

From: [Domenick Sicilia](#)  
To: [Planning and zoning](#)  
Subject: re : B277868 October 23, 2025 - Bogla Engineering  
Date: Wednesday, October 15, 2025 2:58:20 PM

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[EXTERNAL EMAIL]

**10/10/2025**

**To whom it may concern.**

**My name is Domenick Sicilia and my wife (Karen) and I own 12430 Creagerstown Road in Creagerstown MD and Tract 2 (9 acres), 12416 Creagerstown Rd. Our property butts up to the parcel of land (Tract 5, 12416 Creagerstown Rd) where Lightpath would like to develop its business.**

**We are writing to inform you that we are against the Lightpath project (data center) that is being proposed on the Old Frederick Road (Tract 5 in Creagerstown MD0) for the following reasons.**

## **How These Buildings Impact Nearby Neighborhoods**

Why are people against data centers? One of the public's biggest complaints is noise - many don't realize how loud these buildings are until they live next to one. Other common concerns include resource usage, greenhouse gas emissions, traffic congestion, and potential pollution.

### **Water Drainage**

Cooling a massive warehouse packed to the brim with servers, routers, storage systems, and processors takes a lot of water. Research shows one large data center can use up between 1 million and 5 million gallons of water daily - which is enough to supply a town of 10,000-50,000 people.

### **Noise Pollution**

Many data centers have on-site generators. Their cooling systems - essential for keeping hardware operational - contain intake and exhaust fans, which are objectionably loud. They produce between 55 and 85 dB typically. The noise is even more noticeable in rural areas where massive, nondescript buildings replace spaces that used to be forests or farmland.

Are data centers noisy at night? Most are since they run around the clock. Even if their volume doesn't increase after hours, their loudness is more noticeable when it gets quiet. People often describe the noise as a buzzing, tinny whining or low-pitched roar. Even 60 dB - the low end of the typical spectrum - sounds like overlapping conversations or background music.

## Power Depletion

Do data centers use a lot of energy? They are among the most energy-intensive buildings in existence, consuming up to 50 times more power than standard offices. Although some have on-site power sources - diesel generators are a common choice - many rely on the local electrical infrastructure.

## The Implications of Having a Data Center Nearby

Many people are concerned about having a structure that constantly produces 55-85 dB in their backyards - and for good reason. How loud is a data center? While 60 dB is equivalent to conversation, 70 dB seems as loud as a packed business, and 80 dB sounds as loud as a police siren or power tools. At 85 dB and *above*, hearing loss occurs.

There is also concern about intense resource usage. In Maryland, a proposed 70-mile power line that would cut across the state recently angered residents. While environmental advocates and homeowners have vehemently opposed the \$424 million project on the grounds of ecosystem and property preservation, it could be up and running as early as 2027.

The health of local communities and ecosystems may also be at stake. If data centers use generators for on-site power, they could produce toxic pollutants like nitrogen oxide or diesel exhaust. The cooling system's noise alone could *drive* local wildlife away, damaging environmentally sensitive areas.

Counties that initially welcomed large technology and cloud computing companies with open arms have wavered after realizing how loud and resource-intensive these structures are. Many may soon raise taxes on hardware, *revise* their noise ordinances, or enforce strict project review processes to make it worthwhile.

**Thank you for considering our concerns.**

**Domenick and Karen Sicilia**

**12430 Creagerstown Rd**

**[db@udel.edu](mailto:db@udel.edu)**

**302 547 7169**

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From: [ceceliabussey@comcast.net](mailto:ceceliabussey@comcast.net) <[ceceliabussey@comcast.net](mailto:ceceliabussey@comcast.net)>

Sent: Thursday, October 16, 2025 3:45:44 PM

To: Paone, Michael <[MPaone@FrederickCountyMD.gov](mailto:MPaone@FrederickCountyMD.gov)>

**Subject:** Proposed infrastructure permit in Creagerstown, mD 21788

[EXTERNAL EMAIL]

Good afternoon, Mike. I reached out to Katham McCarthy and voiced our concern over the request to planning and zoning for the special exception to allow a 'nongovernmental utility' use on this property in Creagerstown.

Any assistance you can provide regarding the best way to approach this issue would be greatly appreciated.

We attended the informational meeting last night in Thurmont which Cablevision Lightpath hosted. Needless to say, all of the people who attended the meeting were vehemently against this rezoning.

The proposed buildings will be an eyesore in a family farm that has been active since the 1940s. This planned structure will sit right in the middle of the fertile farm land which has been farmed by the Eaves years. With the death of my parents the farm was split up between six siblings. The person who has offered this land for sale does not even live in Maryland and is a resident

of West Virginia.

All of the people at the meeting last night were concerned with the noise, pollution and a drain on the infrastructure of our small town.

During the meeting the Lightpath team indicated that they would start with one building and if the need exceeds the one building they would build a second and then a third. This is a 13 acre parcel and it is hard to believe that with the big push with AI from the government that the 13 acre lot will be used to house many 18 foot, 7656 square foot buildings. This structure would be an eyesore and would corrupt the farm that is presently being farmed.

It's hard to believe that with all of the emphasis in the county on saving our agriculturally zoned farm land that this special exception would be approved.

More importantly, this, of course, will also diminish the value of our property and the landscape of the area. Many of us have lived in the area and have worked to improve our houses and land. I have two brothers who are also land owners that are adjacent to this property. This is a rural area and the drain on the electric grid, the roads and the waste water will be devastating. This land has not been able to pass a percolation test - where will the drainage of the water cooled equipment go. Last night the Lightpath team indicated that there would not 'much' noise and the runoff would be minimal but we all know that they will say many things that are not true. I read an article of the town of Thurmont which was recently approached to house this all fiber network complex and they rejected the project in its entirety.

This should be allowed only in zoned area of industrial zoning.

We plan to go to meeting on October 23 and are hopeful that this endeavor will not be approved at that time.

We would appreciate any insight that you have in helping us to protest this special request. We are new at this and know how large companies work to sway those in charge of such a request.

Thanks for anything that you provide to help us and point us in the right direction.

Sincerely,

Cecelia Bussey  
301 693 2359  
12220 Old Frederick Road



From: [PITTR SICILIA](#)  
To: [Planningand Zoning](#)  
Subject: My letter opposing cablevision Lightpath, LLC proposed project and zoning change to Tract 5, 12416 Creagerstown Road, Creagerstown, MD (AKA; Old Frederick Rd), Thurmont, MD 21788, which is currently designated for agricultural use.  
Date: Saturday, October 18, 2025 10:05:25 AM

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[EXTERNAL EMAIL]

Peter Sicilia, Jr.,  
Adjacent Farm propeti owner  
Tract 3  
12416 Creagerstown Rd., Creagerstown MD 21788, and a  
Longtime Community Member & Advocate for Agricultural  
Preservation

Thunnont MD 21788  
siciliapl@aol.com  
301-271-4717

October 15, 2025

To Whom It May Concern,

I am writing to formally express my strong opposition to the proposed zoning change for the property located at Tract 5, 12416 Creagerstown Road, Creagerstown, MD (AKA; Old Frederick Rd), Thurmont, MD 21788, which is currently designated for agricultural use. The proposed development by Cablevision Lightpath, LLC to convert this land for industrial use, specifically for the construction of three 7700 sq' "cable warehouses" with 15 South side parking spaces adjoining two residential farmettes, three "proposed" 200 sq' generator pads and one additional 600 sq' loading dock, represents a significant threat to the agricultural integrity of this region and to the long-standing farming traditions that have sustained this community for generations.

As a neighboring landowner, I have lived and worked in this community as part of a family that has farmed the land since the 1940s. My farm and the farms of my neighbors depend on the peaceful and quiet rural environment that this land has supported for centuries. The proposed use change would introduce not only heavy industrial activity and noise but also increased traffic and pollution into what has been a historically tranquil farming area.

#### Impact on Local Farming

This area has supported continuous agricultural activity for hundreds of years, and we are deeply invested in preserving its ability to produce high-quality crops. The change in land use would introduce heavy traffic through an area that has traditionally seen very little, disrupting the ongoing farming activities of nearby properties. This could interfere with planting, harvesting, and general farming practices that have been carried out for generations.

The increase in industrial traffic would also exacerbate safety concerns, particularly with regard to the movement of large farm equipment and livestock. It would significantly reduce the efficiency of farming activities, leading to potential economic losses and added burdens on farmers who depend on the quiet, rural roads to continue their livelihoods.

#### Negative Environmental and Social Impacts

One of the most distressing aspects of this proposal is the environmental and social impact it would have on our historically rural community. Introducing warehouses and industrial infrastructure to this land would inevitably result in noise, air pollution, and light pollution. These changes would not only degrade the quality of life for nearby residents but also disrupt the quiet and peaceful atmosphere that has

characterized our rural way of life for centuries.

Moreover, the introduction of cabling and warehousing activity could cause irreparable harm to the surrounding land, water systems, and wildlife. Agricultural land, especially land as fertile and productive as this, plays a crucial role in sustaining the environment, managing stormwater, and maintaining biodiversity. The proposed change would undermine these ecological functions in favor of a short-term industrial profit.

#### Preserving Historical and Agricultural Legacy

The families and farmers of this community have deep roots in this land. For several centuries, this area has been cultivated with care and respect for the soil and the natural world. The proposed industrial zoning change would not only disrupt local agriculture but also diminish the historical value of this region, erasing a significant part of our cultural heritage.

As a lifelong advocate for sustainable farming, agriculture, and land preservation, I urge you to consider the long-term consequences of this decision. While short-term economic gains from this project may seem appealing, especially since it proposes construction on property that adjoins tracts 3, 4 and 2 where AT&T's underground fiber optic cable runs NE to SW, they come at the expense of a farming community that has supported Maryland's agricultural heritage for generations. Once this land is lost to development, it cannot be reclaimed.

#### Request for Consideration

I strongly urge you to reconsider this proposed zoning change and to explore alternative locations that do not jeopardize the long-term health of our agricultural land or the well-being of the farming families that have called this area home for generations. I am committed to working alongside other

concerned citizens, farmers, and community members to ensure that our county's agricultural legacy is preserved for future generations.

Thank you for your time and attention to this matter. I trust you will make a decision that prioritizes the preservation of our land, our environment, and our community.

Sincerely,

Peter Sicilia, Jr.,

Adjacent Fann property owner

Tract 3

12416 Creagerstown Rd., Creagerstown MD 21788, and a  
Longtime Community Member & Advocate for Agricultural  
Preservation

Sent from my iPhone



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RE: B277868 Oct. 23, 2025 Special Exception Use Rezoning Request.

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From ceceliabussey@comcast.net <ceceliabussey@comcast.net>

Date Sun 10/19/2025 10:15 PM

To Planning and Zoning <PlanningandZoning@FrederickCountyMD.gov>

["EXTERNAL EMAIL"]

To

whom it may concern:

I am strongly opposed to the rezoning of the 13 acre parcel in Creagerstown which is being requested by Lightpath.

My

son's house and land and my house and land located at 12220 Old Frederick Road are adjacent to the property involved. My son's house, which is closest to the road at 12226 Old Frederick Road will be affected the most because of where his house is located and the close proximity to the parcel requesting the special use exception.

Our

concerns are the desecration of the family owned farm that has been in existence for 80 years. This land is actively being farmed and is in crops now. Why would you take a 13 acre parcel of prime farm land and rezone it to an industrial land use when the

emphasis in Frederick county is currently to preserve the farm land and keep these types of buildings to areas that are already designated as industrial use zoning.

This

is a 13 acre lot that Lightpath is attempting to buy and put up three 18 feet high, over 7500 square feet buildings. This rezoning will undoubtedly create an eyesore to the landscape as well as affecting the value of adjacent and surrounding properties.

This

rezoning to industrial use has many detrimental effects on the people who own the surrounding property and the neighbors or other property owners in the area.

Among

some of our concerns are the noise level, electricity use, water use and the resulting drain on the infrastructure in this area.

With

the increased emphasis on AI at this time, and with this parcel being 13 acres in size, undoubtedly Lightpath will not stop with the 3 suggested buildings and as the need for data connectivity continues in the future, the 13 acre plot will be completely filled with these huge buildings.

In

a recent article Lightpath acknowledged that their plan for 2025 and going forward shows that the facilities, which are needed to accommodate increased bandwidth and amplify the data signal as it travels will be greater and as technology improves, there is

a need for larger facilities for more equipment to serve the network. Lightpath looks to play a key role in supplying the

connectivity between locations to unleash the full power of AI

It

is obvious that these 13 acres will be filled with these buildings if this special exception for rezoning to industrial is granted and more and more natural resources will be needed. The drain on the properties in the surrounding area will be affected.

These

needs should be developed in areas in the county that are more suited to land where there is already industrial zoning.

Cecelia  
Bussey

12220  
Old Frederick Road

301  
693 2359

From: Pam Vernlck <pam@vti.com>

Sent: Monday, October 20, 2025 2:07 PM

To: Paone, Michael <MPaone@FrederickCountyMD.gov>

Subject: 8277868 qctober 23rd 2025 Special Exception Use Rezoning Request Creagerstown data center

Importance: High

(IXTI:!!NALEMAIL)

Good morning,

I am a farmer of solar from myroofs (5 Mw/month, more than a 20 A solar field such as the one In Creagerstown), soybeans, and hay, and no way will I ever approve a data center. Could you please file this as part of the community response to B277868 Hearing?

- Data centers do not provide permanent local jobs, which typically go to persons of pay scales of master electricians plus plus plus.
- 24/7 launch pad Light pollution
- MASSIVE amounts of water
- 24/7 Noise
- **Massive electrical use, and we pay for it under "improvements"**
- Follow the Fiber; first Thurmont, then Creagerstown, then Woodsboro, and a continuation of trying to convince City of Frederick to keep going in the Council to "make data centers work"...data centers *do not benefit anyone locally and are forever detrimental-look at Virginia's history.*

Thank you for listening,

Jidgette (Pam) Vernlck

Owner

9201Longs Mill Road

Blue Belly Farms Corporation

813 294 8877

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From: Kandi Bussey <kandibussey@yahoo.com>  
Sent: Monday, October 20, 2025 2:40:57 PM  
To: Paone, Michael <MPaone@FrederickCountyMD.gov>  
Subject: Pis help

[EXTERNAL EMAIL]

I feel like nobody cares.....

Just say no.....

For generations, my family's proudly tilled acres of fertile land in Creagerstown, Maryland, which they hand down through family lines, cultivating everything from corn to soybeans. This land is not just soil, but a tapestry of memories, hard work, and shared prosperity-a cornerstone of our community's agricultural heritage. However, a looming threat now casts a shadow over our rural way of life: proposals to construct of 3 colossal data centers on these cherished fields threaten to destroy the essence of our countryside.

Creagerstown is renowned for its lush, productive farmland, central to our local economy and community identity. Swapping this for cooling towers and server racks is not just an affront to those of us who have sustained this land but a peril to the environmental health and food security of our region. Agriculture is an essential pillar of our area, and paving over it to benefit multinational corporations ignores the ecological and economic importance of our working land.

The environmental implications are severe. A modern data center consumes incredibly vast amounts of water and electricity, resources vital for farming and community needs. The heavy infrastructural changes required will more than likely disrupt local ecosystems permanently, affecting native plant and animal species that depend on our landscape for survival. Not to mention, the increase in carbon emissions goes against our goals of promoting sustainable rural living.

Our goal is to maintain our agricultural heritage, preserve our environment, sustainably

manage our resources, and continue to feed our community and beyond. Therefore, we are calling upon the local government of Creagerstown and the relevant planning authorities to rethink this decision. There are numerous viable alternative locations for data centers that do not sacrifice our precious farmland and adhere to the larger schemes of urban infrastructures better equipped to support such developments.

Please join us in protecting our land and lifestyle from becoming another casualty of modernization. Please help us to save Creagerstown's farmland from development and keep our country land, country!

Kandi and Ken Bussey



**From:** Pam Vernick <pam@vti.com>

**Sent:** Saturday, October 25, 2025 4:28:25 PM

**To:** Paone, Michael <MPaone@FrederickCountyMD.gov>

**Cc:** Anderson, Katrina <KAnderson01@FrederickCountyMD.gov>; DeSa, Tolson <TDeSa@FrederickCountyMD.gov>

**Subject:** RE: B277868 BOA Hering for B-25-23 Creagerstown Maryland and 22,500 square feet of data center build

**[EXTERNAL EMAIL]**

Good morning All,

I have noticed that at this point in the public domain that science has to be present to make logical decisions, so I revert to what I do since 1982 in gaining a degree in Agricultural Business Economics, and Economics, and being a farmer since 1972; the degree is from MSU, Bozeman, and there were no syllabus, just a one page check sheet, which only had classes in Mechanical Engineering, Range and Soil Science, Mirco and Maro Economics, and Accounting. What was left off was a comprehension of 12,000 years of history, and if you could not write, you didn't get any grade, nor a chance to redo. 46 of us started in 1979, 4 of use graduated in the degree. The degree is *forecasting* which is based not predicting (statistics based): finals resulted in us mapping what we see , and have seen, as changes today in every aspect of our lives; we forecasted that by 2050 most of the West would have less than 10% of its population (based on 1982), and the East would have moved 30% ish of its population to Greenland (which is a s small continent and not what maps show), Canada would not accept us, and Alaska would remain the same population.

Also, my dad's mantra of "Do your own homework, never someone else's" and "Don't do dumb" is a driving force for me. He was an engineer with IBM as project lead and built out the systems in silos, and the corridor from Roanoke Virginia, to Hagerstown Maryland; for 38 years, he had the highest Pentagon clearance.

Below are observations and citations:

#### **Safety (map attached)**

Creagerstown is small in physical size and population, yet every house is used as a foundation marking for the title of farms since the late 1600's, when the town was established; my title goes back to 1720 using one of the houses' corner as a marker for part of the legal description; every Acre that about the town is farmland. So why this spot for a town? Because it is the highest point within that area, at the intersection of Longs Mill Road, Black Mills Road, and Woodsboro road, the whole four corners are *all* blind spots, and left as such on purpose. Farm equipment, worth ½ million up to 2million dollars (all under debt) always have right of way, and are more prevalent than any other large vehicles.

The problems arise when you look at the map of the proposed area, there is no sharing of the road with the farming vehicles on the curve of Old Frederick Road; equipment would have to come east on Blacks Mill Road and go south to the site; if any truck hits a piece of farm equipment they, or the county, will be liable for the tractor, the fields it was needed in, and the person who would have used that tractor for their job. Creagerstown is only about farming, and only one other business that for decades has taken care of entanglements-a car repair shop.

### Noise and vascular dementia

Noise levels inside a commercial aircraft flying at 30,000 feet range from 78dB to 84 dB (1)(2) verses data centers which range from 85 dB to 110 dB due to cooling towers, Air handling units, Backup Generators, Chillers and Fans, and inside the centers 60 dB to 84dB overall due to Servers, HVAC systems, Storage Arrays, and Networking equipment. (3)  
Non-stop, forever.

Noise, and light, are primary drivers of vascular dementia (4)(5)(6)

### Light pollution drives dementia, and kills bees

Bees are not dying from being sick; they are dying from having their food sources exposed all the time, and not knowing when to go home, which they do when it is dark. (7)(8)  
Sleep quality is based on our circadian rhythms, which affect our glymphatic system, which is the flow of cerebrospinal fluid during sleep, which flushes the brains of humans and cattle and sheep and plays an essential role in maintaining brain health (9)

### Taxation and Jobs

Completed, highly automated data center requires a relatively *small* number of permanent staff for ongoing operations and maintenance and some just on a maintenance basis; the pay, on average, is what amazon and fedex are offering (10)

Taxing data centers is based on its revenue and location(11); the county and Creagerstown should do their homework because putting an entity that does not produce a product into a town that only farms seems like a dumb business model.

### Water

Massive amounts, so does the data center have eminent domain over water of Creagerstown?  
A 22,500 square foot center will use between 3,700 and 20,000+ gallons *per day*, or potentially more, given the increased cooling demands of AI systems. (11) Calculation of consumption of water is physics and based on the type of center; being mindful of correct calculations, and checking outside of your approval process is crucial; what happens if you say one amount, and then you are wrong. (12)

### Power

I am the first farm in the United States to have glass solar roofs, commissioned 5/2020; I average 5 Mw (5000 kW) per month during the summer, and 2-3 Mw (2-3000 KW) during the other months, net back to First Energy; this is my "how dare you" peeve; does First Energy have imminent domain over who has title to energy first, then second, on down the demand line? The Maryland Commission does not have your answer.

A 5,000–20,000 square foot "small" data center consumes between 1 and 5 MW of power. A 22,500 square foot facility is at the upper end of this category, which can consume between 5 and 20 MW per month, 5,000kW to 20,000 kW per month.(13)

Please do not accept a data center of any size in Creagerstown Maryland. Ever.

Thank you for listening,  
Jidgette W Vernick  
9201 Longs Mill Road  
Rocky Ridge, Maryland

1. <https://www.chem.purdue.edu/chemsafety/Training/PPETrain/dblevels.htm>
2. <https://jcaa.caa-aca.ca/index.php/jcaa/article/view/1854>
3. <https://gerrymcgovern.com/data-centers-are-noisy-as-hell/>
4. Attached
5. <https://www.mayoclinic.org/diseases-conditions/vascular-dementia/symptoms-causes/syc-20378793> Mayo Clinic
6. <https://www.alzheimers.org.uk/about-dementia/types-dementia/vascular-dementia> Alzheimer's Society
7. <https://pollinator.org/pollinator.org/assets/globals/Lights-Out.pdf>
8. <https://phys.org/news/2024-08-streetlights-night-tough-insects-threatening.html> Phys.ORG
9. [https://www.medicalnewstoday.com/articles/poor-sleep-high-blood-pressure-increase-dementia-risk?utm\\_term=feature&utm\\_source=Sailthru%20Email&utm\\_medium=Email&utm\\_campaign=MNT%20Daily%20News&utm\\_content=2025-10-25&apid=&rvid=f7c4c83ce7fa852eccdeb8d7c4a158f1f17ea09fcf2d65fa1f32e3d772f7f2db](https://www.medicalnewstoday.com/articles/poor-sleep-high-blood-pressure-increase-dementia-risk?utm_term=feature&utm_source=Sailthru%20Email&utm_medium=Email&utm_campaign=MNT%20Daily%20News&utm_content=2025-10-25&apid=&rvid=f7c4c83ce7fa852eccdeb8d7c4a158f1f17ea09fcf2d65fa1f32e3d772f7f2db) MedicalNewsToday
10. <https://www.ziprecruiter.com/Salaries/Data-Center-Maintenance-Technician-Salary>
11. <https://www.youtube.com/watch?v=Vue-svajNaw>
12. <https://www.construction-physics.com/p/i-was-wrong-about-data-center-water>
13. <https://www.datacenter-asia.com/blog/how-much-power-does-a-data-center-use/>

## HEART HEALTH

# How the body's internal clocks influence heart health

*Strategies that sync with our innate circadian rhythms may improve the treatment of heart disease.*

November 1, 2025

By **Julie Corliss**, Executive Editor, *Harvard Heart Letter*

Reviewed by **Christopher P. Cannon, MD**, Editor in Chief, *Harvard Heart Letter*;  
Editorial Advisory Board Member, Harvard Health Publishing



For most people, the word circadian — which comes from the Latin phrase *circa diem*, meaning “about a day” — refers to the 24-hour cycle that governs when we sleep and wake up. But circadian rhythms are hardwired into virtually every cell of the body, governed by a master clock in the brain that synchronizes clocks in tissues and organs, including the heart. While these clocks are tuned to daily light-dark cycles, they’re also influenced by behavior: sleep, eating, physical activity, and stress.

A state-of-the art review published July 15, 2025, in the *European Heart Journal* pulls together the latest science on how the body’s internal clocks regulate the heart and blood vessels, and how disruptions — whether from shift work, poor sleep, or unhealthy habits — can raise the risk of cardiovascular disease.

“When your sleep, eating, and exercise patterns are out of whack relative to your circadian rhythms, that can lead to an array of physiological changes that contribute to increased cardiovascular risk,” says Dr. Frank A.J.L. Scheer, who directs the Medical

Chronobiology Program at Harvard-affiliated Brigham and Women's Hospital. He and colleagues investigate the potential health consequences of circadian misalignment by studying volunteers in controlled environments. The researchers manipulate factors such as light, temperature, and when the volunteers eat, exercise, and sleep.

## **Monday morning heart attacks**

As the review notes, heart attacks are about three times more likely to occur in the morning compared to the late evening. Dr. Scheer's earlier research helped explain why: Among other factors, levels of a protein that makes blood clot more easily peaks around 6:30 a.m. and slowly drops over the next 12 hours — a fluctuation that's driven by the circadian system. Studies also show that heart attacks occurring between midnight and 6 a.m. tend to cause more damage to the heart muscle and lead to worse long-term outcomes.

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### **You might also be interested in...**

#### **Workout Workbook**

The numbers are shocking. Just three out of 10 American adults are active enough to stay healthy and fit, and nearly four out of 10 admit they aren't active at all, despite reams of research proving that exercise is a powerful preventive, and sometimes an antidote, for disability and illness. Which side of this divide are you standing on — and why? Maybe you're not sure what blend of exercise is best. Or perhaps you know exactly what you need to do, but your workouts have become so humdrum that it's

harder than ever to dig up the energy to do them. Do you want to jump-start your sputtering exercise program? Or are you stuck on a plateau and wishing you could kick it up to the next level?

LEARN MORE

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Heart attacks are more likely to occur on Mondays than any other day of the week. Why? On the weekends, people tend to stay up later than usual and then sleep in the next day, which experts refer to as “social jet lag.” On Monday morning, when they have to wake up early again for work, the resulting mismatch between their social and biological clock can cause subtle changes in blood pressure, hormone secretion, and metabolism that raise heart attack risk.

A similar phenomenon occurs every spring, when we set our clocks forward one hour for daylight savings time. Heart attacks are also more common during the first week of daylight savings time — especially on that first Monday after the switch.

## Best times to eat and exercise?

Many studies show that people who work the night shift face higher rates of cardiovascular disease, likely in part because of circadian misalignment. But eating only during the daytime — right before and after their shift — may help shift workers avoid that risk, as Dr. Scheer’s team reported in the April 8, 2025, issue of *Nature Communications*. Their earlier research showed nighttime eating increases levels of hunger hormones versus satiety hormones and also slows metabolism, which may explain the increased risk of obesity among people who tend to eat more at night rather than during the day.

Popular advice cautions against exercising later in the day, especially at night, as the rise in heart rate and body temperature from a workout could make it harder to fall asleep. While that may be true for intense exercise within an hour of bedtime, afternoon and evening exercise seems to lower blood pressure and cholesterol levels more than morning exercise, according to some research.

“Most of the evidence supports the benefit of eating early in the day but exercising later in the day,” says Dr. Scheer.

## **Medication timing**

The review also touches on the concept of chronotherapy – tailoring treatment to the body’s natural rhythms. Some medications are already prescribed with timing in mind. For example, short-acting statins such as simvastatin (Zocor) and pravastatin are typically taken at night to match the body’s peak cholesterol production. But for more potent statins such as rosuvastatin (Crestor), timing doesn’t matter. If your blood pressure tends to rise at night or in the early morning, taking blood pressure drugs at bedtime may help to blunt dangerous morning surges. But so far, there’s little or mixed evidence that any of these timing changes actually make a difference in terms of heart-related problems.

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### **You might also be interested in...**

#### **Starting to Exercise**

What can improve your mood, boost your ability to fend off infection, and lower your risk for heart disease, diabetes, high blood pressure, and colon



cancer? The answer is regular exercise. It may seem too good to be true, but it's not. Hundreds of studies demonstrate that exercise helps you feel better and live longer. Starting to Exercise answers many important questions about physical activity. It will also help guide you through starting and maintaining an exercise program that suits your abilities and lifestyle.

LEARN MORE

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## What you can do

As researchers continue to refine our understanding of circadian medicine, here are some steps you can take to stay in sync with your body's internal clock.

**Front-load your calories in the first half of the day.** Your metabolism is more efficient during the day versus the night.

**Exercise regularly, but time it right.** An intense workout close to bedtime may disrupt sleep, but afternoon and evening exercise may be beneficial for your heart.

**Get morning sunlight.** Exposure to bright light in the morning helps reinforce your circadian clock.

**Keep a consistent sleep schedule.** Go to bed and wake up at roughly the same time each day, even on weekends.

**Limit evening screen time.** Blue light from devices may interfere with your body's preparation for sleep.

**Discuss medication timing with your doctor.** Ask whether the timing of your medications might affect their effectiveness.

Image: © Ridofranz/Getty Images

## About the Author



**Julie Corliss**, Executive Editor, *Harvard Heart Letter*

Julie Corliss is the executive editor of the Harvard Heart Letter. Before working at Harvard, she was a medical writer and editor at HealthNews, a consumer newsletter affiliated with The New England Journal of Medicine. She ... [See Full Bio](#)

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## About the Reviewer

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**Christopher P. Cannon, MD**, Editor in Chief, *Harvard Heart Letter*; Editorial Advisory Board Member, Harvard Health Publishing

Dr. Christopher P. Cannon is editor in chief of the *Harvard Heart Letter*. He is a professor of medicine at Harvard Medical School, and senior physician in the Preventive Cardiology section of the Cardiovascular Division at ... [See Full Bio](#)

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### **5 timeless habits for better health**



Lat: 39° 34' 34" N Long: 77° 21' 44" W

DMS DD MGR UTM

Scale 1:4,514

Map Records: 50

Mostly clear, 36° near Thurmont, MD.

**From:** Martin, Marlin <[mmartin2@umm.edu](mailto:mmartin2@umm.edu)>  
**Sent:** Wednesday, October 29, 2025 10:50 AM  
**To:** Paone, Michael <[MPaone@FrederickCountyMD.gov](mailto:MPaone@FrederickCountyMD.gov)>  
**Subject:** Old Frederick Road/ Creagerstown

[EXTERNAL EMAIL]

Mr. Paone,

I am writing to express my extreme opposition to the proposed zoning change to the property at tract 5 12416 Creagerstown Road, Creagerstown MD for the reasons of ground water pollution, noise pollution, lack of infrastructure to support a building of this kind, and a disruption of a way of life that has sustained generations within our community.

My name is Marlin Martin and I am the owner of Tract 4, the 13 Acres directly next to the property that has (3) 7500sqft buildings proposed to be installed against my property line. I have worked my entire life to purchase a property in rural Frederick County. I plan on building, improving, and farming the land for generations for my family to be able to enjoy. This proposed data center infringes on this dream of mine and disrupts the way of life people have been living within this community for generations.

Data Centers require ample loads of water and electricity to cool all the equipment that is installed inside these buildings. There is currently no public water supply on Creagerstown Rd nor is this property perc tested. For cooling 3 buildings of this size, there will need to be a large well installed on the property that will draw thousands of gallons of water per day. Our water table simply can not keep up with this demand. This will greatly affect the residential housing found all through Creagerstown, along with the agricultural practices that occur around the property. Once a data centers use this water for cooling, it becomes wastewater contaminated with dissolved solids, corrosion inhibitors, and biocides due to evaporation and chemical additives used in the cooling system. Since there is no public sewer on Creagerstown Rd, there will need to be a treatment system (septic tank) or another viable water treatment tank, all of these ending with discharge of the water into a drain field and ultimately back into the water table. What are the long-term implications of residences drinking this water? Will the water table support water draw of this immense size?

The current build documents propose construction of the 3 7500sqft units along my property with 3 generator pads on the backside of these buildings closest to my property line. Normal operations of a data center can have noise pollutants ranging from 55 to 85 dB. This is largely from roof top cooling units and exhaust/intake fans. This is not conducive to the rural and agricultural area this property is situated in. As for the 3 diesel generators that will be required to run at least 30 minutes each, once a week, these can produce noise levels exceeding 100 dB. This will only be amplified to my property with the building acting as a backdrop for these generators. Sounds 85 dB and above can cause hearing loss and I

can assure you when these generators complete their 30-minute cycle, the noise will be greater than 85 dB on every inch of my property leading to a degradation of a quality of life.

The only entity to benefit from the approval of this zoning change is Cablevision Lightpath LLC. This data center will act as a booster in a centralized location from New York to their clients in Ashburn VA. This provides zero benefit for the town of Creagerstown or the City of Frederick. Once construction is complete, these data centers are autonomous or self sufficient buildings providing no employment to the residences of the surrounding area. The only thing Creagerstown receives is a polluting eyesore located in rural Frederick County.

Every day acres upon acres of farmland that have supported this nation for centuries are lost to corporations attempting to line their pockets. Creagerstown MD, or any part of rural Frederick County is no place for an industrial data center, and I politely request that you deny this request for a zoning change.

Sincerely,

Marlin Martin  
Owner Tract 4  
Cell: 240-344-8238

**From:** Pam Vernick <[pam@vti.com](mailto:pam@vti.com)>

**Sent:** Thursday, October 30, 2025 5:57 PM

**To:** Paone, Michael <[MPaone@FrederickCountyMD.gov](mailto:MPaone@FrederickCountyMD.gov)>

**Cc:** Anderson, Katrina <[KAnderson01@FrederickCountyMD.gov](mailto:KAnderson01@FrederickCountyMD.gov)>; DeSa, Tolson <[TDeSa@FrederickCountyMD.gov](mailto:TDeSa@FrederickCountyMD.gov)>

**Subject:** B277868 BOA Hearing for B-25-23 Creagerstown Maryland and 22,500 square feet of data center build

[EXTERNAL EMAIL]

Good evening Michael,

May I please ask if this one (and only one) brief could be submitted as part of the B277868 BOA Hearing for B-25-23 Creagerstown Maryland and 22,500 square feet of data center build?

Many thank yous,

Jidgette

BBFC

9201 Longs Mill Road

Rocky Ridge, MD 21778

**From:** The New Yorker Daily <[newyorker@newsletter.newyorker.com](mailto:newyorker@newsletter.newyorker.com)>

**Sent:** Thursday, October 30, 2025 4:36 PM

**To:** Pam Vernick <[pam@vti.com](mailto:pam@vti.com)>

**Subject:** Will A.I. Destroy the Planet?

Plus: the President wasn't always a troll; and how activists are tracking ICE.

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Thursday, October 30, 2025





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**Are we helping to destroy the planet every time we ask ChatGPT a question?** Stephen Witt joins us to answer that and other burning questions about the future of artificial intelligence. Plus:

- The President wasn't always a troll
- How activists are tracking ICE
- A début film shows the power of nonprofessional actors

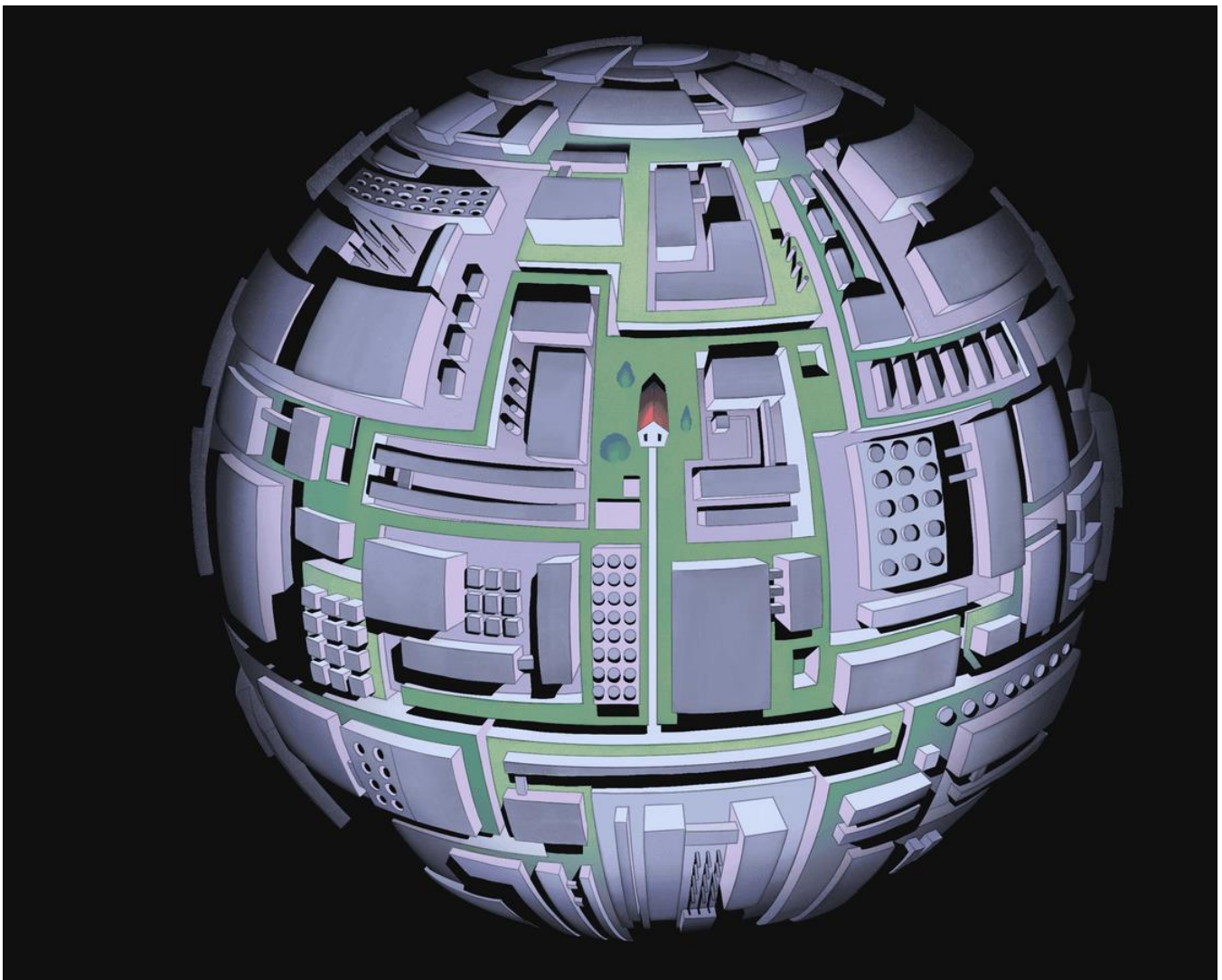


Illustration by Jun Cen



**Caroline Mimbs Nyce**

*Newsletter editor*

**A single data center** can use as much power as the city of Philadelphia. And they're popping up everywhere. These sprawling buildings, filled with rows of computing equipment, are the factories of the A.I. economy; they power all those mundane chatbot searches, sucking up tons of energy in the process. As the OpenAI C.E.O. Sam Altman put it, "I do guess that a lot of the world gets covered in data centers over time."

For our latest issue, the reporter Stephen Witt was invited ("after what felt like two hundred phone calls") inside a Microsoft facility, still under construction. I caught up with Witt to discuss what he saw there—and what A.I.'s massive energy consumption means for our planet.

*This conversation has been edited and condensed.*

### **What does a data center actually look like?**

It's a barn. It's a giant shed full of microchips. From the outside, they keep them as anonymous and boring-looking as possible, and then the inside is just racks and racks of computing equipment stretching off into the distance.

### **Was it totally crazy to be in there?**

It does not feel like a place a human being should be inside. In fact, they try to limit the amount that people go into them. They're totally clean, contamination-proof, humidity- and temperature-controlled. It feels like going into a bank vault almost. You're inside the computer's brain.

### **Talk to me a little bit about how these data centers are being built.**

It's one of the largest movements of capital in human history. You really have to go back to electrification, or maybe the building of the railroads or the adoption of the automobile, to see a similar event in terms of money deployed.

Jensen Huang, the co-founder of Nvidia, has called the data center the A.I. factory: data goes in and intelligence comes out. All of this is being built to develop neural networks, these little files of numbers that have extraordinary capabilities. That's what all that

computing equipment is in the shed doing. It's fine-tuning your neural network until it has superhuman capabilities. It's an extremely resource-intensive process.

Essentially, A.I. is a brute-force problem, and I don't think anybody anticipated how much of a heavy industrial process the development of it would be.

### **Are we going to completely destroy the planet with A.I.?**

Yes.

**Great.**

So, we're already on track to cook the planet. It's a huge problem, even before any of this happened. Now, having said that, I think the data center build-out is totally irresponsible from a climate perspective. But I don't know what the answer is, other than building tons and tons of carbon-free energy. You just have to make so many nuclear power plants. And we have to do it at a scale that gets the cost down.

### **Are we contributing to this every time we use ChatGPT?**

If you're just asking A.I. questions, don't worry about it. You use just as much electricity watching TV or turning on the light. Not a problem.

If you're building a lot of short-form, A.I.-generated video content, that is like running a microwave all day. If you're in pro-research mode, and A.I. goes and thinks for an hour before it gives you an answer, you know it's using a lot of juice. The A.I. companies will not tell us how much power these things use. We had to back into an answer through open-source academic work, and then take a guess. But our equivalent for a three-thousand-word term paper was about three minutes of using your microwave.

**That's a lot.**

Is it? When you microwave food for three minutes, are you, like, "Oh geez, I'm destroying the planet"? It's an equivalent concern.

### **Is using A.I. driving up utility costs?**

Yes. The grid does not have the capacity to support this right now. And a massive build-out is going to take years.

Electricity costs are going up anyway, due to inflation—but they're way outpacing inflation. This is putting tremendous strain on America's electrical infrastructure, and you, the rate payer, are picking up part of that.

**And this is already happening?**

Oh, yeah, it's well under way. You're paying. The grid is just a giant pool of electricity. When you connect the data center to the grid, it's like someone coming and sticking a fire hose into a well. This big snaking thing is dipped into the pool, and starts draining it from everyone else. It makes everyone's costs go up.

**We're essentially paying for A.I. companies to train their models.**

In a way, yeah.

**What do you say to people who feel stressed out about all this?**

I am also stressed about this. I mean, I go back and forth. The end goal here is that most of what humans do becomes obsolete.

**Do you really think that?**

Yeah, one hundred per cent. I think that in the future, all forms of labor will at least be conceptually done by a computer. With the combined push for robotics and hyper-intelligent computing systems, what's left? I guess we should all go to clown school—study live theatre, or something.

**Writing, maybe?**

Writing, I don't think so. No, I think the computer will catch up to us if it has not done so already.

**You sound pretty confident about A.I. getting better and replacing us all.**

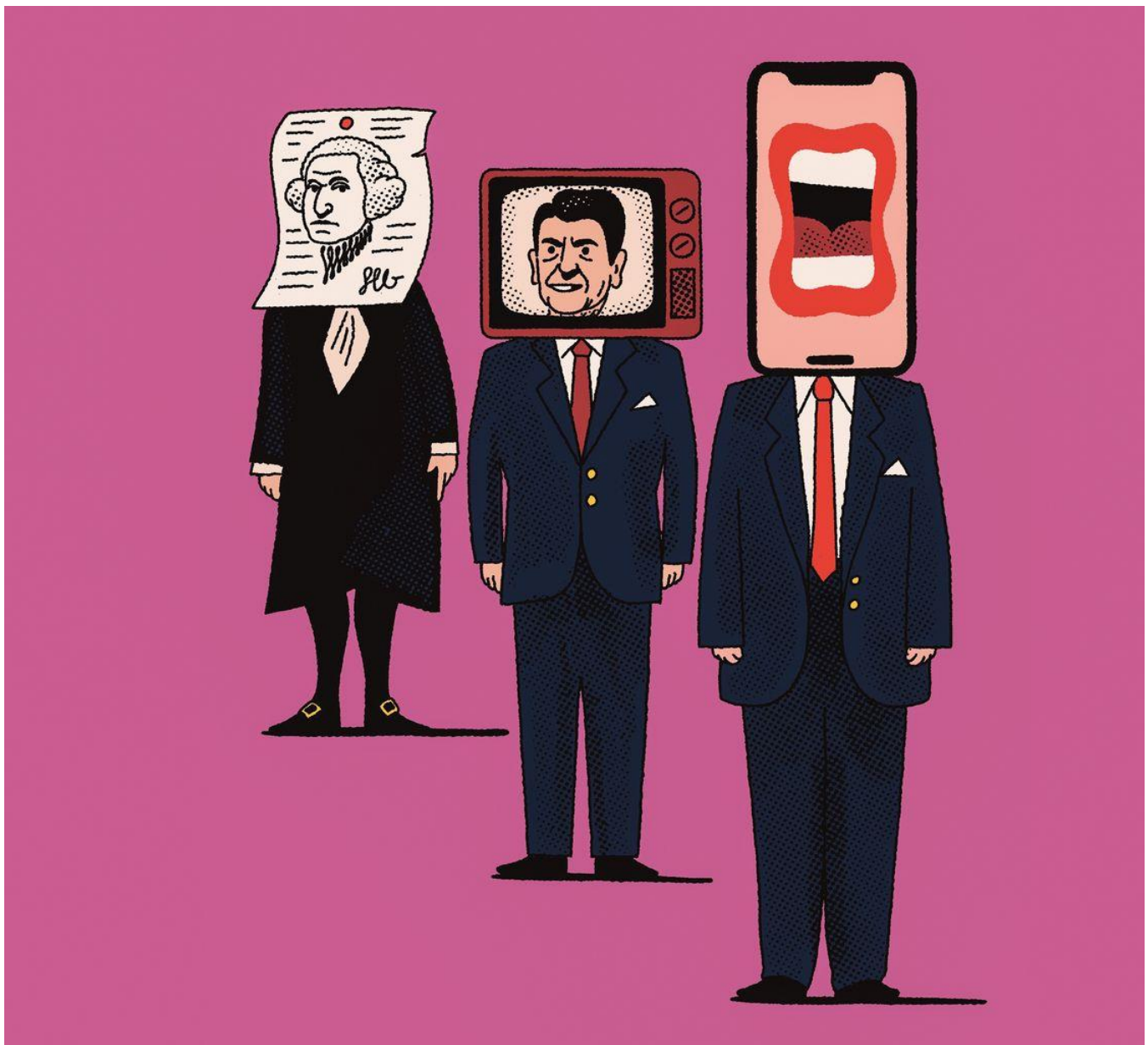
That's data-driven. The premise of all of this is that putting more Nvidia microchips in the barn will result in better A.I. Empirically, so far, that has been true. Now, as the A.I. pioneer Demis Hassabis has wondered, how long will this work? Will we hit a brick wall? No one knows. But right now, the evidence shows that this is working.

And the evidence shows, conclusively, that people love this. People are using A.I. all the time. Especially young people. It's, like, their best friend. They call it "Chat." Eight hundred million weekly average users—I think ChatGPT is maybe the most successful internet product in history. And that's just Chat; there are dozens of other services that are also exploding in popularity. Whatever people say about their concerns or fears of A.I.—and I think those are real—people are using it all the time.

[Read or listen to the story](#)

## Editor's Pick

### [Trump and the Presidency That Wouldn't Shut Up](#)





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**From:** Dolores Fitzgerald <doloresfitzgerald174@gmail.com>  
**Sent:** Thursday, October 23, 2025 1:59 PM  
**To:** Paone, Michael <MPaone@FrederickCountyMD.gov>  
**Subject:** Fwd: Request that this rezoning hearing not take place

[EXTERNAL EMAIL]

----- Forwarded message -----

**From:** Dolores Fitzgerald <[doloresfitzgerald174@gmail.com](mailto:doloresfitzgerald174@gmail.com)>  
**Date:** Thu, Oct 23, 2025 at 11:39 AM  
**Subject:** Request that this rezoning hearing not take place  
**To:** <[PlanningandZoning@frederickcountymd.gov](mailto:PlanningandZoning@frederickcountymd.gov)>

I am the owner of this parcel ID 04589861 adjacent to 122260 Frederick Rd., Thurmont, MD 21788 and I do not want rezoning to occur. I don't know what I have to do to make this happen so this is my first attempt attached is the Agenda and I understand that now they have asked for continuance this Bogia engineering Inc. for the hearing to happen in November, is this all I have to do to cancel it you may reach me at 304-258-1941 Or 304-671-2968 My email address is DOLORESFITZGERALD [174@gmail.com](mailto:doloresfitzgerald174@gmail.com). I would appreciate a response to let me know if there's anything else I must do to cancel this hearing thank you Dolores Fitzgerald.





# Frederick County

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**AGENDA**

**7:00p.m. Thursday, October 12, 2017**  
**First Floor Hearing Room, 1200**

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## **IN-PERSON MEETING**

**Public comment may be provided in person or by the option of voicemail.**

Generally, agenda items will be reviewed in order listed; however, the public is encouraged to be aware of when their agenda item is being reviewed.

### **\*Providing Public Testimony**

Public comments will be accepted in person or by voicemail at the meeting. Voicemail messages must include the caller's name, address, and a message in order to be presented during the meeting. To be placed on the agenda item you wish to speak on is called. The public is reminded that the public record and that oral comments must be kept to under 4 minutes. A public official is required to be sworn in. For additional information, please visit the County website at [www.frederickcountymd.gov](http://www.frederickcountymd.gov) or contact County staff at (301) 600-1351.

- 1. INTRODUCTION**
- 2. GENERAL DISCUSSION OF MEETING GUIDELINES**

**From:** Pam Vernick <[pam@vti.com](mailto:pam@vti.com)>

**Sent:** Wednesday, November 5, 2025 1:18 PM

**To:** Paone, Michael <[MPaone@FrederickCountyMD.gov](mailto:MPaone@FrederickCountyMD.gov)>

**Cc:** Anderson, Katrina <[KAnderson01@FrederickCountyMD.gov](mailto:KAnderson01@FrederickCountyMD.gov)>; DeSa, Tolson <[TDeSa@FrederickCountyMD.gov](mailto:TDeSa@FrederickCountyMD.gov)>

**Subject:** RE: B277868 BOA Hering for B-25-23 Creagerstown Maryland and 22,500 square feet of data center build

[EXTERNAL EMAIL]

Good afternoon Michael,

Could you please include the attached screenshot to explain the electricity costs? Unfortunately, even if data centers are taxed, the revenue is never translated into relieving the cost of infrastructure to deliver the electricity, and we all pay for it, so the perfect way to fund all these expenses.

Thank you,

Jidgette (Pam) Vernick

Owner

Blue Belly Farms Corporation

813 294 8877



## Electric Lines

Rising electricity rates have been in the news lately. This chart helps reveal why, and it's not because "energy" is more expensive. It's more about delivery costs.

Your electric bill probably shows three different costs: generation, transmission and distribution. Generation is the expense of producing the electricity, shown in the green line below. This cost has actually fallen since 2005 and has been generally flat in recent years.

**Distribution and transmission costs have soared, while generation costs have fallen**

Percent change in capital and operational spending since 2005



Source: [Steven Rattner](#)

"Transmission" is the cost of the big towers that move electricity from where it is produced (coal or gas generators, wind farms, dams, etc.) to local area substations. Then it goes into the smaller "distribution" lines, i.e. the poles in your neighborhood, to your home or business.

The main reason your electric bill is higher is that both transmission and distribution costs have been rising sharply. The materials that go into these – steel, copper, aluminum – and devices like transformers have all grown more expensive, as has the skilled labor to construct new lines. Strict permitting rules drive up costs and cause delays, too.

Now, add the growing number of power-hungry AI data centers, and we have a growing problem.

**From:** [Paone, Michael](#)  
**To:** [DeSa, Tolson](#)  
**Cc:** [Anderson, Katrina](#)  
**Subject:** FYI - FW: Public comment to be included on the website for B-25-23 (B277868)  
**Date:** Thursday, November 13, 2025 10:29:26 AM  
**Attachments:** [Public comment Elizabeth Anderson Comer.pdf](#)

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**From:** Elizabeth Comer <[ecomer@eacarchaeology.com](mailto:ecomer@eacarchaeology.com)>  
**Sent:** Thursday, November 13, 2025 10:09 AM  
**To:** Paone, Michael <[MPaone@FrederickCountyMD.gov](mailto:MPaone@FrederickCountyMD.gov)>  
**Subject:** Public comment to be included on the website for B-25-23 (B277868)

**[EXTERNAL EMAIL]**

Dear Michael,

Please include this public comment on the BOA website.

I grew up less than a half mile from this site at 8302 Stevens Road, Thurmont, Maryland 21788 and continue to be intimately involved in the area, currently serving as president of the Catoctin Furnace Historical Society (12610 Catoctin Furnace Road, Thurmont, MD 21788) as well as a property owner in the county.

Please let me know when it is included.

Thank you.

Elizabeth A. Comer, Principal

EAC/Archaeology, Inc.

4303 North Charles Street

Baltimore, Maryland 21218-1054

Office 410-243-6767

Cell 443-463-6437

[www.eacarchaeology.com](http://www.eacarchaeology.com)

Remarks to Frederick County Division of Planning and Permitting Board of Appeals  
concerning the request for a special exception for the proposed Old Frederick Road non-  
governmental utility development

Elizabeth Anderson Comer

The proposed non-governmental utility development consisting of three ca. 7600-square foot buildings on 13.09 acres of land zoned for agricultural use will constitute an adverse impact on the rural cultural landscape of the Creagerstown area including several National Register properties as well as the Creagerstown survey district (F-6-100) and the Heart of the Civil War Heritage Area. On November 5, 2025, the Frederick County Historic Preservation Commission, in its advisory capacity to the BOA, found that the proposed development would have a negative impact on the surrounding historic resources. I urge the Board of Appeals to deny this request for a special exception.

In 1976, the ca. 1783 Strawberry Hill (F-6-48) located at 12155 Creagerstown Road (MD 550) and in 2015 the "St. John's Church at Creagerstown Historic District" (MIHP # F-6-134 and NPS 07000862) located at 8619 Blacks Mill Road, were determined eligible for listing on the National Register. The NR district includes both churches, the Creagerstown cemetery, and the old school across the road as well as a preservation easement with the Maryland Historical Trust. The NR nomination form for St. John's Church at Creagerstown Historic District specifically notes one of its character defining aspects . . . "Immediately beyond these town lots the land is agricultural, with very little modern development on the surrounding landscape."

The proposed development is clearly visible from the district and from multiple historic structures including the historic cemetery as demonstrated by the attached viewshed analysis.

The viewshed analysis calculated the height of the parapet walls for each building to be 24 feet 8 inches. This measurement was provided in the plans submitted to the county by Bogia Engineering, Inc. A jib crane, shown on the drawings, will extend an unknown height above 24 feet 8 inches. While we have repeatedly requested this measurement for the overall height of the jib crane, it has not been forthcoming. However, it will undoubtedly extend the zone of visual impact beyond that shown in the October 31, 2025 viewshed analysis report provided to you by the community.

The results of the analysis clearly demonstrate that the National Register structures as well as the surrounding historic landscape will be adversely affected by this inappropriate construction on historically agricultural land.

Further, the adverse visual impact of these industrial structures cannot be adequately mitigated as the maximum average height of the vegetative screening listed (15-20') falls short of the 24'-8" noted as the maximum height of the proposed structures, and may take years to achieve, if ever. More importantly, it is important to note that the type of tree screening proposed dramatically changes the historic sightlines and rural historical agricultural field pattern character of Creagerstown. The historic survey area of Creagerstown is still rural in character with broad sightlines stretching in the cardinal directions as one of its character defining features. The integrity of the cultural landscape and historic structures should not be compromised by incompatible adjacent development such as that proposed by Lightpath. Only existing trees and open fields are compatible with the extant historic setting.

Finally, the noise generated from the cooling fans will have an auditory adverse effect on the cemetery and surrounding landscape. While community research determined the average auditory level of the proposed facility fans will be significant, Bogia Engineering, Inc. has not provided this information or the level of additional noise levels associated with generators within the facilities. Although Bogia Engineering, Inc. asserts that planned sound attenuation measures will neutralize this noise, the community has reservations that the documented level of noise will be sufficiently mitigated by these measures.

I strongly encourage the Board of Appeals to deny the request for a special exception for the Lightpath facility because of the negative impact it would have on historic and cultural resources including Strawberry Hill, St. John's Church, the Creagerstown Survey District, the Creagerstown Cemetery, the Heart of the Civil War Heritage Area and the historic agricultural field system of rural Creagerstown.

**VISIBILITY STUDY FOR OLD FREDERICK ROAD  
LIGHTPATH FACILITY, FREDERICK COUNTY,  
MARYLAND**

**Report**

**Prepared for:  
Frederick County  
Division of Planning & Permitting  
30 N. Market St.  
Frederick, MD 21701**

**by**

**Robert Wanner and Patrick Kim**

**EAC/Archaeology, Inc.  
4303 N. Charles Street  
Baltimore, MD 21218  
410-243-6767**

**October 31, 2025**

## **ABSTRACT**

Bogia Engineering, Inc. is requesting approval from Frederick County to allow for a non-governmental utility consisting of three circa 7600-square-foot buildings on 13.09 acres of land zoned for agricultural use near the intersection of Old Frederick Road and Creagerstown Road in Thurmont, Maryland. The entire project is located within the Creagerstown Survey District (MIHP# F-6-100), a historic district which is eligible for the National Register of Historic Places (NRHP). EAC/Archaeology, Inc. (EAC/A) has conducted a visibility study of the buildings to determine how visible the buildings will be from St. John's Church at Creagerstown Historic District (MIHP# F-6-134), which is located within the eligible district and is also individually listed on the NRHP, as well as from other nearby NRHP-listed or -eligible properties. This visibility study has determined that all three buildings will be highly visible from the cemetery and church at St. John's Church at Creagerstown Historic District, and also from the yard and driveway of Strawberry Hill (MIHP# F-6-048) to the east. EAC/A recommends a full evaluation of these visual effects on both St. John's Church at Creagerstown and Strawberry Hill.

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# 1. INTRODUCTION

Bogia Engineering, Inc. is requesting approval from Frederick County to allow for a non-governmental utility consisting of three circa 7600-square-foot buildings on 13.09 acres of land zoned for agricultural use near the intersection of Old Frederick Road and Creagerstown Road in Thurmont, Maryland. The three proposed buildings are oriented in a line roughly north-south. The height of the parapet walls for each of the building is to be 24 feet 8 inches, though a jib crane is to project from the roof at an unspecified height. The entire project is located within the Creagerstown Survey District (MIHP# F-6-100), a historic district which is eligible for the National Register of Historic Places (NRHP).

EAC/Archaeology, Inc. (EAC/A) has conducted a visibility study to determine how visible the buildings will be from St. John's Church at Creagerstown Historic District (MIHP# F-6-134), which is located within the eligible district and is also individually listed on the NRHP, as well as from other nearby NRHP-listed or -eligible properties. This visibility study was performed based on data provided in Frederick County public hearing on October 23, 2025.

This report is divided into four sections, and presents the methodology and results for this archaeological investigation. Introductory information, including a description of the scope, purpose, and staff involved in the work is provided in **Section 1**. **Section 2** provides the methodology for the analysis. **Section 3** presents the results of the analysis. **Section 4** presents a summary of the results.

Robert Wanner, Ph.D. and Patrick Kim (EAC/A) served as the Geographic Information System (GIS) Technicians for this analytical report.

# 2. METHODS

EAC/A initially prepared a visibility analysis from three prominent observer points on the rooftops of the proposed buildings using ArcGIS Desktop 10.8. A viewshed, also known as a line-of-sight map, is developed using cells in an elevation model (raster data) and observer points (vector data). A straight line is interpolated between the source (observer point) and every other cell within the elevation model. If the height of cells along this line exceeds the height at the source, the line of sight is interrupted.

High-resolution Digital Elevation Models (DEMs) were the primary tools used to conduct this study. These were derived from Light Detection and Ranging (Lidar) surveys, which employ sensors which provide high-resolution, three-dimensional (3-D) geospatial data. Lidar is a remote sensing method that uses light in the form of a pulsed laser to measure ranges (variable distances) to the earth. These light pulses—combined with other data recorded by the airborne system—generate precise, three-dimensional information about the shape of the earth and its surface



characteristics. One of the most celebrated features of this laser scanning is “canopy penetration”, where the sheer density and resolution of point data acquired usually guarantees that some of the points represent the surface of the ground below tree cover especially if taken during fall or winter months in temperate areas. Maryland provides raw Lidar data acquired in 2012 and 2021 for all its counties for free.

Following acquisition of the Lidar data, EAC/A used Blue Marble Global Mapper with Lidar Module to create a DEM, with a resolution of 50 centimeters (1.64 feet), reflecting current conditions, including buildings and roads – also known as a digital surface model (DSM). Following that, we created a new DEM which added the proposed building footprints to the existing surface, reflecting the conditions after the construction is completed (**Figure 1**). As indicated in the information supplied to EAC/A, the top of the parapet wall of the building will be at 24 feet 8 inches above the ground. Once this new DEM was created, EAC/A added three observer points on the roofs of the buildings to replicate visibility. A height of 1.52 meters (five feet) was added to the ground surface to replicate the average height of a human. This created an initial viewshed which prompted further questions and analysis.

The subsequent viewsheds discussed below were classified based on the frequency of visible observation points. Areas from which one point were visible were classified as “visible”, from which two points were visible were classified as “more visible”, and from which all three points were visible were classified as “most visible”. Results from the St. John’s Church at Creagerstown Historic District visibility analysis were subject to ground truthing.

### 3. VISIBILITY ANALYSIS

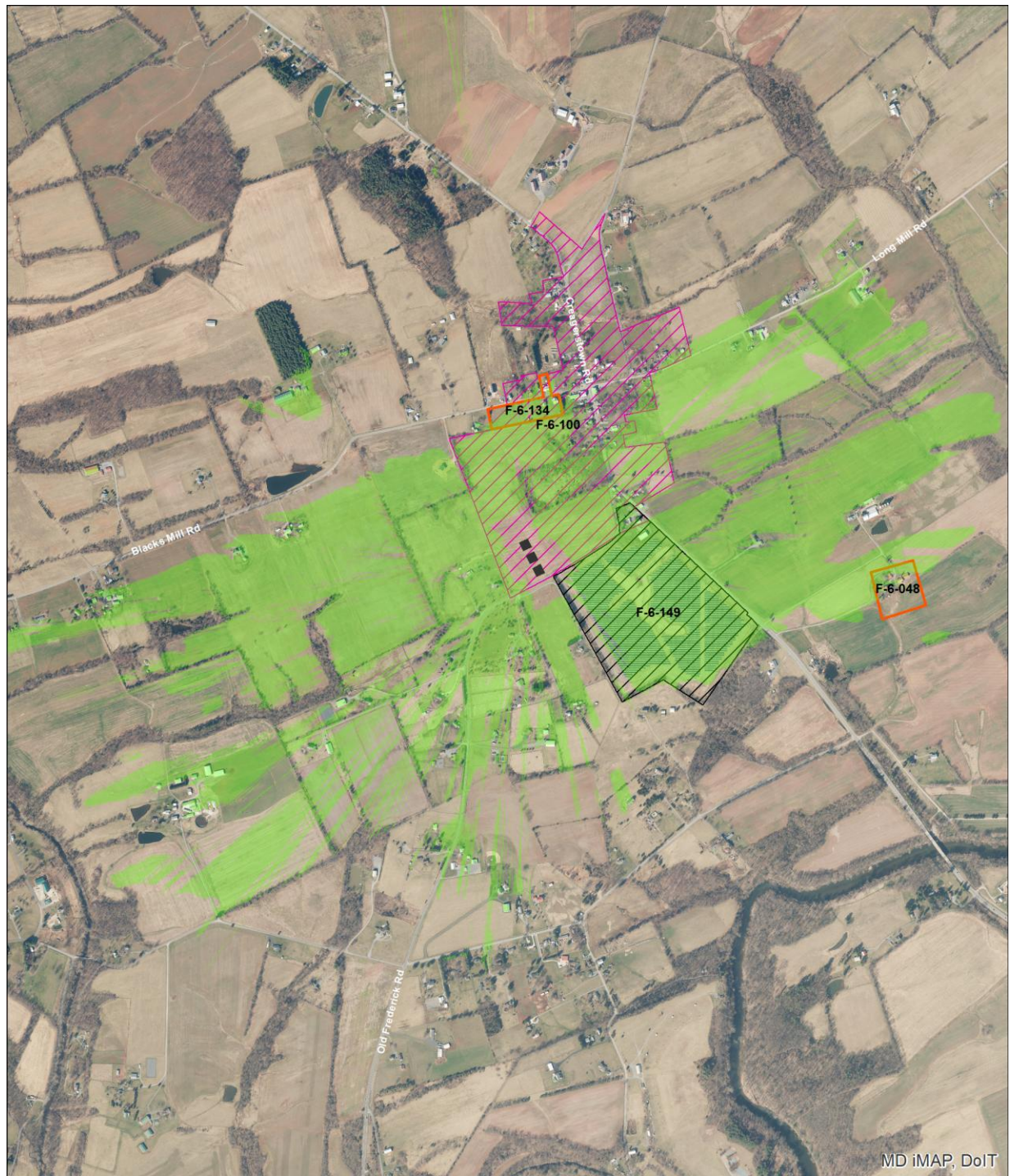
The initial visibility analysis, which relies on observation points from the rooftops of each of the three proposed buildings at the Old Frederick Road Lightpath facility, suggests that the buildings will be a highly visible feature of the landscape along from the east and west, though topography, buildings, and vegetation appear to block more expansive views from the north and south (**Figure 2**). The viewshed of the buildings includes areas of two properties which are listed on the NRHP: St. John’s Church at Creagerstown Historic District (MIHP# F-6-134) to the north and Strawberry Hill (Kolb Farm) (MIHP# F-6-048) to the east. We also note that a substantial portion of the Creagerstown Survey District (MIHP#F-6-100), which is eligible for the NHRP, falls within the viewshed. Speak-Baker Farm (MIHP# F-6-149) also falls within the viewshed, but was determined not eligible for the NRHP in 2015.

This initial analysis posed a question of how visible the proposed buildings would be from the NRHP-listed properties. To test this, we established three observer points within each of the properties, with an offset of five feet to reflect a person standing at these points, and ran the visibility tool two more times.



**Figure 1: Digital Surface Model (DSM) used for visibility analysis**





**Old Frederick Road  
Lightpath Facility**  
Viewshed of proposed buildings  
and nearby historic properties

- |   |                   |   |                   |
|---|-------------------|---|-------------------|
|  | Proposed Building | <b>Historic Property (MIHP)</b>   |                   |
|  | Viewshed          |  | Eligible for NRHP |
|   |                   |  | Listed on NRHP    |
|   |                   |  | Not eligible      |

0 500 1,000 1,500  
Feet



**Figure 2: Viewshed of proposed buildings within one mile**

The observer points at St. John's Church were set from the Creagerstown Cemetery, from a point between St. John's Lutheran Church (1908) and St. John's Reformed Church (1834), and from the brick Creagerstown School No. 2 (ca. 1880) on the north side of Blacks Mill Road. The results of this visibility analysis indicate that the two northernmost buildings will be visible from both the cemetery and from the area surrounding the churches, but not from the Creagerstown School building on the north side of Blacks Mill Road (**Figure 3**). The north and east façade of the northernmost building would be the most visible elements. The east façade of the southernmost building would be visible from different points throughout the property, but less so than the other two buildings.

The results of this analysis were subjected to ground truthing. A photograph taken from the cemetery on October 28, 2025 confirm that individuals standing within the western end of the Creagerstown Cemetery will have an unobstructed view of the buildings (**Figure 4**). A photo taken from the bell tower of St. John's Reformed Church on October 30, 2025, confirms that the buildings would be visible from both within the bell tower and from most of the area surrounding the church on its east, west, and south sides (**Figure 5**).

At Strawberry Hill, two points were selected along the driveway and another from the front of the main 1783 Georgian farmhouse. The eastern and southern façades of these buildings will be visible from all three of these points, though the southern one less so than the other two (**Figure 6**).

## 4. SUMMARY

The visibility analysis indicates the two to three of the proposed Old Frederick Road Lightpath facility will be visible from St. John's Church in Creagerstown Historic District and Strawberry Hill (Kolb Farm), which are historic properties listed in the NRHP. From the cemetery and the church buildings within St. John's Church in Creagerstown Historic District, on the south side of Blacks Mill Road, the two northernmost buildings in the facility will be visible. From points along the driveway and from the yard area of Strawberry Hill, within the northern half of the property, all three buildings will be visible. A full evaluation of these visual effects on the character-defining features of these properties is warranted.





Figure 3: Visibility of proposed buildings from St. John's Church in Creagerstown, an NRHP-listed historic property





**Figure 4: Photo of view toward proposed building location from west end of Creagerstown Cemetery (photo by Elizabeth Comer)**



**Figure 5: Photo of view toward proposed building location from bell tower of St. John's Reformed Church (photo by Steve Wobbleton)**





Figure 6: Visibility of proposed buildings from Strawberry Hill, an NRHP-listed historic property

**From:** [Paone, Michael](#)  
**To:** [Anderson, Katrina](#); [DeSa, Tolson](#)  
**Subject:** Fw: Comments on B25-23  
**Date:** Saturday, November 8, 2025 5:29:54 PM  
**Attachments:** [b2523 comments Thaler pdf.pdf](#)  
[b2523 comments Thaler.docx](#)

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**From:** Alice Thaler <[alicerthaler@aol.com](mailto:alicerthaler@aol.com)>  
**Sent:** Saturday, November 8, 2025 1:53:27 PM  
**To:** Paone, Michael <[MPaone@FrederickCountyMD.gov](mailto:MPaone@FrederickCountyMD.gov)>  
**Cc:** Steven D/Alice M. Vaughn <[stevendvaughn@aol.com](mailto:stevendvaughn@aol.com)>  
**Subject:** Comments on B25-23

[EXTERNAL EMAIL]

Dear Mike Paone,

Please include these comments in the Zoning Appeals Board record for B25-23 for the November 20, 2025, hearing. I attached the file in Word and in PDF formats.



## **INTRODUCTION**

### **Proposed B-25-23 Zoning Change Should Be Denied**

We do not support the requested zoning change to Tax Map 033, Parcel 0003, Tax ID 04589861 Old Frederick Rd, adj to 12226 Old Frederick Rd, Thurmont, MD 21788. We ask that the Applicant's request for a Special Exception Approval to allow for a Non-governmental Utility on land zoned agricultural be denied. We have no objection to locating such a facility in an appropriate industrial zone.

### **Passive fiberoptic support structures are not Data Centers**

We note that there is significant confusion among nearby residents. This is evidenced, in part, by the publicly submitted comments that clearly mistake the data-center-like proposed buildings to be data centers. These proposed utility buildings are passive fiberoptic support structures. We were not invited nor present at the informational meeting held at the Thurmont library by the Applicant and do not have the materials they presented and/or mailed to know if their information resulted in this level of confusion. We are aware of unattributed information being circulated regarding this facility. We would have thought that the Applicant would have wanted to be very clear that this proposal is not a data center, knowing the many concerns that are raised by residents near such structures.

## **REASONS FOR DENYING THE SPECIAL EXEMPTION REQUEST**

### **Please Consider the Submitted Comments Addressing Agricultural Preservation**

The nearby property owners make important comments about the preservation of agricultural land, and the impact of losing agricultural land to non-agricultural uses, including the negative impact on property values. Those comments are still applicable and should be given full consideration, even though parts of their comments address concerns from the perspective of data centers.

### **Supporting essential services and infrastructure versus losing agricultural land forever – the information provided has not demonstrated why the proposed site is essential instead of an available industrial site**

Based on Frederick County's GIS mapping and the Livable Frederick Master Plan (LFMP), the Property is situated within the area identified as "Agricultural Lands" which indicates the County's objective to preserve rural character while supporting essential services and infrastructure. The Property's location is not within a designated growth area. How can the applicant and the Staff Report conclude that the proposed use will be in harmony with the appropriate and orderly development of the neighborhood in which it is located, when the property is not within a designated growth area. Harmony would be no growth. The proposed use is not consistent with the County's desire to minimize impact on the rural and agricultural landscape. Although the proposed non-governmental utility buildings are designed to have minimal environmental disturbance and no public daily traffic, and will not require significant grading or site disturbance, and operations are limited to periodic

maintenance by 2–3 technicians monthly, losing agricultural land in no way preserves that land. Arguing that this proposal represents a necessary and beneficial utility expansion, without further justification as to why, does not preserve the existing character and use of the land, which is agricultural. The adjacent landowners comments address the specific impact on their quality of life and strong desire to preserve agricultural land from the proposed zoning change. Losing this parcel, which sits in the middle of agricultural land impacts the economic return of the remaining land because you lose economy of scale in agricultural production, as the remaining available acreage declines.

### **There is no clear benefit to Creagerstown residents or Frederick County residents in general**

The Applicant has not explained how these proposed passive fiberoptic support structures provide any direct benefit to Frederick County residents, especially to the nearby residents. These buildings are designed to boost the signal in the fiberoptic network that runs from New York to Virginia. The Staff Report states that the proposed buildings are designed to only house computer equipment that will be utilized to refresh and regenerate the fiber optic signal for the 864-fiber cable. To claim benefit as justification without specific information explaining what the benefits would be is not a sound argument.

Jake Lucas, the Company representative explained, when they sought approval for these proposed passive fiberoptic support structures in the Town of Thurmont, that the buildings would be used to store fiber optic line and the tools and materials used to boost the signal. He was open to the option to provide fiberoptic for Thurmont residents<sup>i</sup>. The Applicant needs to explain if these proposed passive fiberoptic support structures differ from what was proposed for the Town of Thurmont. Are they signal boosting facilities, storage facilities or both? Will Creagerstown residents be provided fiberoptic access?

### **Specific opportunities that would be forgone if the site is not rezoned need to be stated**

Information is needed to explain exactly how the County-wide infrastructure goals cited are supported. Rezoning agricultural land is not consistent with preserving the agricultural and rural nature of the Creagerstown area and does not support LFMP Visions, Goals and Policies: EC 3.1.1 (“Attract, retain, and grow opportunities to create a business climate in Frederick County that is attractive to firms and supportive of the many diverse groups of people, with diverse expertise and experiences, who wish to live and work in Frederick County.”). It is not clear how the proposed project will attract, retain or grow opportunities. It sends the message that agricultural land is ripe for rezoning based on very broad and general assertions without evidence that it will benefit local residents or Frederick County.

### **The proposed buildings do not support the infrastructure goal EC 3.1.3 and EC 3.2.1 by simply existing.**

The Applicant has not demonstrated how this proposal supports EC 3.1.3 (“Ensure that Non-Governmental Utility infrastructure needed to support and maintain Frederick County

as a great place to live and work is in place to meet the needs of residents and the business community by expanding, augmenting, or creating new infrastructure as opportunities expand to live and work in Frederick County.”). What specific types of additional opportunities can these proposed passive fiberoptic support structures attract? Why is the proposed location, requiring rezoning and therefore loss of agricultural land, essential compared to an available industrial site?

The third goal the Applicant cites, EC 3.2.1 (“Work to expand opportunities in knowledge-based industries – those industries where production and services are based on a vast knowledge of technical and scientific skills, with workers highly skilled in those areas – such as information technology - and other new and emerging technical business opportunities.”) is not supported by these proposed passive fiberoptic support structures. The Applicant is claiming that anything that adds to information technology infrastructure automatically meets this goal; however, they do not make the case how these buildings in Creagerstown will contribute significantly to the growth of information technology infrastructure in Frederick County. There are also no additional job opportunities that directly result.

**The last goal EC 3.3.2 that the Applicant cites is unsubstantiated.**

EC 3.3.2 (“Identify and pursue opportunities to efficiently grow economic sectors in the county that blend the advantages provided by local assets with the possibilities offered by regional and global economic trends.”). This is just a general catch all statement and the Information is needed to show how these proposed passive fiberoptic support structures could directly support this goal. How would not approving the rezoning request negatively impact this goal?

**UNADDRESSED ITEMS IMPACTING THE SPECIAL EXEMPTION DECISION**

**Where are/will the fiberoptic cables be located?**

If these proposed passive fiberoptic support structures are signal boosting facilities, it would help to show where the fiberoptic cable currently exists or the planned route to connect to and then continue from these proposed passive fiberoptic support structures. Will additional zoning changes or permits be required for such cables? The Emmitsburg News Journal notes that these cables run from New York to Virginia. We have observed fiberoptic cables being buried in Lucketts Virginia along Route 15. This could help everyone better understand why the proposed location is better than other possible locations that are not zoned agricultural.

**Answer the question about the impact on power availability and increased cost to residents**

Water requirements, noise, light pollution, and electrical power use concern should be addressed from the perspective of these passive fiberoptic support structures. Of these concerns, power has not been addressed in the application. Specifically, the electric power

requirements for this facility have not been addressed. Has First Energy provided a written report to the Zoning Appeals Board characterizing the necessary infrastructure changes to support this facility, including additional use of land? In addition, what will the cost to area residents be for the infrastructure improvements?

## **IMPACT ON HISTORIC PRESERVATION**

### **Revise Recommended Mitigations from the Historic Preservation Committee to include height of building plus the jib crane and specify the tree planting requirements**

The Applicant states that the proposed utility buildings are passive fiberoptic support structures. The Applicant states that the proposed non-governmental utility use consists of three single-story, approximately +/- 7,656-square-foot utility buildings situated on a parcel comprised of +/- 13.09 acres. However, these “single story” structures are 22 feet high plus a jib crane on top extending an undefined height above the roof. The Historic Preservation Committee concluded that the proposed structures would have negative impacts to historic and cultural resources within the vicinity<sup>ii</sup>. Their mitigation recommendations address most of what was discussed at their November 5, 2025, meeting. The Historic Preservation Committee letter does not explicitly request using trees with a maximum height taller than the proposed building’s height including the jib crane. The height including the jib crane, as discussed at the meeting, should be added to the mitigation recommendations. If the exemption were to be approved, the mitigation of trees as a visual barrier needs to be explicitly defined for depth and location of the tree line, height when first planted, and rate of anticipated growth to ensure that the trees reach a suitable height within a reasonably short time. Trees need to be maintained and replaced as needed in perpetuity.

## **IMPACT ON WILDLIFE AND LOCAL ENVIRONMENT**

*County Code 1-19-8.339(H)(2) The Board shall make findings regarding adverse effects of the project on the character of the surrounding area including impacts from sound, light, visual appearance, impervious surfaces, traffic impacts, and on forest and wildlife impacts.*

The Historic Preservation Committee addressed impacts excluding wildlife impacts.

### **Wildlife Impacts**

Safety of vehicular traffic and loss of wildlife habitat are concerns. South and west of Creagerstown, as well as the Historic Preservation areas to the north, is a long-established protected wildlife area with deer, fox, hawks, owls and bald eagles as well as many other species. This diversity of wildlife has been supported by having habitat already in Historical Preservation, Agricultural Preservation and Wildlife Conservancy, and portions of the Richard W. Kanode Farm Park (see Master Plan) is to remain agricultural and be used as an educational setting to learn about ecology and wildlife<sup>iii</sup>. In addition, local property owners

have set aside land providing wildlife habitat. Wilhide Road is already under wildlife conservancy protection. Moreover in 2025, Frederick County Council approved the inclusion of Stevens Road in the Rustic Roads Program, which supports wildlife. Clearly the intent of the Frederick County Council is to sustain the rural and agricultural nature of this area.

With regard to this specific 13 acre tract of land, wildlife has established routes transversing the property to and from the Monocacy River. There is at present a sizable deer herd as well as other wildlife that crosses Old Frederick Road through this parcel. The proposed buildings could impact these routes.

A lesser point for consideration is that the proposed tree plantings could potentially create a new hazard for drivers on Old Frederick Road. Deer using the trees as cover to approach the road could run in front of vehicles without being seen, preventing drivers from having sufficient time to react and thereby lead to increased vehicle/deer accidents.

## **CONCLUSION**

We respectfully request the Zoning Appeals Board in making their decision to carefully consider our submitted comments and acquire the missing information.

Dr. Steven Vaughn and Dr. Alice Thaler  
8515 Hunt Club Road  
Thurmont, MD 21788

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<sup>i</sup> *Proposed fiber cable facility rejected*. Emmitsburg News Journal November 2025, page 4

<sup>ii</sup> <https://www.frederickcountymd.gov/ArchiveCenter/ViewFile/Item/16093>

<sup>iii</sup> <https://recreator.com/874/Richard-W-Kanode-Farm-Park-Development>;  
<https://recreator.com/Faq.aspx?TID=20>

**From:** [Anderson, Katrina](#)  
**To:** [Anderson, Katrina](#)  
**Subject:** FW: B277868 BOA Hering for B-25-23 Creagerstown Maryland and 22,500 square feet of data center build  
**Date:** Thursday, November 13, 2025 12:01:57 PM

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**From:** Pam Vernick <pam@vti.com>  
**Sent:** Monday, November 10, 2025 3:52 PM  
**To:** Lockard, Christopher <CLockard@FrederickCountyMD.gov>; Paone, Michael <MPaone@FrederickCountyMD.gov>; Anderson, Katrina <KAnderson01@FrederickCountyMD.gov>; DeSa, Tolson <TDeSa@FrederickCountyMD.gov>  
**Subject:** RE: B277868 BOA Hering for B-25-23 Creagerstown Maryland and 22,500 square feet of data center build

**[EXTERNAL EMAIL]**

Good afternoon Michael,

Thank you very much for forwarding and posting the emails below, and I appreciate the communication.

As an aside, and using skills that I was taught, the push for power is for the data centers, but the data centers are a push because monies are there, at this moment, but the technology is not, and at some point the two will reconcile; I am not predicting, I am forecasting; I can not tell you when that will happen but the media will never catch up, they never do, and it could happen in a couple of years to several years.

Many thanks,  
Jidgette

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**From:** Pam Vernick  
**Sent:** Sunday, November 9, 2025 5:08 PM  
**To:** 'clockard@FrederickCountyMD.gov' <[clockard@FrederickCountyMD.gov](mailto:clockard@FrederickCountyMD.gov)>; 'Paone, Michael' <[MPaone@FrederickCountyMD.gov](mailto:MPaone@FrederickCountyMD.gov)>; Anderson, Katrina <[KAnderson01@FrederickCountyMD.gov](mailto:KAnderson01@FrederickCountyMD.gov)>; DeSa, Tolson <[TDeSa@FrederickCountyMD.gov](mailto:TDeSa@FrederickCountyMD.gov)>  
**Cc:** 'Kay Sandra K. (EWW)' <[Sandi.Kay@ew-water.com](mailto:Sandi.Kay@ew-water.com)>  
**Subject:** FW: B277868 BOA Hering for B-25-23 Creagerstown Maryland and 22,500 square feet of data center build

Good morning Board of Appeals,

Last Sunday, 60 Minutes said, “Here is our tip line,” so I sent everything I had about the imminent domain of farmland for power lines and data centers. Now, this Sunday’s addition of 60 Minutes, November 9<sup>th</sup>, is all about farmland, for one segment.

The episode is on YouTube [https://www.youtube.com/show/SCZ1qYcfgFglw7OTZBbeq\\_fw?season=58&sbp=CgIIOBocGhoKGFVDZks1ZHE4LVhnY216cVBHVkt5bmJ2QQ%253D%253D](https://www.youtube.com/show/SCZ1qYcfgFglw7OTZBbeq_fw?season=58&sbp=CgIIOBocGhoKGFVDZks1ZHE4LVhnY216cVBHVkt5bmJ2QQ%253D%253D)

CBS app, Paramount App, and 60 Minutes online.

**November 16, 2025**

**Re: Proposed B-25-23 special exception case before the Board of Zoning Appeals**

**Comments submitted by: Joel Anderson and Brigitta Shroyer  
8302 Stevens Rd. Thurmont, MD 21788**

Below are our comments to the Board of Zoning Appeals involving the proposed fiber optic center in Creagerstown.

**Proposed facility by Bogia Engineering for Lightpath (the applicant) is contrary to the stated goals of Livable Frederick and the stated purposes of the granting of a special exception for a non-government utility.**

One of the goals of Livable Frederick is to **preserve the rural nature of communities and agricultural land**. This facility would totally change the character of the area. These types of facilities do not belong next to historic rural villages or, for that matter, on agricultural land.

This proposed facility will not serve the surrounding community. It is being built to support a high-speed connection between Manhattan and Loudoun County. The applicant has said nothing about providing the local area with fiber optic capability.

The applicant has said nothing about how they plan to get the cables through this area if this proposed facility is built. Have they provided the County with this information? Has the County asked this question? Because this is a utility, are we facing eminent domain questions? Are we going to have our roads torn up for a very long time while they bury cables? Is Frederick County going to have to clean up after this mess? The applicant should indicate how the cables would get in and out of there (obviously this facility requires service by some very sophisticated lines).

**No job creation**

One of the stated goals of Livable Frederick is to provide high quality jobs and opportunities. Once this proposed facility is constructed, it will not provide any jobs to the local community.

**No transparency**

The applicant has been asked several times to provide, and has not provided, information about other fiber optic centers such as the one being proposed in Creagerstown. The local concerned residents want to see what final construction would look like as well as hear the noise they generate. It is obvious that the applicant does not want us to have this comparative information as they have not responded. It leads one to believe that these facilities are more intrusive than they indicate.

**Flawed process of review to date**

We are also deeply concerned that the County initially missed having the Frederick County Historic Preservation Commission (HPC) review the plan before the October meeting of the Board of Zoning Appeals was scheduled. This only served to benefit the applicant as it meant the meeting and resultant consideration were rushed. The last-minute virtual meeting of the HPC was awkward for residents to participate in. We know of several individuals who were on the call queue but could not comment. An issue of this magnitude deserves full local community input. Unfortunately, it fell



upon the local citizens to spread the word about the HPC meeting. The County government and the applicant made no effort to inform us.

The HPC voted unanimously that the proposed facility would have a negative effect on the historic village and cultural landscape. In our opinion, two of the recommendations from this meeting (points 5 & 6) should be completed before the special exception is considered. Doing a balloon test and a noise pollution test after the special exception is granted, if that occurs, is worthless.

**Conclusion:** We oppose the application. At a minimum the County and residents need all information requested:

- How tall is the jib crane on the building?
- Where are one of these completed facilities located? The County government and residents need to be able to drive by/visit and see what one looks like and sounds like instead of being told that they are similar to a treatment plant.
- How will fiber optic lines serving the facility be handled and what is the local impact?
- How does this serve Creagerstown and the local community?

It is also important to note that the individual who owns this parcel is opposed to the granting of the special exception. This was submitted in her public comments. It leads us to ask, did the buyer misrepresent their intentions to the seller when the purchase contract was presented? If that is the case, then can we trust anything they have promised to the County and the community?

**From:** Pam Vernick  
**To:** Paone, Michael; Anderson, Katrina  
**Subject:** Water and the growth of Frederick  
**Date:** Monday, November 17, 2025 9:48:28 AM

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[EXTERNAL EMAIL]

<https://www.washingtonpost.com/climate-environment/interactive/2025/how-snowy-could-it-be-where-you-live-this-winter-look-up-your-area/>

Good morning,

I know I am past the submittal deadline for the 11/20 hearing for the data centers in Creagerstown, but this is what we/I forecasted in 1982 driving the migrations of hundreds of millions of people...water.

Frederick does not have enough water to sustain the current population, let alone an industrial structure that mandates water. The "shed" is dry and will stay that way; it will not be replenishable.

I am sorry.

Jidgette W Vernick  
813 294 8877

Nick and Kelsey Kolega  
Old Frederick Road  
Thurmont, MD

Frederick County Board of Appeals Case No. B-25-23  
Special Exemption Request for Non-Governmental Utility in Agriculture Zoning District

To Whom it may concern,

We are writing to ask that you respectfully decline Bogia Engineering Inc. / Lightpath LLC request for special exemption approval to construct (3) 7,656 sq. ft. commercial buildings on 13.09 Acres of currently zoned (A) Agricultural land at parcel ID 04589861.

My wife and I live across Old Frederick Road from the proposed site of these (3) “data like centers.” Both born and raised in Frederick County, we have seen vast changes to many towns within the County over the past several years. We understand that growth and some of these changes are crucial for the greater and common good of the County, however there is a specified place for it. We have no objection to these buildings being constructed on land/parcels that are zoned for commercial purposes and within the County growth plan. Frederick County expresses through The Livable Frederick Master Plan (LFMP) and current zoning maps that the proposed Old Frederick Road site is considered agricultural land. It should be the County’s responsibility to preserve this ground and deny the special exemption request from the applicant.

The Frederick County Board of Appeals sign was first placed in the field of beans towards the end of September. Most residents and neighbors assumed that someone would build a custom home, just as Mr. Marlin Martin plans to build on the Tract 4 property, which sits next to the proposed Bogia Engineering/Lightpath site. We would like to note that we nor any of our neighbors received an invitation to the community outreach meeting from the applicant. This meeting was held on October 15, 2025, at the Thurmont Public Library. We found out from an unknown neighbor that this meeting was being held and were able to attend. At the meeting, attendees were told by the applicant and Lightpath that flyers were sent out to every home within a ¼ mile from the site. The applicant and Lightpath informed the attendees that the Postal Service must have lost the invitation letter in transit. The company states in their application to the BOA that there were fifteen individuals at this meeting. It is important to note that only eight individuals were residents and the remaining were company stakeholders. If the applicant made a reasonable effort, there would be a much larger attendance of residents at this meeting.

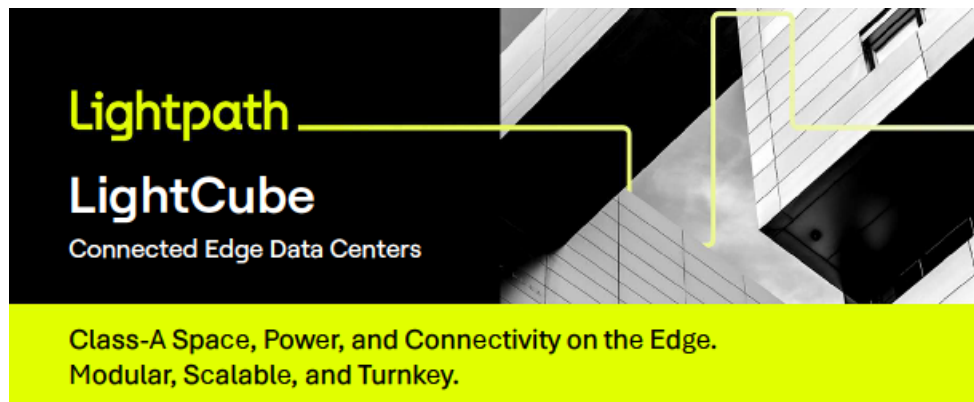
As many are aware, Frederick County now has a CDI (Critical Digital Infrastructure) Overlay zone, which is located towards the southern end of the County. No data center or CDI shall be constructed outside of this overlay zone which was approved by the County Council in September 2025.

Bill No. 22-05 states the following definition:

**“Critical Digital Infrastructure Facility:** A facility consisting of one or more buildings used primarily for the storage, management, processing, and transmission of digital data, and which houses computer or network equipment, systems, servers, appliances, and other associated components related to digital data operations. The facility may also include customary accessory uses such as an office use, air handlers, power generators and storage, water cooling and storage facilities, and associated utility infrastructure needed to support sustained operations of the digital infrastructure.”

Lightpath LLC stressed at the Thurmont Library meeting that they were not constructing a “data center” or CDI facility at the proposed Old Frederick Road site. Attendees were told that these buildings are simply repeater stations, similar to what Verizon uses to keep data reaching the destination.

Please see the below “LightCube” product sheet from Lightpath’s website stating that these structures are in fact modular data centers and fall within the Frederick County CDI Facility definition above. Also, please note the similarities of the “LightCube” buildings to the construction drawings submitted to Frederick County. We strongly urge the Frederick County Board of Appeals members to look at Lightpath LLC company website prior to the November 20<sup>th</sup> meeting.



LightCube is a re-imagined, modern regeneration/ILA site that offers turnkey, class-A space to house and connect advanced technologies in strategic locations, along the edge or anywhere that is required.

LightCubes offer day-one readiness by accommodating all projected space and power requirements for full cable utilization. LightCubes can be deployed individually or in clusters while maintaining the ability to easily scale into the future.



Rendering of a LightCube by Lightpath

#### INFRASTRUCTURE

- All LightCubes fully owned & operated by Lightpath
- Modular design with up to 8k sq. ft of floor space per LightCube
- Multiple LightCubes possible at select locations
- Diverse fiber routing from Lightpath’s network to each LightCube

#### SECURITY & OPERATIONS

- Layered physical security via perimeter fencing and biometric entrance access controls
- Monitoring of entire electrical, mechanical, & fire protection systems 24/7/365 by Lightpath’s Network Operations Center (NOC)
- 24/7/365 video monitoring with CCTV-system
- Escorted access for on-site visits
- All maintenance and repairs managed by Lightpath’s in-house team

#### ELECTRICAL

- Total Power per LightCube: 1.0 MW
- Single DC plant with redundant rectifiers + 2 hours of battery backup (at full load)
- A & B power feed distribution to customer rack
- Power backup through onsite diesel generator with 24 hours fuel reserve (at full load)

#### MECHANICAL

- Data center HVAC: N+1 CRAC units with individual condensers for true redundancy with cold-aisle or hot aisle containment

#### FIRE PROTECTION

- Automatic smoke & fire detection and pre-action sprinkler system throughout

#### CABINETS & CAGES

##### Standard Design:

- 23" x 19", 2 post racks, 4 post racks, cabinets, and cages available in 1/2 and full rack increments in a colocation environment

- Power density per rack: 3 – 5 kW

##### Custom Design: Built-to-suit

- Subject to overall available capacity
- Larger rack/cab options available
- Power density per rack: up to 15 kW with metered power capabilities
- Includes options for custom solid wall or cage partitions, biometric security access controls, private entrance, spares storage, and more

#### AMENITIES

- Facilities to support onsite technicians with staging/storage room, free secure WIFI internet access, on-site parking, and general facilities

We share the same concerns of our neighbors that have been expressed through previous public comments submitted to the Frederick County Board of Appeals. We would like to emphasize an email submitted by the current property owner Dolores Fitzgerald (Property ID 04589861) for public comment on October 23, 2025. In this email, Dolores Fitzgerald states that she is the current owner of the property and is completely against the re-zoning and special exemption being granted. After speaking on the phone regarding the matter, it was clear that the current property owner was unaware that the contract purchaser, Higher Ground Ventures LLC, planned to sell to Cablevision Lightpath LLC to construct these (3) new facilities.

We do understand the need for these facilities and ask that you respectfully deny this request for special exemption to change zoning for a non-governmental utility. Bogia Engineering Inc. and Lightpath LLC should be looking for future building sites with current zoning to accept these facilities or within the Frederick County CDI overlay zone. These structures and facilities were recently unwelcomed by The Town of Thurmont and the residences of. These structures and facilities are again unwelcomed by the residents and property owners in and around Creagerstown, a small town less than 5 miles from Thurmont. The decision of this case is crucial and will be considered landmarked as it will affect all of Frederick County for many years to come.

Sincerely,

Nick and Kelsey Kolega  
Old Frederick Road  
Thurmont, MD

# HEART OF THE CIVIL WAR HERITAGE AREA

Mr. Michael Paone  
Zoning Administration  
30 N. Market Street  
Frederick, MD 21701

November 17, 2025

Dear Mr. Paone:

This letter is to share concerns related to the application for a special exception for a proposed non-governmental utility (Lightpath LLC) submitted to the Board of Appeals (BOA # B277868, Case B-25-23). I will point out passages in the Heart of the Civil War Heritage Area Management Plan (incorporated by reference in the Frederick County Comprehensive Plan) that should be considered before a decision about the special exception is made. The Management Plan can be found at <https://heartofthecivilwar.org/stakeholders/management-plan/>. The incorporation of the Management Plan in the County Comp plan is necessary for HCWhA's services to the county. To date, that includes facilitation of millions of dollars in grants to stimulate preservation and heritage tourism,

Page 27, in the section on Natural, Recreational and Scenic resources, states, "While the heritage resources— battlefields, historic homes, museums, form the heart of the HCWhA's offerings, heritage tourists are also known to enjoy an area's natural beauty and opportunities for outdoor recreation. In the 1860s, this region was largely agrarian, dotted with small towns and few urban centers. Efforts to conserve agricultural land and open space – particularly that associated with Civil War battlefields – have enabled much of the region to retain a strong sense of time and place. There are many places where the visitor can easily imagine that landforms and views are similar to those encountered by nineteenth century travelers and armies on the march. Country walks in pleasant surroundings or a quiet paddle along a cool creek, these too are heritage resources that add to the attractiveness of the destination for many heritage visitors."

The plan could be describing Old Frederick Road here (p. 27): "Unspoiled agrarian, pastoral scenery lines many roadways; historic barns and farmsteads, working fields and orchards, and livestock and horses sweep by as one moves along local roads." The integrity of the landscape draws visitors to area parks (like Loy's Station Park and Utica Park, both close to the Lightpath location), for recreational experiences such as hiking, fishing, birding and more outdoor activities. For example, the nearby waterways, such as Owens Creek and the Monocacy River, serve paddlers and others who enjoy the historic landscape as they paddle or play. The visual and auditory impacts of the Lightpath buildings and operations may be a disincentive for recreational visitors to the area.

The Management Plan section on Circulation & Transportation (starting on page 69) explains that heritage area visitor circulation by automobile is organized around the Maryland Civil War Trails and the Maryland Scenic Byways, which both connect many of the most visitor-ready sites and municipalities. Both the Journey Through Hallowed Ground and Old Main Streets scenic byways are conduits for visitors to the vicinity of the address in question on Old Frederick Road. In fact, at Loy's Station Park, a Civil War Trails marker interprets part of Frederick County's Battle of Gettysburg experience

Bicycling is enormously popular in the Heart of the Civil War Heritage Area, especially in Frederick County. Page 70 of the HCWhA Management Plan reports, "Frederick County embarked on an effort to create a full network of bike/ride/walk trails connections countywide and regionally in the Frederick County Bikeways and Trails Plan." One of the most popular cycling routes, promoted assertively by Visit Frederick, is the Covered Bridges bicycle route that passes by all three such bridges in the county. In fact, cyclists move along Old Frederick Road, directly past where the Lightpath buildings may be located, from the Utica to Loy's Station covered bridges. The zoning exception sought would diminish the scenic character that cyclists come from far and near to experience (contributing to the tourism economy).

## CARROLL COUNTY

Hampstead  
Manchester  
Mount Airy  
New Windsor  
Sykesville  
Taneytown  
Union Bridge  
Westminster

## FREDERICK COUNTY

Brunswick  
Burkittsville  
Emmitsburg  
Frederick  
Middletown  
Mount Airy  
Myersville  
New Market  
Rosemont  
Thurmont  
Woodsboro

## WASHINGTON COUNTY

Boonsboro  
Clear Spring  
Funkstown  
Hagerstown  
Hancock  
Keedysville  
Sharpsburg  
Smithsburg  
Williamsport

22 S. Market Street, Suite 200  
Frederick, MD 21701  
info@heartofthecivilwar.org  
[heartofthecivilwar.org](https://heartofthecivilwar.org)

I urge careful consideration of the HCWhA Management Plan, already incorporated as a part of the Frederick County Comprehensive Plan, as the special exception on Old Frederick Road is reviewed. Thank you for the opportunity to offer comment on this matter,

Sincerely,



Elizabeth Scott Shatto, Executive Director



**Anderson, Katrina**

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**From:** Paone, Michael  
**Sent:** Wednesday, November 19, 2025 9:30 AM  
**To:** Anderson, Katrina  
**Subject:** FW: Case #B-25-23-URGENT, PLEASE POST ASCP

-----Original Message-----

From: Tracey Law <lawknotts@gmail.com>  
Sent: Wednesday, November 19, 2025 7:42 AM  
To: Paone, Michael <MPaone@FrederickCountyMD.gov>  
Subject: Case #B-25-23-URGENT, PLEASE POST ASCP

[EXTERNAL EMAIL]

Hello Michael,

I am writing this letter to state my strong opposition to granting a change in the zoning for the Fiber Optic facility trying to worm their way into Creagerstown on Old Frederick Road. This facility does not belong here. There are plentiful parcels of land already zoned for Commercial/Business use throughout the county. There is no reason whatsoever that the county should lose any more precious agricultural land, especially because this particular facility will have absolutely NO benefit to anyone here, it is to the benefit of citizens from other states.

These structures would also be an intrusive blight on the landscape and surrounding area, including the historical property of St. John's Lutheran Church. We have no real idea of how loud the giant fans which will be running 24/7 will be, how high will these structures end up by the time they all get their jib cranes, not to mention the light pollution from the installation of all of the lighting such a facility will need for security and daily use. The disruption to what is an important local corridor for the deer, foxes and other wildlife that thrives in and along that parcel would be a catastrophic loss of still more natural local habitat.

I will state again-this facility DOES NOT BELONG HERE. Please under no circumstances should the Appeals Board grant this Special Exception to change the zoning from the proper Agricultural classification it currently is and should stay! Once our already dwindling agricultural land is given away it's gone forever. This facility brings absolutely no benefit to us here in Creagerstown.

Tracey Law  
Creagerstown

Sent from my iPhone

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**From:** Kandi Bussey <[kandibussey@yahoo.com](mailto:kandibussey@yahoo.com)>  
**Sent:** Monday, November 17, 2025 8:59:53 PM  
**To:** Paone, Michael <[MPaone@FrederickCountyMD.gov](mailto:MPaone@FrederickCountyMD.gov)>  
**Subject:** Data Center

[EXTERNAL EMAIL]

It's not wanted in Creagerstown. Look at the link below and see how much people don't want this monstrosity in our backyard ( side yard actually). I'm so worried about my families health and what this will do to our land and well. Look at Adamstown. We can't do this much damage to this beautiful agricultural land.

Please share with Jessica Fitzwater.

<https://c.org/WKkb8pcwC4>

Kandi Bussey  
[Yahoo Mail: Search, Organize, Conquer](#)



Dear Commissioners,

I am writing to express my strong opposition to granting the application for a Special Exception for the proposed non-governmental utility that has been submitted to the Board of Appeals for construction of buildings at 12234 Old Frederick Road, Thurmont, MD.

Granting a zoning special exception is a major decision which sets a precedent for future special exceptions in perpetuity. This step should never be taken lightly and should only be done when a preponderance of evidence shows doing so is absolutely necessary and serves the greater good for residents and Frederick County. This project does not meet either bar.

Far from a preponderance of evidence, there is no evidence or information at all in the application that answers some absolutely critical questions and it would be irresponsible for you to grant a special exception based on this application. For example, here are just a few unanswered questions the application is silent on:

- How do these proposed passive fiberoptic support structures provide any direct benefit to Frederick County residents, especially to the nearby residents?
- Why is the proposed location, requiring rezoning and therefore loss of agricultural land, essential compared to an available industrial site?
- Where do fiber optic cables that will be boosted by this project currently exist? What is the planned route to connect to and then continue from these proposed passive fiber optic support structures? Will additional zoning changes or permits be required for cables? What infrastructure changes will be necessary to support this facility, including additional use of land?
- These single story structures are 22 feet high plus a jib crane on top extending an undefined height above the roof. What is the height including the jib crane? How exactly will trees provide a visual barrier - where are the tree lines, how many layers deep will they be, how tall will the trees be when planted and what is the plan for maintaining and replacing trees?

The 13-acre property in question is zoned Agricultural and is currently undeveloped and actively used for agricultural purposes. This project absolutely does not belong on this property. Farmland is a precious resource and there is no reason to sacrifice 13-acres of prime farmland already zoned agricultural and in active use for this purpose.

This project is completely out of place on this property and in this location. Its purpose and use is **NOT** in harmony with the character and landscape of the surrounding area. It will destroy prime farmland, negatively impact property and structures listed on the National Register of Historic Places, ruin a key wildlife corridor that supports a wide diversity of wildlife including white tailed deer, nesting bald eagles, foxes, and wild turkeys. It will introduce uninterrupted 24/7 noise, light pollution, and impervious surface as well as new water and electrical power needs.

There is no preponderance of evidence or overriding need to put this project on this property. I urge you to reject this application for a project that has no place in this location.

Thank you,  
Karen Knotts  
Thurmont, MD 21788

**From:** Pam Vernick <[pam@vti.com](mailto:pam@vti.com)>

**Sent:** Monday, December 15, 2025 9:59:04 AM

**To:** Paone, Michael <[MPaone@FrederickCountyMD.gov](mailto:MPaone@FrederickCountyMD.gov)>

**Subject:** Re: B277868 BOA Hering for B-25-23 Creagerstown Maryland and 22,500 square feet of data center build

[EXTERNAL EMAIL]

Good morning,

Sometimes I wonder if trauma from 1982 exams will ever dissipate but, no, the trauma is just are accelerating; again, there is not enough water because the fresh water has become the yet unnamed atmospheric ocean above us from heat.

<https://www.washingtonpost.com/climate-environment/interactive/2025/giant-data-centers-energy-pollution/>

Jidgette W Vernick  
813 294 8877

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