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Creekside at Cabin Branch (site plan 820200160), 9/9/2021

'M Schoenbaum' via FoTMC Board <fotmcboard@mocoalliance.org>

Tue, Sep 7, 2021 at 2:35 PM

Reply-To: M Schoenbaum <mwschoenbaum@yahoo.com>

To: "mcp-chair@mncppc-mc.org" <mcp-chair@mncppc-mc.org>

Cc: Elena Shuvalov <shuvalove@yahoo.com>, Maggie Bartlett <specialtimesphotography@ymail.com>, Dan Seamans <danseamans123@gmail.com>

Dear Montgomery Planning Board Commissioners,

The Boyds Civic Association asks you to reject the site plan application for "Creekside at Cabin Branch" (site plan 820200160).

First, the site plan application violates the 2014 Ten Mile Creek Area Limited Master Plan Amendment, which we supported. The calculated impervious surface area in the site plan application exceeds the 6% cap in two sub-watersheds, and the actual impervious surface area will be even greater because the calculations do not include roads and other public infrastructure. Therefore, this site plan application does not conform to the master plan, and the project will degrade the water quality in Ten Mile Creek.

Second, the project will degrade the water quality in Little Seneca Lake, which is a vital drinking water resource for almost 2 million people. Last month, in response to an inquiry from State Senator Brian Feldman, WSSC indicated its intention to buy a nine-acre historic property bordering Little Seneca Lake "to create buffers around our drinking water supplies to protect them from development. Purchasing properties around drinking water supplies helps enhance water quality by preventing sediment erosion and pollutants from entering these reservoirs." If a nine-acre un-subdividable property with one 140-year-old house can threaten the water quality in the lake, just imagine what 326 new houses on 90 acres will do.

Montgomery County residents contribute their time and energy to the master plan process in the belief that the master plans actually mean what they say. This site plan application violates both the spirit and the letter of the Ten Mile Creek master plan. What message will you send to the residents of Montgomery County, if you vote to approve it?

Sincerely,

Miriam Schoenbaum
President, Boyds Civic Association
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