am the lead reviewer on this FCP Amendment.

Your email will be added to the record.

The 2 AR likely refers to two red maples (*Acer rubrum*). Note these two trees are supplemental and are the only supplemental planting.

The offsite mitigation provided in Amendments exceeds what would be required by a FCP that is not in response to a violation. Typically you would see 2:1 offsite forest planting mitigation if there was no violation and in this case the mitigation offsite is doubled (4:1).

The Statement of Justification is the Applicant's statement and words. Planning Staff does not amend the Applicant's statement. The Applicant knows the sheds are not permitted and non-conforming.

If not already online, the full Staff Report and attachments will be available on the Planning boards website on December 26th.

At the moment this item is no.8 on the Planning Board's January 8th agenda.

I am on approved leave until Monday January 5th.

Happy holidays,

Sincerely,

Stephen Peck
Senior Forest Conservation Inspector
Environment and Climate Division
M-NCPPC Montgomery County Planning Department

From: Donald E. Chamberlin <[REDACTED]>
Sent: Wednesday, December 24, 2025 4:29 PM
To: Peck, Stephen <stephen.peck@montgomeryplanning.org>; Stamets, Molly <Molly.Stamets@montgomeryplanning.org>
Cc: Remein, Quent - President CCA <[REDACTED]>; Albornoz, Michele <[REDACTED]>; Putman, Jim <[REDACTED]>; Faustini, Lou <[REDACTED]>
Subject: F20250780 amended FCP - PWPA questions and observations

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

Mr. Peck, Ms. Stamets

We received the notice of the Planning Board Hearing in re the FCP amendments resulting from the previous violations at 1112 McNeil Lane in Cloverly, and reviewed the related documents in the DAIC.

We have the following questions and observations:

1. in 02-BFCP-F20250780-003.pdf V2, what does "AR" mean in the notation "2 of AR" for the two trees to be planted on the steep slope/highly erodible soil area of the FCP boundary?
2. in 09-CHKLST-F20250780.pdf, p.2 the Amendment Description says that:
 - o the applicant proposes to compensate for the deletion of the 0.09 acres of the Category 1 FCE by mitigation off-site at a 4:1 ratio. How does the proposed 4:1 ratio compare to an original ratio required for off-site mitigation? Planning Board Regulation 25-22 is not exactly clear regarding this requirement.
 - o what do the "on-site supplemental plantings" refer to beyond the 2 trees noted on Question 1 above?

3. In the Statement of Justification, paragraph 2, we recommend the following wording change: "...*Two sheds were initially illegally constructed in the conservation easement, and without regard to the side setback requirements,...*"
4. In the Statement of Justification, paragraph 3, we recommend the following wording changes to clarify exactly why this Amendment is being requested:
 - "...*The proposed Forest Conservation Plan Amendment compensates for the original failure to conform to the objectives of Chapter 22A...*" and
 - "*The Amended Forest Conservation Plan does not propose further disturbance...*"
5. The Statement of Justification needs to clearly explain why the sheds cannot be simply removed, thereby maintaining the existing Forest Conservation Area, and the Special Protection Area within it, and obviating the need for this Amendment. What are the sheds currently being used for - purely residential maintenance, or some other external business purpose? If the latter, then approval of this FCP amendment sets a bad precedent.

Regards,

Donald E. Chamberlin, Representative

Patuxent Watershed Protective Association

From: [MPC-Chat](#)
To: [Debra Gonski](#)
Subject: [F:20250780 Lot 36,Block "B" Good Hope Estates](#)
Date: [Tuesday, January 6, 2020 5:16:28 PM](#)

....Original Message----

From: Peck, Stephen
Sent: Tuesday, January 6, 2020 12:27 PM
To: Debra Gonski
Subject: RE: F:20250780 Lot 36,Block "B" Good Hope Estates

Good afternoon,

Thank you for contacting me. I apologize I was on leave until yesterday. I will send your email and this response to the Planning Board Chair's office

Attached is the link to the January 8, 2020 Planning Board agenda. Please note currently the hearing for this item is scheduled at item no. 9 on January 8th
<https://mail11.safelinks.protection.outlook.com/?url=http%3A%2F%2Fmontgomeryplanningboard.org%2Fagenda-item%2Fjanuary-08-2020%2F&data=05%7C02%7Cmcnp-chair%40mcnpco-mc.org%7C01%7C9ad6e4d4821fecc0b8-47119425%7C9061cfc24c4c1cbeff039bb8d05816%7C0%7C0%7C6.3903334588075926%7C121ukswon%7CTWfpbGzb58tceyFfXbDfU1baGkOnRyfCldldUjjoyQ%3D%3D%7C0%7C%7C&sdata=8YYlv8uOZGmYYN4PChmJu3U1TTSmhuV%3%2F%7C6fE%3D&reserved=0>

Here is a link to the posted staff report and staff report attachments

<https://mail11.safelinks.protection.outlook.com/?url=http%3A%2F%2Fmontgomeryplanningboard.org%2Fwp-content%2Fuploads%2F2025%2F1%2F20250780-Staff-Report.pdf&data=05%7C02%7Cmcnp-chair%40mcnpco-mc.org%7C01%7C9ad6e4d4821fecc0b8-47119425%7C9061cfc24c4c1cbeff039bb8d05816%7C0%7C0%7C6.390333458808114%7C121ukswon%7CTWfpbGzb58tceyFfXbDfU1baGkOnRyfCldldUjjoyQ%3D%3D%7C0%7C%7C&sdata=4aJKOYD-Bz9BhwZNXB8unT0fH0BacCS%AA%2BPar%2BbC0%7D&reserved=0>

<https://mail11.safelinks.protection.outlook.com/?url=http%3A%2F%2Fmontgomeryplanningboard.org%2Fwp-content%2Fuploads%2F2025%2F1%2F20250780-Attachments.pdf&data=05%7C02%7Cmcnp-chair%40mcnpco-mc.org%7C01%7C9ad6e4d4821fecc0b8-47119425%7C9061cfc24c4c1cbeff039bb8d05816%7C0%7C0%7C6.39033345880814%7C121ukswon%7CTWfpbGzb58tceyFfXbDfU1baGkOnRyfCldldUjjoyQ%3D%3D%7C0%7C%7C&sdata=0nKwAXle8wB19c2yGAtdGJppT2Rk%7F2FDcrg9O%7D&reserved=0>

The proposal for the Planning Board's consideration is to release 0.09 acres of forest conservation easement that has been moved and maintained with sheds for years and mitigate offsite with 0.36 acres of forest planting provided offsite. If approved, the offsite planting would mostly be satisfied with a fee in lieu payment which would be used by the ReForest Montgomery team to plant trees in Montgomery County. ReForest Montgomery has projects occurring throughout Montgomery County including at the Cloverly Local Park which (like the subject property) is within the Upper Paint Branch watershed

Stephanie Gonski

Senior Forest Conservation Inspector
ISA Certified Arborist, MA-4672A
Montgomery County Government
Environment and Climate Division
2425 Recid Drive, 13th Floor, Wheaton, MD 20902 Stephen.Peck@montgomeryplanning.org
o: 301-495-4564 | c: 240-638-6601

....Original Message----

From: Debra Gonski [\[REDACTED\]@M](#)
Sent: Saturday, December 28, 2019 11:41 AM
To: Peck, Stephen <stephen.peck@montgomeryplanning.org>
Subject: F:20250780 Lot 36,Block "B" Good Hope Estates

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

Hello Mr. Peck,

Attached is the notice about a change to abandon 0.09 acre of forest on site that I received in my capacity as the President of the Stonegate Citizens Association. Could you please add me as a person of record and send me some more information as it seems we will lose forest and somewhere else will gain it

Thank you,

Debra Gonski

President of the Stonegate Citizens Association