

**From:** [Elaine Sullivan](#)  
**To:** [MCP-Chair](#)  
**Subject:** RE: Townhome development Observation DR.  
**Date:** Tuesday, December 16, 2025 8:18:34 PM

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Good Morning,

I am writing to oppose this development of Townhomes. I live in Amber Ridge Community off Shakespeare Blvd. Between Frederick road and Observation Drive. I have lived here since December of 1998.

This is already a very busy community with two shopping centers that includes a WalMart, Home Depot and Wegmans. It is on the bus line that brings many people to the area to shop, travelers in automobiles and senior community busses arrive in droves daily. The roads cannot handle the increased traffic a large Town Home community would bring.

Years ago, I wrote to the traffic planning board and managed to get a traffic light installed at the intersection of Observation Drive and Shakespear Blvd. due to safety issues and automobile accidents. Several year's ago I wrote to them again to change the right turn on red sign to no right turn on red at this intersection. Pedestrians could not safely cross Observation Drive due to the traffic. When the walk sign was on cars were also turning right on red. At my request the traffic planning board is presently investigating the intersection of Shakespear Blvd. and Amber Ridge Drive. Previously, they agreed to a proposed four way traffic light. This was not feasible as it butts to the community of Amber Ridge and they would need to share the cost. I asked them to consider blinking stop signs and they are in the process of investigating this option. There have been accidents at this intersection as well. People from the surrounding communities and the busses have a very dangerous and difficult time crossing the street.

I oppose the development of this large Town Home community as it would not be in the best interest of the community. I propose that the original plan for this area stand.  
Job creation for Germantown residents should be a priority and would be in the best interest of the surrounding community.

Best Regards,  
Elaine Sullivan  
Peace