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Testimony on the Pulte Development Plan " Creekside at Cabin Branch"

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Testimony of Julius Cinque**Montgomery County Planning Board Hearing****on the "Creekside at Cabin Branch" proposed site****plan****Thursday, September 9, 2021**

My name is Jay Cinque, I have lived with my wife Anne and our family at [22300 Slidell Rd, Boyds, Md](#) since 1973. This location is approximately one mile from the Ten Mile Creek ford crossing on Old Baltimore Rd. I have previously served as President of the Boyds Civic Association, the Sugarloaf Citizens Association and the Friends of Ten Mile Creek and was actively involved along with many of my fellow neighbors and wife in the drafting of the 1994 Clarksburg Master Plan and the 2014 Ten Mile Creek Master Plan Amendment.

Today I express my strong opposition to the proposed Pulte development plan which has failed to comply with the clearly stated 6% limit on impervious cover for the most sensitive areas of Ten Mile Creek as set down in the Ten Mile Creek Amended Master Plan.

We are not talking about "ratcheting down the imperviousness requirements" but rather asking for the enforcement of the 6% cap on imperviousness, established for the most sensitive areas (LSTM 110 and LSTM 111), in the Ten Mile Creek Limited Master Plan Amendment.

Throughout the numerous community meetings, county council meetings and meeting here with Park and Planning there was always the common understanding that the most sensitive areas required and would be given "exceptional protection". The proposed Pulte development plan as currently written increases their existing impervious cover from 1.6% to 6.9% in LSTM 110 and from 1.2% to 12.8% in LSTM 111. This will have a significant and devastating effect on the most sensitive areas of Ten Mile Creek and must not be approved.

