

Brandt, Kimberly G.

From: Hettie @ Yahoo <hballweber@yahoo.com>
Sent: Thursday, August 19, 2021 1:41 PM
To: Sugarloaf Area Plan
Subject: Comments about Plan

[EXTERNAL EMAIL]

My name is Hettie Ballweber and I live at 112 Fairview Avenue in Frederick. I have read over the draft plan and feel that it is well thought out and written. I worked as a professional archaeologist in Frederick County for years and would like to submit a suggestion regarding cultural resources discussed in the plan.

I suggest that the plan include a brief discussion about the presence of native Americans that occupied the land prior to European settlement. The history seems to indicate that nothing happened in the area prior to that. Conversely, the area was heavily utilized by prehistoric populations for thousands of years.

In fact, there are over 40 archaeological sites recorded (in the Maryland Archaeological Site data base) inside the boundaries of this area and the majority represent prehistoric occupation sites. I worked in this area and recorded a number of sites along Thurston Road, Dixon Road and Monocacy Bottom Road. I also excavated two prehistoric sites along Monocacy Bottom Road. I have no doubt that residents within this plan's boundaries are aware of these resources and can testify to their presence.

The number of prehistoric archaeological sites located in this area comprise an unusually large inventory compared to other locations in the county; they should be viewed as an important element in the plan and be considered for protection and preservation.

I see that on page 15, Initiative 2B addresses this subject but I also feel that it needs much more emphasis throughout the plan. These cultural resources are important and should be a focus of attention in this plan, not a token or passing mention.

Regarding the 500 acre carve out, I am confident there is high potential for archaeological sites to be located in that area. Sadly, there will never be an opportunity to identify, record, study and/or preserve them since archaeological sites are not afforded any protection in the county (other than through Section 106 projects). I hope you will at least take this into consideration before handing over more land for development.

I planned to phone this in this evening for the public meeting so others can hear it. But I hope these email comments will be made available to others and that action regarding them be seriously considered.

Thank you.



MD|DE Division SAF

Earl D. Reaves, Jr. CF, Chairperson
26 Brookfield Road
Pasadena, Maryland 21122
410.746.7402
budreaves@gmail.com

August 31, 2021

Fredrick County Planning and Permitting

Steve Horn, Director

30 N. Market St.

Frederick, MD 2170

Dear Mr. Horn:

The MD-DE Division of the Society of American Foresters is the professional association that represents professional foresters in Maryland and is a Division of the National Society of American Foresters representing approximately 10,000 professional foresters across the country. We appreciate the work the Frederick County Planning and Zoning has done on the Sugarloaf Planning Area Plan and believe there are many positive recommendations in the Plan. However, there are two items in the Plan which we believe are counterproductive to the goals of the plan, which we would request be removed.

The first issue is located on page A-22 of the Sugarloaf Planning Area Plan and involves the completion of an invasive species survey and post-harvest management plan for their control. This will add an additional step, and a very significant expense, to the permitting process by requiring an additional survey to be completed and an additional plan being drawn up. Further, since it is well known that invasives exist across much of the forest landscape, and invasives control is highly difficult and expensive, with or without forest harvesting, this requirement creates a strong disincentive against forest harvesting – e.g., the only landowners singled out to do any invasives control will be those who want to conduct a forest harvest. In addition, invasive species concerns are already addressed as a corollary to “best management practices” delineated in the 2015 Forest Harvest Operations Manual (page 14) that foresters and operators already follow when planning timber harvests.

Second, on page A-23, the proposed regulatory framework would require a review of rare, threatened and endangered species by Maryland DNR Heritage Service, and potentially a mitigation plan prepared to address any comments that may be provided. This requirement will also add a very significant expense and administrative burden to obtaining a forest harvest permit. It is clear from the data included in the Sugarloaf Plan that FIDS habitat is present, to one degree or another, in almost all forest areas in the planning area, so this proposed requirement appears to mandate some type of mitigation plan for virtually every harvest. This is another time consuming and lengthy process that can add weeks or months to a forest harvest permit. Since timing can be a very important component to good forest harvesting, this creates another disincentive to good forest management.

Thank you very much for the opportunity to comment. Once again, we respectfully request that the Planning and Zoning Department remove both of the above mentioned items from the regulatory framework proposed by the Sugarloaf Planning Area Plan. If you would like to further discuss these items, I can be reached by email at budreaves@gmail.com, or by phone at 410.746.7402.

Sincerely,

A handwritten signature in black ink that reads "Earl D. Reaves".

Earl D. Reaves, Jr. CF

cc: Tim Goodfellow, Livable Frederick Environmental Planner

Goodfellow, Tim

From: Sugarloaf Area Plan
Sent: Thursday, August 26, 2021 3:05 PM
To: Alokik Kanwal
Cc: seema.tevar@gmail.com; Sugarloaf Area Plan
Subject: RE: Comment on Sugarloaf Area Plan
Attachments: Heritage Hills Dixon Road.tif

Alokik and Seema Kanwal,

Thank-you for your comments on the Draft Sugarloaf Treasured Landscape Management Plan. All emails and comments received on the Draft Sugarloaf Plan will be distributed to the Planning Commission, who will hold their first workshop on the Draft Plan on September 15, 2021.

Please access the Sugarloaf Plan website from the icon below for all updates on the public workshops, public hearings and other news as the Sugarloaf Plan proceeds through the public review process.

A portion of your property (Tax Map 105, Parcel 186) that contains steep topographical gradients is proposed for rezoning from the Agricultural zoning district to the Resource Conservation zoning district. The application of Resource Conservation zoning to these sensitive environmental areas is consistent with the County's Master Plan and conforms to the County's Zoning Ordinance. The landscape conditions you reference on the adjacent 'Heritage Hills' lots (plat attached) are within a permanent, protective Forest Conservation easement (see screen shot below with dark coloring that shows the extent of the Forest easement) that was required as part of the subdivision approval.

Feel free to contact me with any questions.

Tim

Tim Goodfellow, AICP

Livable Frederick Environmental Planner
tgoodfellow@frederickcountymd.gov
(301) 600-2508

Livable Frederick Planning and Design Office

30 North Market Street
Frederick, MD 21701
(301) 600-1138

Frederick County, Maryland

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Web links:

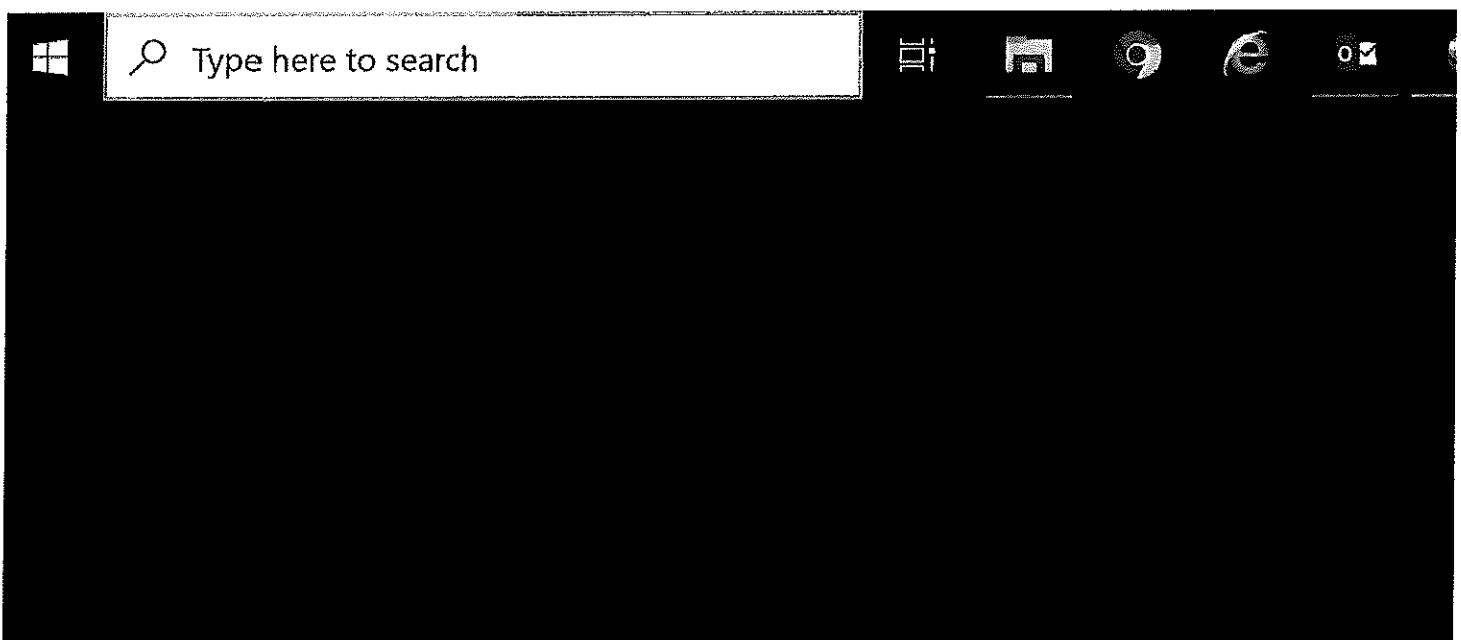
[Frederick County Government](#)

[Division of Planning and Permitting](#)

[Livable Frederick Planning and Design Office](#)



- Rural Legacy
-
- Contours
- Slope2013_5ftCells
 - 15 - 25%
 - 25 % +
- Major Index Contours
- Index Contours
- Intermediate Contours
- Census 2000 Block Groups
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- Major Roads
- Census 2010 Tracts Extended.lyr
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- Census 2010 Block Groups
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- Census 2010 Tracts
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- Planning Regions
- Parks
- Streams
- NRHP_Sites
- MHT_Sites
 -
- PriorityPresAreas.lyr
 -
- towns
- Community Growth Area
 -



From: Alokik Kanwal <alokik@outlook.com>
Sent: Wednesday, August 18, 2021 10:51 PM
To: Sugarloaf Area Plan <SugarloafAreaPlan@FrederickCountyMD.gov>
Cc: Seema Kanwal <seema.tevar@gmail.com>
Subject: Comment on Sugarloaf Area Plan

[EXTERNAL EMAIL]

Dear Frederick County Council,

I am a Frederick County landowner that is being affected by the proposed Sugarloaf Area Plan. I am in the process of building my house on the aforementioned property.

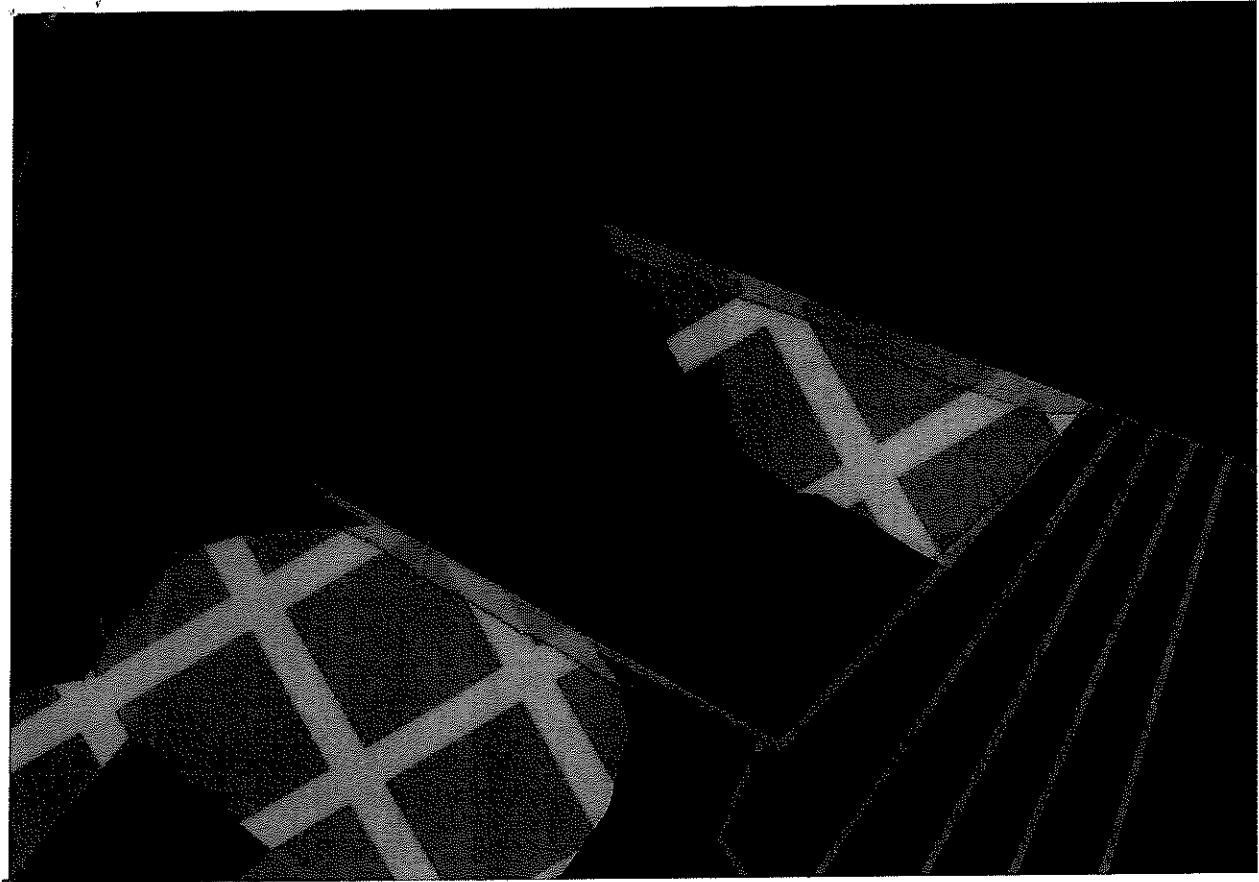
Approximately 33% of my lot has been marked as "Preserved" in this proposal which is unjustifiable since 4 adjacent lots have been excluded from such a designation. As I understand it, the criteria for "Preserved" is a steep slope or accessibility to water. The excluded adjacent lots have a comparable slope, therefore our land should similarly be excluded from the designation.

The preserved area boundary very clearly tracks along the boundary of my lot, yet incredulously does not encroach on my neighbors' lots. Frederick County has never contacted me nor tried to contact me, even though I am clearly affected.

As the landowner, I do not want the property of my future home to be arbitrarily marked as Preserved and request this council to exempt my property from the proposed Sugarloaf Area Plan immediately.

Please reference the drawing below for my property.

Lot: P-186
Liber: 5367
Folio: 097



Regards,
Alokik and Seema Kanwal

Sent from Mail for Windows

Goodfellow, Tim

From: Kyla Moore <kymoore0509@gmail.com>
Sent: Wednesday, August 25, 2021 2:56 PM
To: Sugarloaf Area Plan
Subject: Land Development West Side of 270- NO!

[EXTERNAL EMAIL]

Sent from my iPhone

Begin forwarded message:

From: Kyla Moore <kymoore0509@gmail.com>
Date: August 25, 2021 at 2:55:02 PM EDT
To: sugarlofareaplan@frederickcountymd.gov, planningandzoning@frederickcountymd.gov
Subject: Land Development West Side of 270- NO!

To Whom It May Concern:

I am writing with the utmost urgency to DENY the development of land west of 270!

When I hear T. Natelli very briefly during a community zoning meeting "explaining" the need for him to weigh the importance of future economic development with the future environmental impacts, this is nothing more than a blanket statement rather than a genuinely true explanation of his need to over-develop more land in this area. Let's be transparent here, this is about money and making more of it. Period. I would much more appreciate a real answer to be able to truly understand where this decision is coming from.

I understand I really don't need to re-state this because of how clearly obvious this is but our schools (elementary-high school) are immensely overcrowded. With the Stone Barn community not even completed, what is your solution to this problem? Add a few more portables? A new wing with a couple more classrooms? Our children's classrooms, and in turn, their education is being so negatively impacted by how large classroom sizes are, by parking and transportation issues, and even simple things such as not having enough lockers to accommodate all of our students. Of course the list can go on and on about how our kids' education is being impacted by the overabundance of people in one area with only so much space to accommodate, but I think, at least I hope, you understand the point I'm trying to make here. How one could even consider

building yet another community just based on this reason alone is ludicrous. I urge you to show that you actually care about your community.

I'm also wondering what the point of zoning land agricultural is when in truth, it clearly means nothing if deals are being struck with the county to allow for more development on this supposedly zoned land. The boundaries continue to move. We live in a beautiful area that is rapidly declining in its natural beauty that most of us are extremely grateful to be a part of. But at some point, land has to be left alone. Only greed would dictate that not enough money has been made because there are still scraps of land yet left. The agricultural and environmental impacts speak volumes. Bennett Creek is at major risk with this decision. I'm not here for a wildlife, climate change, or ag lecture but what may seem like a "small plot of land" to Natelli et al absolutely contributes to the downfall of what makes this part of our world so great.

I don't see who benefits except for Natelli and those making money off of him. It is time for him to move on. We do appreciate the community he has built but he's done enough here now. While I also appreciate the opportunity to have a "voice," (hopefully each and every one of these emails are being read and considered) it does nothing to convince me that decisions truly have already been made.

Either way though, if this decision is truly up for debate as claimed...

As strongly as I can, I encourage you to reconsider the new land development in the agriculturally zoned land west of 270. Please.

Thank you,
Kyla Moore
2353 Dixon Road

Goodfellow, Tim

From: Hettie @ Yahoo <hballweber@yahoo.com>
Sent: Thursday, August 26, 2021 5:20 PM
To: Sugarloaf Area Plan
Cc: Whitmore, Amanda; Goodfellow, Tim; Brandt, Kimberly G.
Subject: Re: Comments about Plan

[EXTERNAL EMAIL]

Hello Kim:

I would be glad to help any way I can regarding addressing cultural resources recorded within the plan boundaries. I have most of next week free with the exception of Tuesday morning but would be available Tuesday afternoon after 2 p.m. Just let me know what works for everyone and I will make sure to be available. A zoom meeting would be fine.

Hettie

On 8/26/2021 2:31 PM, Sugarloaf Area Plan wrote:

Dear Hettie,

Thank you for your email. We appreciate you taking the time to read the plan and offer suggestions for improvements. As you may know, no one on our staff – including Amanda – has access to the Maryland Archaeological Site data base. We would very much appreciate your assistance with better addressing cultural resources in the plan. Would you be available to meet with us via Zoom next week?

Best,
Kim

Kimberly Golden Brandt
Livable Frederick Director
kgbrandt@frederickcountymd.gov
o: (301) 600-1144
c: (410) 598-9026

Livable Frederick Planning and Design Office
<http://www.frederickcountymd.gov/livablefrederick>
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<https://www.frederickcountymd.gov/planning>
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Thank you.

Goodfellow, Tim

From: Nick Carrera <mjcarrera@comcast.net>
Sent: Saturday, August 28, 2021 5:19 PM
To: Gardner, Jan; Council Members; Sugarloaf Area Plan
Cc: Carrera, Nicholas; Hogan, Jack; McCarthy, Peter <Peter McCarthy; Baratko, Trevor
Subject: The Sharks are circling already

[EXTERNAL EMAIL]

Executive Director Jan Gardner, County Council Members, and anyone out there who will listen,

Perhaps Thomas Natelli has put word out that the pickings are easy, now that he's blown a hole in the Sugarloaf Plan with his Cutout. Or maybe it's coincidence that just now someone wants to buy my land, just like the "coincidence" that Natelli owns over 77% of the Cutout area -- you might as well call it "the Natelli Cutout," as I do.

At any rate, today comes an unsolicited offer from The Land Group, offering "a complete value analysis of your property free of charge." Of course, as we all realize, they want to buy property for speculation, expecting to cash in, as Natelli appears ready to do with his Cutout property. I think we can only expect land pressure like this to increase, if he and the county have their current way with the Cutout.

I urge you to reconsider. If you want to do a good thing for Sugarloaf Mountain, for the county, and really for the entire Washington metropolitan area, give our "treasured" Sugarloaf region better protection. Remove the Natelli Cutout and extend the eastern boundary of the Sugarloaf Overlay all the way up I-270 to the Monocacy River.

That'll give more "hope" to Hopeland and will keep our Monocacy National Battlefield Park a valued place to visit.

And by the way, I welcome any of you to come visit me, see a lovely scenic road before it gets Natelli-ized, and if you don't mind the mess, I'll show you around my 18th Century Roger Johnson house.

Sincerely,

Nick Carrera, Thurston Road

Goodfellow, Tim

From: Snyder, David S <David.Snyder@fcps.org>
Sent: Thursday, August 26, 2021 2:32 PM
To: Sugarloaf Area Plan
Subject: Re: Sugarloaf Public comment
Attachments: image001.jpg; image002.png; image003.png; image004.png; image005.png

[EXTERNAL EMAIL]

Thank you for the clarification. Went to a few town meetings when the Brunswick Crossings development was open to public comment. once public comment closed they changed the entrance to right in front of my house. put the for sale sign in the ground and moved. Always skeptical when developers lurking. I do appreciate you taking the time to respond to my questions

Dave

Dave Snyder
Work-Based Learning Coordinator
504 coordinator
Special Education Teacher
Frederick County Career & Technology Center
240-236-8491

From: Sugarloaf Area Plan <SugarloafAreaPlan@FrederickCountyMD.gov>
Sent: Thursday, August 26, 2021 2:04:01 PM
To: Snyder, David S
Subject: RE: Sugarloaf Public comment

⚠Caution:

This email originated from outside of the FCPS organization.

Do not click links or open attachments unless you recognize the sender and know the content is safe.

David Snyder,

The area on the west side of I-270 currently is not within a Community Growth Area, and it does not have zoning for residential or commercial or industrial development, nor does it have a Comprehensive Plan designation indicating possible future residential or employment-related development.

Email or ring with any questions.

Tim

Tim Goodfellow, AICP
Livable Frederick Environmental Planner
tgoodfellow@frederickcountymd.gov<mailto:tgoodfellow@frederickcountymd.gov>
(301) 600-2508

Livable Frederick Planning and Design<[30 North Market Street
Frederick, MD 21701
\(301\) 600-1138](https://urldefense.com/v3/_https://nam02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.frederickcountymd.gov%2Flivablefrederick&data=04%7C01%7CDavid.Snyder%40fcps.org%7Cd77954b709a64476e15f08d968bbe44f%7Cbe02c2670ded4c91a8bf4667962e95cb%7C0%7C0%7C637655979657380206%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTh6lk1haWwiLCJXVCI6Mn0%3D%7C2000&sdata=PuWuFe3Q1qIwCTFb4CH6GxG27oDGZamS2N8eJefk3g%3D&reserved=0__;JSUIJSUIJSUIJSUIJSU!!I2-OFBIjoQBJqqeup9g!TUYBHGJP1XeSRLGgzMoTY5qDFcfNM_EFyIKF3hQqnMT_ZTLpJNTfk4yCYedkFnGzzlbaAFsmGW46NwioQ$> Office</p></div><div data-bbox=)

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Web links:

Frederick County

Government<[Permitting<\[Office<\\[2\\]\\(https://urldefense.com/v3/_https://nam02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.frederickcountymd.gov%2Flivablefrederick&data=04%7C01%7CDavid.Snyder%40fcps.org%7Cd77954b709a64476e15f08d968bbe44f%7Cbe02c2670ded4c91a8bf4667962e95cb%7C0%7C0%7C637655979657400193%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTh6lk1haWwiLCJXVCI6Mn0%3D%7C2000&sdata=BX4yF7C%2F*2B8kpjjKnBHz9f0rdvi0gJqioBF%2Fe88ENL6Y%3D&reserved=0__;JSUIJSUIJSUIJSUIJSU!!I2-OFBIjoQBJqqeup9g!TUYBHGJP1XeSRLGgzMoTY5qDFcfNM_EFyIKF3hQqnMT_ZTLpJNTfk4yCYedkFnGzzlbaAFsmGVVx4NDPA\\$></p></div><div data-bbox=\\)\]\(https://urldefense.com/v3/_https://nam02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.frederickcountymd.gov%2F4592%2FPlanning-Permitting&data=04%7C01%7CDavid.Snyder%40fcps.org%7Cd77954b709a64476e15f08d968bbe44f%7Cbe02c2670ded4c91a8bf4667962e95cb%7C0%7C0%7C637655979657390182%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTh6lk1haWwiLCJXVCI6Mn0%3D%7C2000&sdata=Pw%2FShOOPDr1pDUwX39CcfFG%2BH8TQ7072qjGHDOjmGU%3D&reserved=0__;JSUIJSUIJSUIJSUIJSU!!I2-OFBIjoQBJqqeup9g!TUYBHGJP1XeSRLGgzMoTY5qDFcfNM_EFyIKF3hQqnMT_ZTLpJNTfk4yCYedkFnGzzlbaAFsmGVVx4NDPA\$> Livable Frederick Planning and Design</p></div><div data-bbox=\)](https://urldefense.com/v3/_https://nam02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.frederickcountymd.gov%2F&data=04%7C01%7CDavid.Snyder%40fcps.org%7Cd77954b709a64476e15f08d968bbe44f%7Cbe02c2670ded4c91a8bf4667962e95cb%7C0%7C0%7C637655979657390182%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTh6lk1haWwiLCJXVCI6Mn0%3D%7C2000&sdata=v%2FwluDpKkqbazBiFaLod9qdKHUF57CPbY%2Fib2c2oix4%3D&reserved=0__;JSUIJSUIJSUIJSUIJSUIJQ!!I2-OFBIjoQBJqqeup9g!TUYBHGJP1XeSRLGgzMoTY5qDFcfNM_EFyIKF3hQqnMT_ZTLpJNTfk4yCYedkFnGzzlbaAFsmGVVx4NDPA$> Division of Planning and</p></div><div data-bbox=)

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

From: Snyder, David S <David.Snyder@fcps.org>
Sent: Tuesday, August 17, 2021 2:31 PM
To: Sugarloaf Area Plan <SugarloafAreaPlan@FrederickCountyMD.gov>
Subject: Re: Sugarloaf Public comment

[EXTERNAL EMAIL]

Thank you for the quick response. There are rumors floating around the community that there is a 500 home natelli subdivision coming to that side of the highway. I would even say something comparable to Remsberg estates does not fit into the rural character of that area of the county. Appreciate the clarification.

Dave

Dave Snyder

Work-Based Learning Coordinator

504 coordinator

Special Education Teacher

Frederick County Career & Technology Center

240-236-8491

From: Sugarloaf Area Plan

<SugarloafAreaPlan@FrederickCountyMD.gov<mailto:SugarloafAreaPlan@FrederickCountyMD.gov>>

Sent: Tuesday, August 17, 2021 12:44:43 PM

To: Snyder, David S

Cc: Sugarloaf Area Plan

Subject: RE: Sugarloaf Public comment

⚠Caution:

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David Snyder,

There is an Initiative (Initiative 4B, page 36) or recommendation in the Sugarloaf Plan that reads,

Initiative 4B To assure that nitrogen inputs to ground and surface waters are minimized, and to help safeguard the Piedmont Sole Source Aquifer, consider, in consultation with the Health Department, the requirement for all non-residential land uses in the Sugarloaf Planning Area to utilize Best Available Technology (BAT) for new or replacement on-site sewage disposal systems.

So, this recommendation, if adopted and implemented, would only apply to non-residential land uses. There are grant dollars available (the Ches. Bay Restoration Funds) for homeowners who wish to replace their septic systems with the nitrogen-removal systems.

The maps in the Plan do show the Comprehensive Plan designations and zoning districts on properties that surround and abut the Sugarloaf Planning Area. This was done for map-creation simplicity, and to show the reader or resident what development is existing or in the long-range plan for areas abutting the Sugarloaf Planning Area as shown in the July 2021 Draft.

Feel free to ring or email with any questions.

Tim

Tim Goodfellow, AICP

Livable Frederick Environmental Planner

tgoodfellow@frederickcountymd.gov<<mailto:tgoodfellow@frederickcountymd.gov><<mailto:tgoodfellow@frederickcountymd.gov>>>

(301) 600-2508

Livable Frederick Planning and Design<https://urldefense.com/v3/_https://nam02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.frederickcountymd.gov%2Flivablefrederick&data=04%7C01%7CDavid.Snyder%40fcps.org%7C441fb409f3764181d7a908d9619e51f6%7Cbe02c2670ded4c91a8bf4667962e95cb%7C0%7C0%7C637648154882808581%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDA1LCJQIjoiV2luMzliLCJBTiI6Ik1haWwiLCJXVCi6Mn0%3D%7C1000&sdata=JHmRDEBBTZeWUsyP%2BoQHGh0JvHquyDisgAn3lvj0WEk%3D&reserved=0__;JSUJSUJSUJSUJSUJSUJSUJQ!!I2-OFBIJoQBJqqeup9g!VgVvBlZIJ7y6D3MrQWnZpozKTrNKKpaelLRwsVjCKKUpUJYlMlxMI8fxU1gsduqfYOitvASeYxUJSNSPZA\$<https://urldefense.com/v3/_https://nam02.safelinks.protection.outlook.com/?url=https%3A%2F%2Furldefense.com%2Fv3%2F_https%3A%2Fnam02.safelinks.protection.outlook.com%2F%3Furl%3Dhttps%3A%2F%2Fwww.frederickcountymd.gov%2Flivablefrederick%26data%3D04%7C01%7CDavid.Snyder%40fcps.org%7C441fb409f3764181d7a908d9619e51f6%7Cbe02c2670ded4c91a8bf4667962e95cb%7C0%7C0%7C637648154882808581%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDA1LCJQIjoiV2luMzliLCJBTiI6Ik1haWwiLCJXVCi6Mn0%3D%7C1000%26sdata%3DJHmRDEBBTZeWUsyP%2BoQHGh0JvHquyDisgAn3lvj0WEk%3D%26reserved%3D0__*3BSUJSUJSUJSUJSUJSUJQ!!I2-OFBIJoQBJqqeup9g!VgVvBlZIJ7y6D3MrQWnZpozKTrNKKpaelLRwsVjCKKUpUJYlMlxMI8fxU1gsduqfYOitvASeYxUJSNSPZA*24%2520&data=04%7C01%7CDavid.Snyder%40fcps.org%7Cd77954b709a64476e15f08d968bbe44f%7Cbe02c2670ded4c91a8bf4667962e95cb%7C0%7C0%7C637655979657420182%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDA1LCJQIjoiV2luMzliLCJBTiI6Ik1haWwiLCJXVCi6Mn0%3D%7C2000&sdata=SwS4ksF8beSCPksKvZlbpP5z6e%2FXsyxJuwGef3ozKhE%3D&reserved=0__;JSUJSUJSUJSUJSUJSUJSUJSUJQ!!I2-OFBIJoQBJqqeup9g!TUYBHGJP1XeSRLGgzMoTY5qDFcfNM_EFyIKF3hQq-nMT_ZTlpJNTfk4yCYedkFnGzIbaAFsmGV3brbHpw\$ >> Office

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Frederick County

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From: Snyder, David S <David.Snyder@fcps.org<mailto:David.Snyder@fcps.org>>

Sent: Tuesday, August 17, 2021 12:23 PM

To: Sugarloaf Area Plan

<SugarloafAreaPlan@FrederickCountyMD.gov<mailto:SugarloafAreaPlan@FrederickCountyMD.gov>>

Subject: Sugarloaf Public comment

[EXTERNAL EMAIL]

Thank you for the time and energy put forth to preserve the unique area surrounding sugarloaf Mountain. I do have a few questions in regards to the plan. I do plan to attend the virtual meeting on the 19th.

I currently own 2 older homes in the designated area. It sounds like, according to the plan, if I were to have a failing septic system I would be required to replace with the latest technology which my research suggests Would be in excess of \$30,000 ! Is my interpretation of plan language accurate?

The maps show some residential development close to 270. I was under the impression that the plan was for areas west of 270. I don't quite understand how allowing residential development is preserving the Unique rural nature as stated in plan.

Any clarification on the above topics appreciated. I look forward to further dialogue as the plan is discussed and implemeted

Thank you

Dave Snyder

301-471-0710

Goodfellow, Tim

From: Nick Carrera <mjcarrera@comcast.net>
Sent: Monday, August 30, 2021 9:26 AM
To: Horn, Steve
Cc: Gardner, Jan; Council Members; Sugarloaf Area Plan; Carrera, Nicholas
Subject: Re-platting of Natelli Properties --- Inconsistencies and Questions
Attachments: Natelli+Holdings+Addition+Plat+1+(2021-07-28).pdf

[EXTERNAL EMAIL]

Mr. Steven C. Horn, Director, Planning and Permitting Division

Natelli Properties filed in July 2021 for re-platting of properties between Thurston Road and I-270, near Exit 26. I have attached the re-platting application that is available online. There are inconsistencies between the application and county records. I ask that they be resolved. I also ask whether this re-platting can proceed without zoning and other county approval.

Included in County Tax Map 105 are four Natelli Parcels, 0003, 0038, 0107, and 0154. The SDAT Real Property Search web site says they are zoned Agricultural. The SDAT site also says Natelli owns a fifth parcel in the same location, numbered 0161, zoned Residential, with area 1.85 acres. This does not appear as a separate parcel on County Tax Map 105.

On page 1 of Natelli's re-platting, the left diagram shows a *separate* Parcel 161 (161 = 0161), fronting Thurston Road and *abutting* Parcel 0038. County Tax Map 105, however, shows that piece as *part of* Parcel 0038. Moreover, SDAT lists 0161 as 1.85 acres, while Natelli's diagram says 1.88 acres.

Natelli's re-platting requests that his current five properties, four Agricultural and one Residential, be redrawn as three properties, apparently all Agricultural. Doesn't that require zoning board approval?

Natelli's re-platting is distinctive, and is quite unnecessary for farmed land. It implies that he plans a specific, non-agricultural use for his properties. Doesn't he have to present reasons for making those changes, i.e., what new use does he contemplate, pending county approval?

Thank you for looking into this matter. Please let me know how the inconsistencies are resolved, as well as the answers to the questions I have posed.

Sincerely,

Nicholas Carrera; Thurston Road

Goodfellow, Tim

From: Nick Carrera <mjcarrera@comcast.net>
Sent: Tuesday, August 31, 2021 2:52 PM
To: Council Members; Sugarloaf Area Plan
Cc: Carrera, Nicholas; Gardner, Jan
Subject: Note 2: Thomas Natelli -- was he in on the Cutout deal?

[EXTERNAL EMAIL]

Dear County Council Members,

I was going to mulch some trees after lunch, but it's raining. So I'll see if I can get another note out to you.

As with the first note on the Sugarloaf Plan Cutout, this one deals with appearances. But that doesn't mean you can dismiss it. In politics or policy, appearance can rival fact in how issues are received by the public. In this note, then:

What looks wrong about the Sugarloaf Plan Cutout? It appears Natelli was in on the deal.

Before we discuss appearances, let's start with some facts.

The draft Sugarloaf Plan was due for release in early March, but was unaccountably delayed. Up to then the eastern boundary of the Plan ran smoothly along I-270, from the county line to just above Roderick Road. During the period of delay:

Thomas Natelli applied, March 24, for a permit to demolish farm buildings on his parcel in the Cutout. This was approved April 2nd, and demolition proceeded.

Natelli had his property re-surveyed. A surveyor said Natelli was going to develop it.

Natelli filed, in July, a re-platting in which he reconfigured his five parcels into three, with distinctive new boundaries, pointing to a specific planned use.

On July 30, the draft Sugarloaf Plan was released, incorporating the Natelli Cutout.

Besides introducing the Cutout, text was included in the Sugarloaf Plan (e.g., pp 42 and 43) that points toward development of land west of I-270, a new departure for the county. It appears that the only property available for such growth opportunity would be Natelli's.

Now, what to make of this. My training is in science, and coincidences like these make me wonder about a causal connection. So far as we know, up till March the working Sugarloaf Plan had no Cutout and was due to be released shortly. Then its release was delayed and suddenly Natelli springs into action: he demolishes buildings, resurveys, and re-plats his property. He finishes just before the Sugarloaf Plan is released and, lo and behold, there is a Cutout area that just happens to include his 380 acres.

The coincidence *gives the appearance* that Natelli knew his property's use would be limited by the Plan, and that he took action to prevent that. This adds weight to rumors already circulating, that he and county officials quietly discussed things during preparation of the Plan.

One other point to emphasize: Natelli's re-platting is clearly for a specific purpose -- there can be no other reason for the distinctive redrawing of his parcels. That adds to *indications* he was somehow "in on the deal." Of course, if this were only coincidence then explanation from county officials could put the question to rest. Instead, their ignoring and evading questions only heightens the appearance that Natelli was in on the deal.

I remind you that fishy appearances and public distrust will have consequences. Sugarloaf protection was going to be the "easy" part of Jan Gardner's Livable Frederick Plan. If quiet deals can be made here, why not elsewhere? I understand there are maybe 3 or 4 other "treasured" areas of the county that will be candidates for the kind of protection that the Sugarloaf region was supposed to receive under this plan. If the protection for this "treasured" area can be quietly tinkered with for benefit of a developer, why do you think anyone can be assured it won't happen again, in one area, or another area, or in all areas of the county? The Livable Frederick Plan, something many of us thought laudable, will be in tatters.

Again, Council Members, I am dealing here with appearances. I've tried to stress words like appearance, indications, etc., because I don't claim total knowledge of what's gone on, behind closed doors perhaps. You, however, do have -- or should have -- such knowledge. I and others would be relieved to have a full and candid explanation of what has gone on; why Natelli took his actions just now, what his distinctive re-platting means, and WHY WAS HE GIVEN HIS CUTOUT. In absence of such explanation, appearances will continue to look bad for you and for the county, and the whole kettle of fish could become very smelly.

When it comes your time to act, I urge that you drop the Natelli Cutout, extend the eastern boundary along I-270 to the Monocacy River, thence downstream to Fingerboard Road. This whole troublesome issue could quietly die, a popular Sugarloaf Plan could go forward, and next steps in the Livable Frederick Plan could proceed smoothly, with wide public support.

A request to all those blind-copied on this email. While I am a member of the Sugarloaf Alliance and the Alliance is opposed to the Natelli Cutout, I don't claim that I speak for all members in all my comments. I ask, therefore, that Alliance members and all others whom I have copied here submit their own views to County Council Members. Where I am in error, correct me; but where I am correct, strengthen the argument by adding your voices to mine. Contact County Council Members yourselves. It's important to our county, and the Council wants to make the best decision for the county.

Nick Carrera, Thurston Road

Goodfellow, Tim

From: Ingrid Rosencrantz <catoctinck@gmail.com>
Sent: Tuesday, August 31, 2021 4:52 PM
To: Council Members; Sugarloaf Area Plan
Cc: Gardner, Jan; Ingrid Rosencrantz
Subject: Comments one the Sugarloaf Treasured Landscape Management Plan
Attachments: comments on Sugarloaf plan - Ingrid Rosencrantz.docx

[EXTERNAL EMAIL]

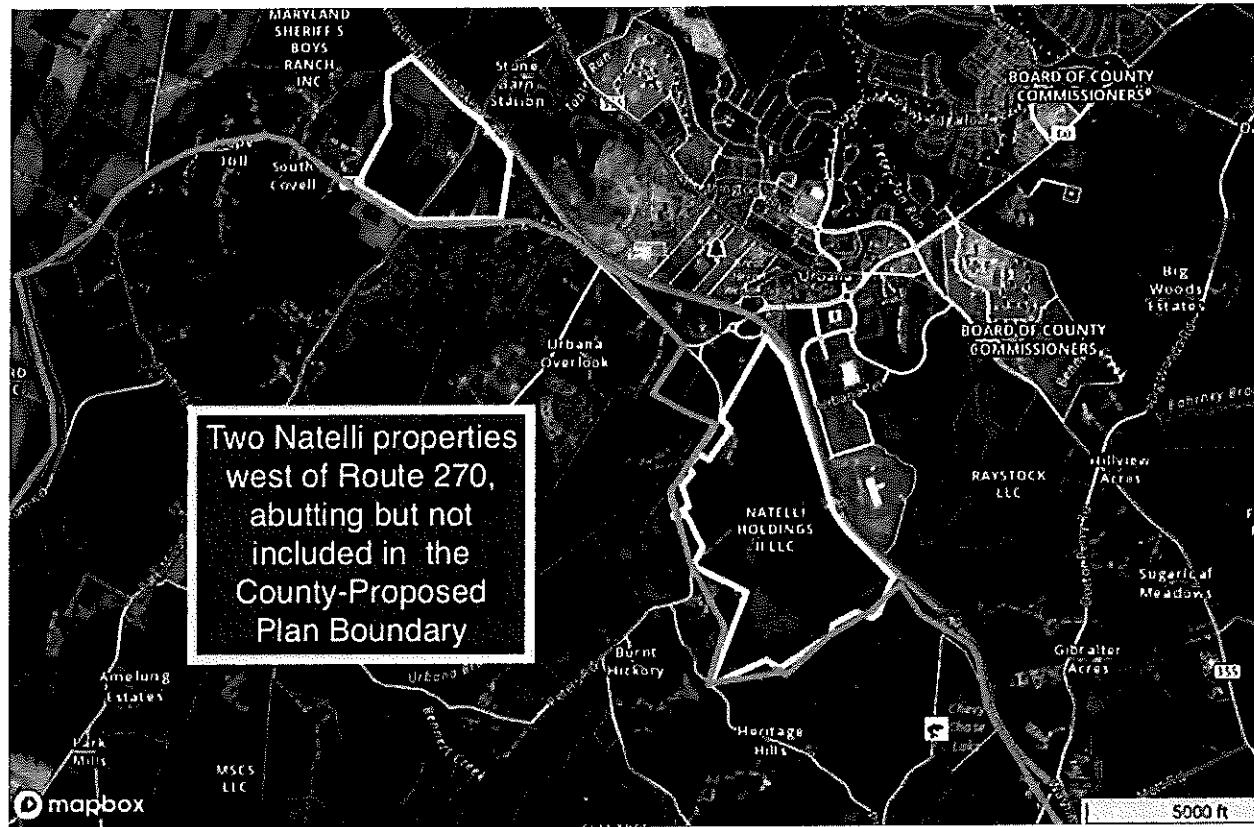
Dear County Council Members,

Attached please find my comments on the Sugarloaf Treasured Landscape Management Plan. First let me thank you for the opportunity to be on the citizens advisory committee. My Dad's side of the family has lived on the property where I live on Fingerboard Road for about 100 years and my Mom's side of the family goes back to Frederick's founders. It's an understatement to say I care very deeply about the area. I participated in many the very informative meetings and submitted comments on the earlier draft shared with the committee. I will say I am disappointed that the County has not appropriately responded to some of those comments, especially the comments on the boundary of the study area, and I am offering those comments as well as others here.

My main concern involves the boundary of the Plan and how that boundary was determined. Please see my attached comments; they include draft maps that clearly demonstrate one developer's success in manipulating our County's government. When you take the next steps with this plan, please drop the Natelli Cutout, and extend the eastern boundary along I-270 to the Monocacy River. This plan could then be a success that the County could be proud of, with wide public support. Otherwise, there will be grave concerns with this County's government and its integrity.

Thank you,

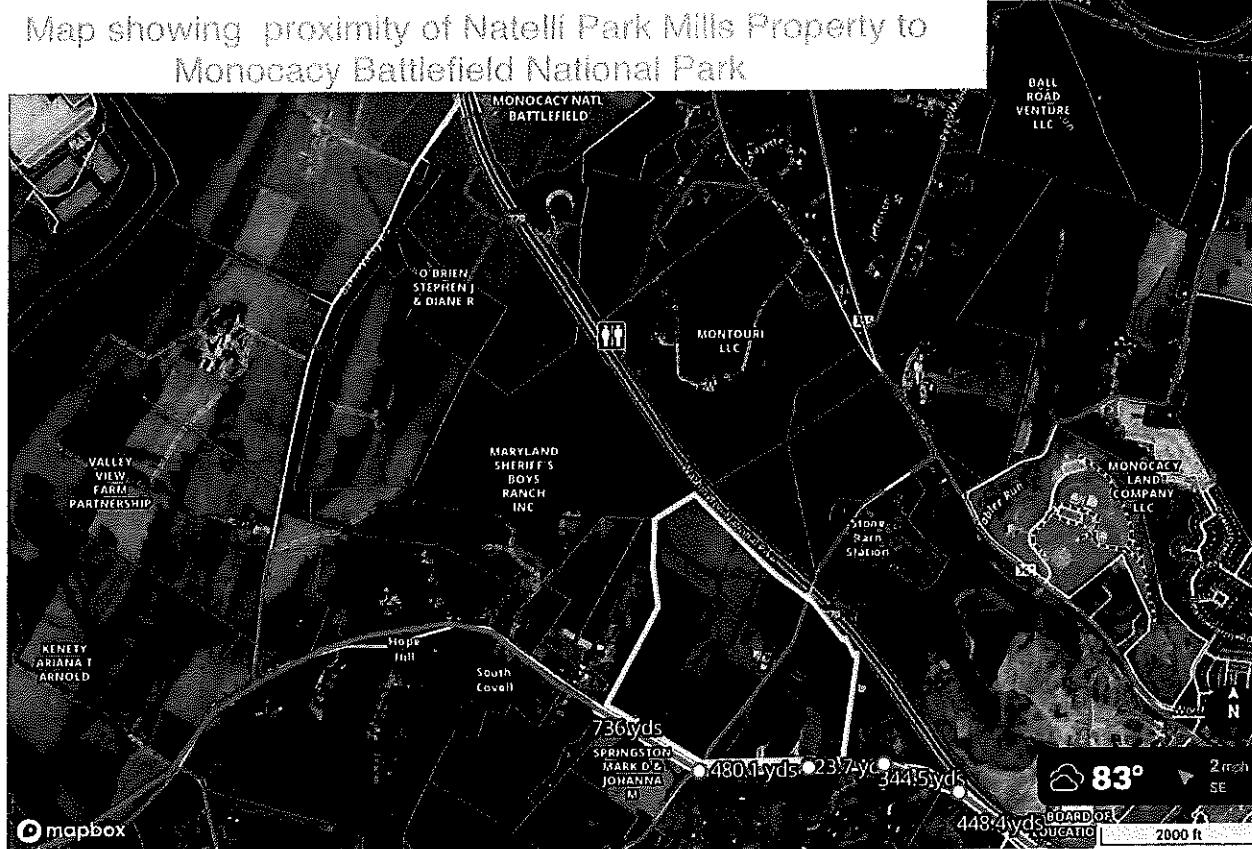
Sincerely,
Ingrid Rosencrantz
Fingerboard Road



Comments on the Sugarloaf Treasured Landscape Management Plan - Issues with the boundary lines of the Sugarloaf Plan-- Hold the line on development at 270!

- **Biggest concern.** Currently, the biggest concern is the boundary of the Sugarloaf Plan. Historically, the County has used Route 270 as the dividing line between new high-density development to the east and beautiful rural and small community preservation to the west. The dividing line of Route 270 remains by far the best line for planning purposes and no high-density development should occur west of 270 in this area. If the line at 270 falls, urban sprawl will reign and eventually consume much of the area west of 270.
- **Two Natelli-owned properties west of Route 270.** There are two Natelli-owned properties west of 270; both abut but are not included in the County's preferred plan boundary. (Please see attached maps 1 and 2.)
 - The Natelli Property on Thurston Road was clearly carved out of the Plan boundary between the initial version shared with the Citizen's Advisory Committee and the second draft that was shared with the public at the end of July, 2021.
 - The Natelli-owned property on Park Mills Road was not included within the County's initial draft boundary shared with the Citizen's Advisory Committee, despite the history of the boundary being Route 270. The County's preferred initial boundary ignored the well-accepted boundary of Route 270.
 - Several folks commented on the initial Draft Plan that the boundary should be Route 270 and not Route 80 and the County has not responded appropriately to address these comments. I am on the Citizen's Advisory Committee and I was verbally told by a County representative that the maps were already made and changes could not happen.
 - Maryland DOT has on long range maps a possible Route 270 interchange at Park Mills Road, when in fact, the purpose of the Plan is supposedly preservation. How might the local community feel about this proposed interchange and why is it not addressed directly in the Sugarloaf Plan?
 - In fact, when this issue of two Natelli-owned properties was raised several times during the August "open houses," the County did not answer the questions or clarify that there are two Natelli properties West of 270 and abutting the County-proposed boundary.

Map showing proximity of Natelli Park Mills Property to Monocacy Battlefield National Park



Monocacy Battlefield National Park. This is an opportunity to better protect Monocacy Battlefield National Park. From the perspective of Park vulnerability, the potential growth area to the east of 270 extends to Ball Road, practically next to the Park. This will change the bucolic nature of the area near the Park, which is already bounded to the north by commercial development. If the area to the west of Route 270 is included in the plan, there will be more protections in place, and it's the best opportunity to preserve the bucolic nature of the area to the south and west of the Battlefield. If we do not take this opportunity to prevent high density development to the west of Route 270, the Park will be surrounded and its very nature will change.

- If high-density development is allowed west of 270, the Monocacy Civil War Battlefield will be further threatened. There is only one property currently between the Natelli-owned land on Park Mills road and the Park boundary (see attached map). Mr. Natelli has been clear that his intention is to develop land he owns.
- Also, if the area between Route 80 and Route 270 from Park Mills to Baker Valley is not protected, large landowners will sell for development. In fact, one landowner abutting Natelli's Park Mills property has advertised their farm for sale, highlighting its proximity to the Natelli plot as a selling point to potential developers. If the line at 270 is not held, the agricultural and forested land along the west side of 270 will be developed. See the map above.

Make the Plan boundary Route 270. Again, I wish to very clearly make the comment that the boundary for the Sugarloaf Treasured Landscape Management Plan should be Route 270 from the Montgomery County line to the Monocacy River, with no special carveouts for any developer-owned land.

- **Fairness.** There should be no special carveouts or sweetheart deals of any kind. As many other commenters have said, fairness is a major issue.
- **Appropriate Buffer.** There should be an appropriate buffer between development and the preservation area. By placing the boundary of the Sugarloaf Study area at Route 270 from the Montgomery County line to the Monocacy River, a clear buffer will be established, which will protect the feel of the neighborhood and way of life of those that live to the west of Route 270, and will discourage some large landowners from selling their property for development.
- **Water quality and protection of watersheds.** The plan professes to protect water resources however, if the boundary is drawn as the County proposes, at Route 80 and Thurston road (avoiding but abutting two Natelli properties), the plan will protect development interests at the head of the watersheds. Both properties are higher in elevation and run-off from these “to- be” developed properties will run downhill into the “so-called” protected area. Moving the boundary to 270 will fix this issue by limiting development at the head of the watershed and protect the watershed, especially the creeks that flow to the Monocacy River from an increased burden of sediment and other pollutants. Why is the boundary not at the top of the watershed?
- **Preservation.** If preservation is actually the goal of the plan, and if the Sugarloaf Plan is to be at all effective, the boundary has to be at Route 270. If this well-established natural boundary is crossed, there will be a race to the bottom, with rural neighbors opting to appeal current zoning, cashing out and moving rather than tolerating the overpowering density of a Villages-like neighborhood and environment. This has been the history of suburban sprawl.
- **Effectiveness.** One breach of the 270 line will lead to many other breaches. Because we love our way of life, we choose to hold the line at 270 but if the line is crossed, many of us who own large tracts of land will chose to push through zoning changes on our own parcels and sell to developers and move. If the boundary is not set directly at 270, eventually there will be no Sugarloaf treasured area, except for the mountain itself.

Additional Comments:

- Does the community want to be Montgomery County north, with development lining 270 the entire way to Frederick City?
- What infrastructure will support extending development west of 270?
 - Where could sewer and water run in the area of the Thurston Road cutout? There are concerns about extending water and sewer to the west of 270 and some ideas were mentioned at Tuesday's meeting about how it might happen.

- What kind of infrastructure will be needed for development of the Natelli property at Park Mills Road? Mr. Natelli has been clear that he intends to develop the property he owns.
- What impacts will this have on the rural nature of our community?
- What impacts will this have on our local roads and traffic?
 - How many accidents happen on Route 80, and other roads in the plan? What about the number of accidents at the corner of Slate quarry Road and Route 109?
 - Thurston Road to Slate Quarry is already an over-used commuter route.
 - What happens when roads are widened to deal with new traffic demands? What happens to people whose front yards shrink and their houses end up too close to major traffic arteries?
 - How will that affect their way of life? Traffic noise, personal risk, environment risk, asthma from exhaust, etc.? Who benefits from their sacrifice?
- What impacts will this have on our schools?
 - Schools already are overcrowded. What money will be available for new schools? Will a new school be built west of 270 to support potential development?
 - As evidenced by complaints of Urbana gridlock on the first day of school, clearly the County has not solved its existing traffic issues.
 - Do impact fees actually cover the costs school construction and other infrastructure needs?
- Why is Thurston Road not in the plan as a rural road?
- Please recognize and respect the clear cultural divide between the east and west sides of 270.

Process issues and trust in County government

- Why the hurry? I am on the Sugarloaf Stakeholder's Advisory Committee and the County was quiet on this topic for over a year and suddenly, within less than a month's time, the County released the draft plan to the Advisory Committee, set up 2 "Open Houses" within a single week in the middle of August, and had limited the time for the community to consider the plan, develop comments, and present them. What's driving the hustle?
- The format of the last meeting does not meet the community's needs and may not meet typical "sunshine" requirements for public meetings. This particular format puts the county residents at a clear disadvantage.
 - Participants could not know who was participating in the meeting in real time, as we would in person or on a Zoom call. Why did the County choose to keep this control?
 - The format did not foster community cohesion or discussion by neighbors about preferences for the plan.

- The platform was difficult to use. The power-point was not visible. Both phone and computer were needed to both see and call in, creating double sound and delay, and many citizens had difficulty getting through to the call-in queue. Again, we are citizens of this County – why do we not get the opportunity for a fair and transparent playing field in which to develop and transmit our comments? Also, do we need to file an information request to see who called into the meeting. This forum is not acceptable for public comment.
- I have heard many serious concerns about backdoor discussions between the developer and the County. County staff referred to meetings with landowners. I believe, as citizens who pay our taxes, we are due a clear accounting of meetings that were held and the topics and tenor of the discussions.
- Many months ago, I made a comment on the initial draft - shared with the Sugarloaf Citizen's Advisory Committee by the County - suggesting that the study area should extend to Route 270 from the County line to the Monocacy and should not be bounded by Route 80 to the northern side. Several citizens also commented on this section of the draft agreeing that 270 should be the boundary. When I followed-up on the comment, I was told that the maps were already made and that no changes could be made. We now see that is not true with new cutout to the boundary to support development of a Natelli-owned property.
- Decision-makers are employed – and some elected - as public servants. Backdoor deals, out of the public eye, appear self-serving to those in on the deal. Insistence on a small-picture conversation (excluding all the Natelli properties in the area) suggests manipulation of the public conversation. Sadly, we have to begin asking the cynical questions about officials' expectations of monetary gain, ambition and power. Is this what Frederick County's government has devolved to?

Goodfellow, Tim

From: P & G Rosencrantz <bakervalley@comcast.net>
Sent: Tuesday, August 31, 2021 10:37 PM
To: Council Members; Sugarloaf Area Plan
Cc: Gardner, Jan
Subject: Comments regarding the Sugarloaf Treasured Landscape Management Plan
Attachments: Paul Rosencrantz comments on the Sugarloaf Treasured Plan.docx

[EXTERNAL EMAIL]

Dear County Council Members,

Please find attached my comments regarding the Sugarloaf Treasured Landscape Management Plan.

First, I would like to thank you for your time and consideration. As a life-long Frederick County resident, it is fair to say that my family and I care very deeply about the character of our community life that has sustained us. The Sugarloaf Plan as written offers a compelling vision of these roots, providing a detailed narrative of the our history. The plan directly addresses the fragile nature of our area, insisting that we honor a past full of achievement and diversity by preserving that which is irreplaceable. That is why the irony of drawing the boundary maps in the manner provided is hurtful and unrepresentative of the best Frederick County can offer. The use of Rt-80 instead of utilizing I-270 to the Monocacy is a travesty, one that will negatively affect the residents on the west side of Rt-80 while offering none of the gains available to special interests, wealthy individuals that have, by all appearances, had very special access to staff during the creation of these maps.

To summarize, adopting I-270 to the Monocacy River offers the best of preservation of green space, reduces pressure on larger land owner to sell out, and protects both the residents incorporated within the Sugarloaf boundary and compelling historical interests such as the Monocacy Battlefield from the rapacious nature of high density development. Once a foothold west of 270 is established, the sheer amount of development potential will inevitably run riot, creating immense pressure on all large parcels to develop. Like most people, I am not anti-growth; however, to carve out special exceptions to wealthy special interests, to undermine the very nature of the comprehensive plan itself will undermine confidence in local government to resist monied interests in. I submit that is particularly irresponsible during this time of anti-government rancor. If we cannot turn to those we know in local government to provide fair impartial governance, where does that leave us?

Thus, I urge you to consider how the standard of measured progress and fair sustainable growth has served us well. Please amend the plan to incorporate all area west of I-270 to the Monocacy River.

Sincerely,
Paul Rosencrantz
4139 Baker Valley Road
Frederick MD 21704

My name is Paul Rosencrantz. I write to you as a life-long Frederick County resident in order to explain my opposition to the maps demarcating the boundary of The Sugarloaf Treasured Landscape Management Plan. While the plan seemingly sets forth a strong foundation for the continued preservation of a unique and fragile historic greenspace, the peculiar approach to use Fingerboard Road rather than I-270 as the boundary for development inevitably undercuts the very conservation goal this plan intends. My family and I oppose the current drawing of the boundary for a number of reasons: not only because of the special treatment reserved only for a wealthy special interest, but also to point out what is clearly bad policy allowing a foothold for development concerns on the west side of I-270. In particular, the use of Rt 80 as the delineating boundary in place of the previously used I-270 (one that is far more naturally drawn, fairer to all landowners, and consistent with the goals of the management plan) is a threat to the rural, historic and environmental character of that part of the county that we have so long enjoyed.

My family and I currently reside on Baker Valley Road between Fingerboard Road and I-270; in other words, within that area of space so long thought to be safe from high density development. It is also useful to mention that my mother, Shirley Rosencrantz, currently resides on Fingerboard Road, directly adjacent to the area of land comprising one of the carveouts apparently sought for a prominent local developer. As my family has been on this land for over 100 years, I can fairly say living in this community means much more than a simple financial transaction to us.

While my objections to the current maps as drawn span from infrastructure impacts to environmental and quality of life issues, one topic remains central: that of fairness. Many current residents would inevitably have their way of life affected by the increased traffic, the loss of land to road widened to accommodate heavy traffic, and face even more crowded schools. And for what gain? The carve outs for development will inevitably place tremendous pressure on any sizable land tract to seek development, thus dramatically changing the character of the communities as they currently exist. It is a given that everyone on the west side of Fingerboard Road will bear all the cost and receive none of the monetary pool that the assumed developer Mr. Natelli (and eventually other large tract owners) will so richly drink from.

Staff and the Citizens Advisory Council have done a commendable job of laying out why preserving the unique and fragile nature of the Sugarloaf area is important. However, by not following the 270 boundary to its natural junction with the Monocacy, the county's plan dramatically reduces the amount of green space, contradicts its stated mandate, and will place more stress on the very cultural and environmental ecosystem it purports to protect. Any substantial housing development west of 270 will increase hardscape, add additional pollution source vector to groundwater wells used by residents, and cost residents in additional taxes, noise and congestion. Why did the maps deviate from the heretofore used I-270 boundary? Why does the county plan go to great lengths to extoll the bucolic nature of the area, only to insert a trap door clause in the plan's language insisting that development west of 270 is in the county's interest?

Finally, the process by which the county solicited input was completely at odds with principles of fairness and transparency. Rarely has the adage, “watch what someone does, not what they say” echoed more loudly. Why were the maps considered “frozen” before they were presented to the citizens advisory committee, only to be unfrozen for just enough time to provide carve out plots owned by a wealthy special interest? Meetings in private with unnamed stakeholders while shutting out residents; hamstringing their own citizens advisory board by secretly operating in parallel with development interests; and promulgating maps that 1) failed to account for impacts to the historic Monocacy Battlefield, and 2) were untouchable until a developer desired a sweetheart deal are hardly ways to increase confidence in the workings of local government.

To sum up, the plan is well-written, comprehensive in historical and environmental scope, and full of promises to protect and save Sugarloaf and the surrounding area. But after considering what this meant, someone decided that the reward for fully honoring these commitments paled in comparison to providing developers with special exemptions and down the road, even greater riches. In a dangerous age where confidence in government is low and conspiracy theories run amok, the County Executive and staff bear a prime burden to ensure a transparent government that works for all residents, not just the wealthy who seek to profit from it.

Goodfellow, Tim

From: Nick Carrera <mjcarrera@comcast.net>
Sent: Wednesday, September 1, 2021 6:44 AM
To: Council Members; Sugarloaf Area Plan
Cc: Gardner, Jan; Carrera, Nicholas
Subject: Note 3: The Sugarloaf Plan Cutout was prepared on the sly

[EXTERNAL EMAIL]

Dear County Council Members, and Planners (Planners, did I forget to address you earlier; I apologize),

This note on the Natelli Cutout could have been included in the second note, but discussion of the "deal" was already getting long. Furthermore, I wanted to emphasize its aspect of secrecy, because that is such a corrosive factor in the relationship between government and the governed. Once citizens' trust in their government is broken, they become suspicious and reluctant to follow; any other big plans will be tough or impossible to accomplish.

What looks wrong about the Sugarloaf Plan Cutout? It appears it was done on the sly.

An Advisory Group was named at the start of work on the Sugarloaf Plan, to be a conduit for comments and suggestions from citizens to the Planners as they fleshed out the bare bones of the plan in the February 2020 Briefing Book. The Group worked at their task, but some members felt they were not being heard and that two-way communication with the Planners was lacking. Regarding the Cutout that unexpectedly appeared in the Plan, the Advisory Group had been in the dark up to the moment of its July 2021 appearance.

The same I think was true of you Council members -- you were also blindsided. Some folks in Planning had to know, of course, to prepare the maps and to write the artful language on pages 42 and 43. But overall, few people knew about the Natelli Cutout until it appeared. While above I said it "appears" to have been done on the sly, I go further and say *it really was done on the sly*. Not only was the county government not dealing openly with its citizens, it was not even dealing openly within itself. Elected officials that should have been consulted, an appointed Advisory Group that should have been consulted -- these were all treated as mushrooms, kept in the dark. This was a few key officials operating on the sly.

So why should you be concerned? After all, we're used to governments at the national level and even at the state level lying to us and treating us like mushrooms. I expected different from my county government, as did many others. This was the new government under a new Charter. It was going to be a complete change from the County Commission that seemed always to be in bed with developers. What a huge disappointment when this government turns out to be no different. And here's another reason to be concerned about your vote on the Natelli Cutout. For you and Jan Gardner to have a chance at getting the Livable Frederick Plan approved, you're going to need strong popular support. Anyone with any experience in government knows that secrets don't stay secret. All the unsavory, embarrassing aspects of the Natelli Cutout caper will come to light. If the July 30 draft of the Sugarloaf Plan is approved "as is," you can forget about the Livable Frederick Plan -- you'll have lost public confidence in fair dealing.

As I requested in my previous note -- please let me know where I'm wrong.

Bcc-ers: Please correct me if I'm wrong; write to the Council and make your own views known. They need to hear from us all.

Nick Carrera, Thurston Road

Goodfellow, Tim

From: Nick Carrera <mjcarrera@comcast.net>
Sent: Wednesday, September 1, 2021 2:32 PM
To: Council Members; Gardner, Jan; Sugarloaf Area Plan
Cc: Carrera, Nicholas
Subject: Time article on Data Centers

[EXTERNAL EMAIL]

Jan Gardner, Council Members, county Planners,

You may find the article in Time Magazine, linked below, of some interest, just in case it is relevant to Frederick County.

I feel sure that, were you to allow a data center in the county, you would ensure that employees wouldn't be on short-term contracts, such as in the article; and you wouldn't let them avoid paying their fair share of taxes to the county, such as in the article; and you'd manage to avoid all the other downsides of having a data center plopped down in the county ... or would you???

And of course for such an important undertaking for the county, there would be free and open public discussion of so major a move ... wouldn't there?

<https://time.com/6085525/big-tech-data-centers/>

Goodfellow, Tim

From: Nick Carrera <mjcarrera@comcast.net>
Sent: Wednesday, September 1, 2021 4:10 PM
To: Council Members; Sugarloaf Area Plan
Cc: Gardner, Jan; Carrera, Nicholas
Subject: Note 4: The Appearance of Political Payback

[EXTERNAL EMAIL]

Dear County Council Members and Planners,

This note is, I hope, the last one dealing with appearances. Earlier notes looked at the appearance of favoritism, the appearance of a developer deal, and the appearance of secrecy -- both from the public and even among elected officials. This note deals with the appearance of political payback. It's perhaps the least unethical of these measures, but still potentially embarrassing and harmful.

What looks wrong about the Sugarloaf Plan Cutout? It appears to be political payback.

Blaine Young headed the previous County Commission government. His organization, "Blaine Young for Maryland," received seven contributions from the office of Thomas Natelli in 2013 and 2014. The total was \$20,600. There may have been additional contributions, but this is what appears on the Board of Elections web site. Blaine Young was a renowned supporter of development in Frederick County, so it's no wonder that he was in bed with Thomas Natelli. Or, to be more precise, in bed with the *office* of Thomas Natelli. That's because the recorded names of the contributors were entities like Fenwick Communities LLC, Brentwood Communities LLC, and Bayville Communities LLC. The address for them all -- every one -- was 506 Main Street, Gaithersburg MD. This is also the address for Natelli Communities. Blaine Young, if he checked the return address on the envelopes, would have known where the contributions came from.

That was then, when the county government loved Natelli and other developers. Our new Charter government, however, would be different. It would be principled, it would be open, it would answer to its citizenry and not to special interests. There would be measured, smart growth, of course; but there would be no favors to developers ... or so we thought.

In 2014 and 2018 the organization, "Jan Gardner for Frederick County," received six contributions from the same office of Thomas Natelli as that cited above, totaling \$16,000. The contributions are recorded as coming from organization names similar to those that contributed to Blaine Young; in fact some have the identical names. An additional contribution from Karen Natelli brought the total to \$22,000. Many might look at these figures, at Natelli's extensive Villages of Urbana, at the proposed Natelli Cutout in the Sugarloaf Plan, and ask -- "What's changed under the current county government?"

This could be an embarrassment for an individual, but an embarrassment also to the current county government. Both have done some very good things for the county, and should be appreciated and remembered for them. People are fickle though, and a little thing like this could overshadow those earlier accomplishments. That's the harm that sometimes comes from unflattering appearances.

The County Council can avoid such an unwelcome outcome. If the Council listens carefully to messages it is receiving from concerned citizens, it may agree that for many good reasons, the Natelli Cutout should not remain in the Sugarloaf Plan. The Council might then direct the Planners to go back and redraw the eastern

boundary of the Sugarloaf Overlay, starting at the Montgomery County line, extending north along the I-270 roadway, all the way to the Monocacy River, thence downriver to Fingerboard Road. This would be the best outcome for the Council, for the County Executive, and for the county. And, need I add, the best plan for preserving the Sugarloaf Treasured Landscape.

As I requested before, please correct me where I'm wrong.

Bcc-ers: Please make your own views known to the Council. They need to hear from us all, and to hear all viewpoints, not just one person's views.

Nick Carrera, Thurston Road

Goodfellow, Tim

From: Nick Carrera <mjcarrera@comcast.net>
Sent: Wednesday, September 1, 2021 8:36 PM
To: Council Members; Sugarloaf Area Plan
Cc: Carrera, Nicholas; Gardner, Jan
Subject: Amazon shyness. If they want to hide their data center, bury it

[EXTERNAL EMAIL]

Council Members, check out this link:

<https://www.theatlantic.com/technology/archive/2015/12/there-are-no-clean-clouds/420744/>

If Amazon is so eager to hide their data center, maybe they could bury it *under* Natelli's Cutout. Then he could still plant soybeans on top! The county could maintain the deception by keeping it zoned Agricultural. Like the CIA did for years at Chantilly, just pretend there's nothing there. And the extra expense of putting the building underground would only add to Natelli's profit as the builder. Everybody wins, except poor old Frederick County.

Seeing your August 16 guest list, I was reminded of the days a few years back, when we attended hearings in Winchester Hall and the PATH people would come to testify before the Commissioners. A few of us poor souls in the Sugarloaf Conservancy were pitted against the army of lawyers Potomac Edison dragged in to lie for them. You must have gotten a similar treatment from the Amazonians. Welcome to the mushroom cellar we inhabit.

Nick Carrera

Goodfellow, Tim

From: Jane Thompson <jayteehike@gmail.com>
Sent: Saturday, September 4, 2021 9:32 PM
To: Sugarloaf Area Plan
Subject: Do NOT Allow the Carve-out of Acreage From Land Around Sugarloaf Mt!

[EXTERNAL EMAIL]

We need agricultural land near Sugarloaf Mt to preserve its beauty and environment. There are other lands in Frederick County that can be used for development. Leave the 490 acres, that have been carved out, where they are and belong!

Peaceful trails,

Jane Thompson
22621 West Harris Rd
Dickerson, MD 20842

The question is not what you look at, but what you see.

- Henry David Thoreau

Goodfellow, Tim

From: Nick Carrera <mjcarrera@comcast.net>
Sent: Friday, September 3, 2021 10:32 PM
To: Sugarloaf Area Plan
Cc: Gardner, Jan; Council Members; Carrera, Nicholas
Subject: Where can we see the suggestions on the Sugarloaf Plan?

[EXTERNAL EMAIL]

Where are you making available for public view and consideration the suggestions you receive on the draft Sugarloaf Plan? Comments were offered at the August 17 and 19 Open Houses. I and others have also emailed comments. Many of these comments included suggestions for specific changes to the Sugarloaf Plan. Where can these suggestions be viewed? I think we'd all like to see others' suggestions, as well as our own, to ensure they have been clearly understood and recorded for your consideration.

How will the planning commission consider and decide on changes it will accept? Will there be opportunity for public discussion of changes before the commission makes its decision?

Thanks,

Nick Carrera

Goodfellow, Tim

From: KEVIN FIRMIN <kevinfirmin@comcast.net>
Sent: Sunday, September 5, 2021 12:49 PM
To: Sugarloaf Area Plan
Subject: Sugarloaf Treasured Landscape Management Plan

[EXTERNAL EMAIL]

Dear Staff,

My wife and I attended your "Virtual Open House" on 17 August 2021. Thank you for this first opportunity to hear some official news pertaining to this beautiful and quite area within Frederick County.

We were quite surprised and a little perturbed that a huge change seemed to be made light of regarding the changing of lines in the "Agricultural Preservation Area." It almost seemed you didn't want to talk about it or that somebody already has made a decision. A change like the one proposed is opposite to maintaining a "Treasured" landscape management plan and needs to be at the forefront of these talks as this will irrevocably change the character of this area and open up development for the "rich" to get much richer while utterly destroying this beatiful area.

Regarding the proposed changes to the "Sugarloaf Treasured Landscape Management Plan" and specifically changing the lines and character of the current "Agricultural Preservation Area" in the Thurston Road area, my wife and I are strongly against this proposed change.

My wife and I moved to 2412 Thurston Road back in 1990 and were drawn to the area for its beauty and peacefulness. We learned during our purchase of the "Agricultural Preservation Area" status of the land surrounding us providing assurance that this area would not become a Gaithersburg, Germantown, or Golden Mile.

Once you make one change to the current boundaries of the "Agricultural Preservation Area" you open a "Pandora's Box" to future development in this area. Please don't be swayed by greed and politics, which will most assuredly destroy this beautiful and treasured area if new (big) development is allowed. We have seen what happens when money talks on the East side of I-270 and that would be repeated here in the preservation area once developers are given an "In" to begin their destruction.

Thurston Road already seems to be the I-270 bypass whenever there is construction or an accident to that highway. This road cannot handle any more traffic! And a big development as proposed by a developer will do just that; put hundreds of more cars on this road!

We get an incredible amount of bicycle riders on this road who are already under an extreme hazard as cars race up and down this road in excess of 50 miles per hour on average (I've personally witnessed much faster). And any improvements on this road would further negatively alter the character and beauty of this area, as well as, increase the current hazard levels.

I really liked the idea mentioned in the new plan to install some form of speed reduction! The speed limit "must" stay at the current 30 miles per hour as this road is too curvy and pretty narrow with a heavy presence of wildlife.

Please keep to the original theme of this plan to assure this area remains the "Sugarloaf Treasured Management Plan."

Thank you,

Kevin and Cindy Firmin
2412 Thurston Road
Frederick, MD 21704

Goodfellow, Tim

From: Nick Carrera <mjcarrera@comcast.net>
Sent: Monday, September 6, 2021 8:42 AM
To: Council Members; Sugarloaf Area Plan; Gardner, Jan
Cc: Carrera, Nicholas; Hogan, Jack
Subject: Note 5: "Livable Frederick" at risk

[EXTERNAL EMAIL]

Dear Council Members, Planners, and County Executive,

I'm concerned here with the Natelli Cutout's effect on the success of "Livable Frederick."

Secretive dealings are linked to the Natelli Cutout: changing the "Overlay" in the Sugarloaf Plan, refusing to answer queries about meetings with Natelli, signing a non-disclosure agreement with Amazon Web Services, and holding secret discussion with AWS agents on a data center. These have damaged public confidence in the county government.

Everyone loves Sugarloaf Mountain and wants to preserve its serene setting for our children and for their children. County officials had easy approval of the Sugarloaf Plan within their grasp, then let it go, by cutting Natelli's properties from the protective Overlay. Now we have suspicion of a sly deal that smacks of political payback. That has broken trust with the public and put "Livable Frederick" at risk. The public won't follow, after being so badly misled.

Public trust can be largely restored, however, if the oversight process is seen to work. For example, if the Planners now present an acceptable Plan to the Council; or if the Council itself makes corrective changes to the Plan. If the result is a Sugarloaf Plan that has broad approval, it will be a boost to successive parts of the Livable Frederick Plan.

Here is the change I believe necessary for the Sugarloaf Plan to be acceptable: draw the Overlay's eastern boundary from the county line unbroken along I-270 to the Monocacy River, thence downriver to Fingerboard Road. This will restore protection for Sugarloaf Mountain and will enhance protection for the Monocacy National Battlefield Park.

At one stroke, you'll protect the most important scenic attraction and the most important historical attraction in southern Frederick County.

Goodfellow, Tim

From: Nick Carrera <mjcarrera@comcast.net>
Sent: Tuesday, September 7, 2021 7:27 AM
To: Council Members; Sugarloaf Area Plan; Gardner, Jan
Cc: Carrera, Nicholas; Hogan, Jack
Subject: Note 6: Why the Curious Shape for the Cutout
Attachments: Cutout Listing of Parcels.odt

[EXTERNAL EMAIL]

Dear Council Members, Planners, and County Executive,

At the briefing this evening, September 7, perhaps this question will be addressed: Why does the Cutout in the Sugarloaf Plan have this particular shape?

To be clear, I am *not* asking, "Why is there a Cutout?" We think we know one answer to that already. The answer given in the Sugarloaf Plan, as noted on pages 42 and 43, is that the Planners wanted to allow for development west of I-270, in their proposed extended Urbana Community Growth Area (CGA). By happy coincidence, four large contiguous unused agricultural properties are located just where the Planners are suggesting for their CGA, and they happen to be owned by one developer, Thomas Natelli. So the Cutout would conveniently include those Natelli properties: parcels 3, 38, 107, and 154 on Tax Map 105. Where did the Planners go from there?

Since a key feature of their potential Urbana CGA seems to be access to I-270, "in the vicinity of the MD 80 interchange" (page 43), Planners evidently chose to include, on Tax Map 96, parcel 232 (Greenbriar Veterinary Hospital) and parcel 186 (Kannavis Dispensary). This brings the Cutout up to Fingerboard Road (MD 80) and the I-270 interchange. Not stopping there, the Planners leapt across MD 80 and included parcel 44 (Potomac Garden Center) and some 10 or 11 small residential parcels to the north of the Potomac Garden Center. At this point, the Cutout would have been roughly bounded by I-270 to the east, Bennett Creek to the south and Fingerboard and Thurston Roads to the west.

Now here is what I find puzzling: Why were parcels added to the Cutout on the west side of Thurston Road?

Specifically, on Tax Map 96, parcels 45, 46, 135, and one or two unnumbered parcels (I have asked Tim Goodfellow's help in identifying them), all lying to the west of Thurston Road, are part of the Cutout. These would be, in a sense, "across the street" from the Urbana CGA. Why cross Thurston Road to include those parcels?

I suggest that the Council insist on receiving something I have requested but not received -- a map of the Cutout that clearly identifies all the parcels, with numbers. Then insist on hearing from the Planners just how they arrived at their boundaries for the Cutout.

I am attaching my listing of the properties in the Cutout. It is incomplete, and it may have some errors; but it is the best I could do from information available to me. It may be of some use to you in trying to puzzle out for yourselves the curious shape of the Cutout. Good luck!

CUTOUT LISTING – PARCELS IN THE CUTOUT FROM SUGARLOAF PLAN

Parcel Acres Address Identification

Tax Map 0096

0123	½	8520	Fingerboard	
0095	0.495	8526	“	
0094	0.509	8530	“	
0073	0.621	8536	“	
0072	0.8	8540	“	
0104	0.754	8546	“	Brown's Plumbing
0124	0.975	8550	“	Strube
0114	1.174	8556	“	
0125	1.192	8558	“	Lee
0109	2	8564	“	Brown
0044	19.62	8710	“	Potomac Garden Center (PGC Properties)
0186	1.011	8709	“	Kannavis Dispensary
0232	28.20	3051	Thurston	Urbana Interchange Partners; (Dr. Amoroso, Greenbriar vet hosp)
0045	16.46	3110	“	Rensberger, Judith
0046	1.40	3012	“	Willard, Larry
0046	1.00	3012	“	Willard, Larry (lot 1)
0046	1.04	3010	“	Willard, Larry (lot 2)
0046	3.49	3008	“	Willard, Larry (lot 3)
0188	1.321	3027	“	Roderick
0188	1.254	3005	“	Fritz
0188	1.002	3011	“	Ellis

Tax Map 0105

0145	1.01	3019	Thurston	Pharaoh	
0135	1	2938	“	Gates	
0163	2.18	2925	“	Tunlaw LLC	
0019	3.2743	2837	“	Tunlaw LLC	
0059	0.983	2817	“	Poole	
0058	1.52	2805	“	Leibreid	
0161	1.85	2741B	“	Natelli	
0047	0.913	2741C	“	Graham	
0003	142.94	3033	“	Natelli Holdings	Zoned agricultural
0038	199.97	2741A	“	Natelli Holdings	“
0107	6.586	---	---	Natelli Holdings	“
0154	29.865		Dixon	Natelli Holdings	“

Goodfellow, Tim

From: James Coulombe <duetto14@gmail.com>
Sent: Tuesday, September 7, 2021 2:15 PM
To: Council Members; Sugarloaf Area Plan; Gardner, Jan
Cc: jhogan@newspost.com; Goodfellow, Tim
Subject: Sugarloaf

[EXTERNAL EMAIL]

Frederick County Council Members,

I was distressed to see that the ironically named "Sugarloaf Treasured Landscape Management Plan" draft of 7/23 fails to take into account prior County long-term planning efforts and mysteriously excludes a section west of I270 in the planning. There is no explanation offered for this exclusion and the plan itself offers the troubling notion that development should not be limited even within the planning area.

"As improvements to the transportation function of I-270 are completed in future years, the County cannot afford to summarily dispense with limited growth opportunities on the western side of the highway right-of-way in the vicinity of the MD 80 interchange. These future public and private investments in our mobility may encourage the placement of multi-modal transit centers, compact transit-oriented villages, or growth of Urbana's existing biological and information technology hub along the I-270 corridor."

Indeed, the County has not excluded development West of I270 even when in blatant contradiction of long standing planning efforts as most recently seen with the Ramsburg Estates development. Unfortunately nothing in the Frederick County planning process allows for adequate consideration of issues concerning transportation and traffic, power utilization, excessive ambient light pollution, or groundwater utilization.

Given the generally poor record of the County government in following established planning efforts and the mysteriously excluded section from this latest draft plan for the Sugarloaf area it seems likely that there is development already planned for this area and the only "treasured" aspect of the area is the potential profit of prominent land speculators who have already had an undeserved, secretive, and corrupting influence on the exclusion of this cutout area from the planning process.

Respectfully,
James Coulombe, Ph.D.
2770 Lynn Street
Frederick Md 21704

Goodfellow, Tim

From: Hagen, Kai
Sent: Tuesday, September 7, 2021 2:39 PM
To: James Coulombe; Council Members; Sugarloaf Area Plan; Gardner, Jan
Cc: jhogan@newspost.com; Goodfellow, Tim
Subject: Re: Sugarloaf

Thank you very much for your comments, James.

I also oppose the change in the map that removed almost 500 acres from the planning area and conservation-focused overlay zone in the vicinity of the I270/Route 80 interchange. I fully support reversing that change...as soon as possible.

That means I would like the administration to make the change before passing the draft on to the Planning Commission. If they don't, I hope the Planning Commission will make and recommend the change. And, either way, I hope the County Council will support the change, or take the initiative to make it ourselves when it is in our hands.

In addition, I couldn't agree more strongly with the suggestion that the right and best thing to do is to make I270 the line we don't cross, from the Montgomery County line to the Monocacy Battlefield Park (and, effectively, the Monocacy River).

It's a clean, clear line that will be easier to hold in the future, and that, based on current land use (and zoning) makes the most sense.

I will be advocating for that as this process advances...to the Planning Commission and then the County Council.

There are many compelling arguments in favor of drawing the line there, that, from my perspective, overwhelm the arguments in favor of not doing so, both in the area of the Route 80 interchange AND closer to the battlefield.

I'll also note it is rare to have an issue like this where the public response is so completely on one side of the issue (and that includes a growing number of people who are not residents of that area).

kai

PS: At some point, you will probably hear some of those who oppose drawing and holding the line at I270 (which is a very small number of people) say that the current draft does, finally, draw a more formal line...but it just draws it a little differently, carving out some areas that have unique features (such as interstate highway access) that are significant enough to warrant being treated/planned differently.

I have to say that logic should not and can not legitimately apply to the lands to the west, bounded by I270, Park Mills Road, Fingerboard Road and the Monocacy National Battlefield, since there is no interchange there.

(Please note that some refer to plans for a future interchange at Park Mills Road, but that is extremely unlikely to ever happen, and there wouldn't be much of a case for it anyway, if we don't develop that area.

They have more of a case to make about the land immediately near the Route 80 interchange, but that doesn't support 500 acres of forest and fields being excluded and developed (in the area one could describe as the gateway to Sugarloaf). And it especially falls to pieces when applied to something like datacenters -- which your neighbors have been speculating about -- and which in no way actually takes advantage of anything one might argue is unique about land near an interchange.

From: James Coulombe <duetto14@gmail.com>
Sent: Tuesday, September 7, 2021 2:15:05 PM
To: Council Members; Sugarloaf Area Plan; Gardner, Jan
Cc: jhogan@newspost.com; Goodfellow, Tim
Subject: Sugarloaf

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