



November 9, 2021

Bruce N. Dean  
240.503.1455  
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**VIA ELECTRONIC AND REGULAR MAIL**

Tim Goodfellow  
Principal Planner and Project Lead  
Frederick County Government  
Division of Planning and Permitting  
30 North Market Street  
Frederick, MD 21701

Re: Additional Property Owner Comments Regarding the Draft *Sugarloaf Treasured Landscape Management Plan* (the “*Draft Sugarloaf Plan*”)  
Tax Map 0105, Parcels 3 (142.94 acres) and 38 (199.97 acres) (collectively, the  
“Urbana Interchange Properties”); and Tax Map 0096, Parcel 164 (173.51 acres) (the  
“Park Mills Road Interchange Property”)

Dear Tim:

As you know, this firm represents Natelli Holdings II LLC (“Natelli”), the owner of the parcels described above, consisting of approximately 243 acres of land located immediately southwest of the Route 80/Interstate 270 Interchange and referred to above as the Urbana Interchange Properties, and 173.51 acres of land located along Park Mills Road immediately west of Interstate 270 at the location of a future planned interchange and referred to above as the Park Mills Road Interchange Property. Our firm submitted a letter on behalf of Natelli, dated October 8, 2021, offering Natelli’s specific requests for consideration by the Planning Commission in its review of the Draft Sugarloaf Plan.

At the October 20, 2021 Planning Commission workshop on the Draft Sugarloaf Plan, Mr. Natelli reiterated that including the Urbana Interchange Properties and the Park Mills Road Interchange Property in the Sugarloaf Planning Area and the application of the proposed “Sugarloaf Rural Heritage Overlay Zoning District” to said properties is significantly inconsistent with the specific framework and goals of the Livable Frederick Master Plan (“LFMP”). The LFMP specifically supports and proposes the proposed future review of the Highway Corridor separately and distinctly from the Sugarloaf planning area, including both the Urbana Interchange Properties and the Park Mills Road Interchange Property. Further, the LFMP designates the I270 Highway Corridor as a **Primary Growth Sector** for the County, and the areas around the existing and future Interchanges as **Primary Growth Areas** for the County.

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Mr. Natelli's testimony explained in part that the boundary of the proposed Sugarloaf Rural Heritage area is not depicted as a straight line that runs right up I270 for the very reason that this was not what was intended by LFMP. The Thematic Plan Design, located on page 40 of the LFMP, clearly makes this point.

It is important to recognize that the Interstate Corridor, as depicted on page 45 of the LFMP, is critical in identifying the goals of LFMP and in distinguishing the goals and initiatives of the intended Corridor Plan from those of the Sugarloaf Planning Area. The transportation nodes discussed by Mr. Natelli with the Commissioners are identified as follows on page 45: "In and around the Urbana Community Growth Area, there is one existing interchange at I-270 and Fingerboard Road (MD80) (18), and there are two planned interchanges at I-270 and Park Mills Road (21) and I-270 and Doctor Perry/Mott Road (22)." Figure 4, a magnified view of the Thematic Plan Design, again shows the intent to allow development on the west side of the Highway Interchanges. The determination of the actual extent of development is left to a future small area plan process for the I270 Corridor. Page 45 of the LFMP states in part:

"The Thematic Plan Diagram identifies a corridor for growth and development along Interstate 270 leading from central Frederick City, through the Ballenger Creek Community Growth Area, and continuing along I-270 through the Urbana Community Growth Area and terminating at the northern edge of Hyattstown (Figure 4). This corridor emphasizes transit-oriented, mixed-use development to be served by a practical and affordable transit line (e.g., Bus Rapid Transit, Transitway) (17) that parallels Interstate 270 and takes advantage of public and private infrastructure improvements extended to the Urbana Community Growth Area in recent decades. Additionally, the Interstate Corridor will continue to capitalize on significant access to regional employment centers by supporting policies that facilitate the development of this area as a prime employment corridor enhanced by livable, mixed-use neighborhoods between the City of Frederick and northern Montgomery County."

The framework of LFMP supports the conservation efforts pursued through the current Draft Sugarloaf Plan as well as, and separate from, future development efforts of the Interstate Corridor through a future area plan. However, it must be stated and acknowledged as clearly as possible that including the Urbana Interchange Properties and the Park Mills Road Interchange Property in the Sugarloaf Rural Heritage Overlay Zoning District would be inconsistent with the goals and intent of LFMP, and in fact would be such a departure from the tenets of the LFMP that including these properties in the Sugarloaf Rural Heritage Overlay Zoning District would require an amendment to the LFMP.



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Therefore, we continue to note that:

- Natelli objects to the application of the proposed “Sugarloaf Rural Heritage Overlay Zoning District” to either the Route 80 Interchange Properties or the Park Mills Road Property as set forth in Initiative 4F of the Draft Sugarloaf Plan
- Natelli supports the proposed future review of the Urbana Community Growth Area and the I270 Highway Corridor in a holistic manner and including both the Route 80 Interchange Properties and the Park Mills Road Interchange Property within that review.

Thank you for your attention to and consideration of this submittal. Should you have any questions, please feel free to contact me.

Very truly yours,

**McCURDY, DEAN & GRADITOR, LLC**

A handwritten signature in blue ink, appearing to read 'Bruce N. Dean'.

Bruce N. Dean

Mr. Tom Natelli  
Dusty Rood  
Eric Soter

## Brandt, Kimberly G.

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**From:** David Angell <david@pgc-landscape.com>  
**Sent:** Wednesday, November 10, 2021 5:02 PM  
**To:** Planning Commission  
**Cc:** Goodfellow, Tim; Superczynski, Denis; Brandt, Kimberly G.  
**Subject:** Nov. 10th Sugarloaf Meeting Comments

### [EXTERNAL EMAIL]

Dear Planning Commission & Staff,

I thought I was in the queue for live public comments today (November 10<sup>th</sup>), but I've left a recorded message and written testimony instead.

My name is David Angell, owner of Potomac Garden Center – 8710 Fingerboard Road (19.6 acres at the NW corner of 270 / Rt. 80).

Every time I hear 270 mentioned as "The Line" or as a hard boundary of the Sugarloaf planning area, I cringe. The Sugarloaf Plan overall is a conservation type plan, especially with the implied overlay. With the history lesson today, if you go back to 1970, or even the more conservation focused 1978 Plan, Commercial Zoning is shown in the area between Route 80 and I-270. The highway interchange has always been shown as an area of Commercial Uses. Our Commercial Use in the area continues to glossed over by some, as if they don't want to accept that we're there.

I implore you not to include our property in the Sugarloaf area, or within an overlay zone. There are too many issues with our present day business, much less future business, to be located in an overlay zone (Retail, Landscape Contracting, Commercial Firewood Operation, Wholesale Nursery, Building Sizes, etc.). Our Phased development plan has shown (2) 22,000 sq. ft. Commercial Greenhouses since the early 2000's.

Please continue working towards defining a 270 Corridor Plan area that makes sense for the future of 270. It's too important to leave for down the road, or necessitate re-opening the Sugarloaf Plan. In my opinion, creating a 270 Technology Corridor Plan does not in any way take away from the greater Sugarloaf area.

Frederick County of 2021 looks very different from 20 years ago, much less 43 or 50+ years ago. We need to look and move forward towards the future. A restrictive overlay zone over commercial property at a highway interchange does not seem to make good planning sense.

On a final note, I would like to touch on the politics involved in the public part of this process. I've been involved in nearly every community meeting since the beginning. There is a relatively small group of good, well-intentioned people involved in the planning process (you hear from them regularly). They are the extent of any opposition to a corridor plan along 270. Too much opinion is coming from outside influence, people / groups from outside of the planning area. It's very unfortunate and inappropriate that much public opinion on this plan has been hijacked by outside influence.

Thank you for your time today, very much appreciate the time and attention to the process!

Sincerely,

David Angell  
President  
PGC

## **Brandt, Kimberly G.**

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**From:** Sue Fortin <ccsfortin@gmail.com>  
**Sent:** Monday, November 15, 2021 5:51 PM  
**To:** Planning Commission  
**Cc:** Council Members  
**Subject:** The Sugarloaf Treasured Landscape Management Plan Boundaries

[EXTERNAL EMAIL]

During last week's planning meeting, there was considerable discussion regarding the boundaries for the Sugarloaf area. The 270-corridor boundaries were also discussed. I strongly oppose ANY exclusion of land west of 270 from the Sugarloaf plan. The "corridor" is very clearly defined by 270. In fact, one couldn't have a more defined "corridor" than what already exists in 270 and Rte 355. To the north, the battlefield and Monocacy logically define it. Any "cutout" from these natural and manmade boundaries will diminish the very nature of this treasured area.

**Brandt, Kimberly G.**

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**From:** Hagen, Kai  
**Sent:** Monday, November 15, 2021 11:20 PM  
**To:** Sue Fortin; Planning Commission  
**Cc:** Council Members  
**Subject:** Re: The Sugarloaf Treasured Landscape Management Plan Boundaries

Thank you, Sue!

I agree completely.

kai

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**From:** Sue Fortin <ccsfortin@gmail.com>  
**Sent:** Monday, November 15, 2021 5:50:32 PM  
**To:** Planning Commission  
**Cc:** Council Members  
**Subject:** The Sugarloaf Treasured Landscape Management Plan Boundaries

[EXTERNAL EMAIL]

During last week's planning meeting, there was considerable discussion regarding the boundaries for the Sugarloaf area. The 270-corridor boundaries were also discussed. I strongly oppose ANY exclusion of land west of 270 from the Sugarloaf plan. The "corridor" is very clearly defined by 270. In fact, one couldn't have a more defined "corridor" than what already exists in 270 and Rte 355. To the north, the battlefield and Monocacy logically define it. Any "cutout" from these natural and manmade boundaries will diminish the very nature of this treasured area.

**Brandt, Kimberly G.**

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**From:** Ingrid Rosencrantz <catoctinck@gmail.com>  
**Sent:** Monday, November 15, 2021 5:24 PM  
**To:** Planning Commission  
**Cc:** Council Members  
**Subject:** Comments on the Sugarloaf Treasured Landscape Management Plan - Plan Boundaries  
**Attachments:** sugarloaf comments Planning Commission 11\_15\_2021.pdf

[EXTERNAL EMAIL]

To the Frederick County Planning Commission:

Please see the attached comments, presented in PDF. Thank you.

Sincerely,  
Ingrid Rosencrantz  
Frederick, Maryland  
21704

**Additional Comments on the Sugarloaf Treasured Landscape Management Plan Addressing the Area to be Covered by the Plan.**

Submitted to the Frederick County Planning Commission  
Submitted by Ingrid Rosencrantz, November 15, 2021

**Principled and Transparent Decision Making - Consistency**

The Sugarloaf Treasured Landscape Management Plan boundaries should be set using a principles approach that is applied with consistency across the area. All principles should be clear and transparent and should be applied consistently throughout the area. These principles should include but are not limited to:

- Careful consideration of existing man-made or natural boundaries and the natural lay of the land, including the shape of the watershed, with the boundary drawn at the top of the drainage near the edges of the area to prevent development-created sediment and contamination from discharging into the protected area,
- The views and view shed of Sugarloaf Mountain and the nearby Monocacy Battlefield,
- The long history of using I-270 as the boundary limiting development to the east and preserving agricultural and conservation land to the west,
- The inclusion of all culturally important, environmentally important, visually important or historically important areas in the vicinity (since the purpose of the plan is preservation.)
- The consistency of land use, and inclusion of areas used for agriculture or conservation.
- Use of up-to-date assumptions and planning practices that reflect our current situation, including the change in commuter traffic and lack of demand for office space due to COVID.

There continues to be lack of transparency and consistency in applying principles the delineate the plan boundary. For example, the area between Route 80 and 270 at Park Mills Road is a high point in the watershed and any sediment or contaminants from land disturbance or development in this area will drain into the Treasured Landscape area, and in some cases Monocacy Battlefield National Park. This is also true for the area excised from the plan near Thurston. What principles did the County use to excise from the Plan boundary, land at the top of the Draft Plan's drainage area when land disturbance in this area will degrade the protected area?

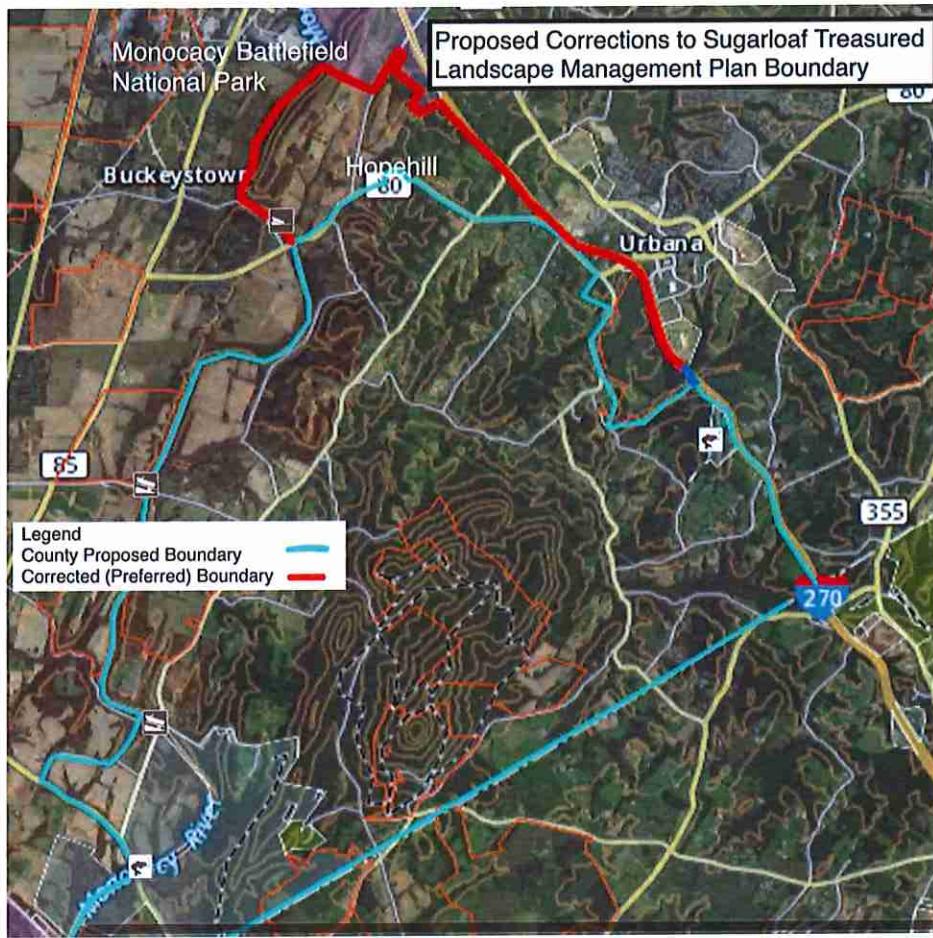
Another example of lack of consistency is that some parts of the boundary were drawn to incorporate views of Sugarloaf but others were not. For example, the view of Sugarloaf from the top of the hill on Park Mills Road is excellent but was not included in the plan area (despite abutting the plan area) while areas to the southwestern portion near Route 85 have been included strictly due to their good views of Sugarloaf. How is this consistent?

There are other major questions of consistency, including the area of a potential future interchange at Dr. Perry Road being included within the plan boundary while the area of another potential interchange at Park Mills Road has been excluded from the boundary. How is this consistent and why are these areas not treated similarly?

### **Best Boundary for the Plan**

Overall, consistent application of principles, and consideration of citizen's concerns, should result in a boundary that reflects the following changes to the draft plan.

- Move the plan boundary to include the area between I-270 and Route 80 from Urbana to the Monocacy Battlefield and restore the area near Thurston that was cut out of the plan in the July version. In short, the plan's boundary should be I270 to the northeast, the Montgomery County line to the south, the Potomac River on the west, and the Monocacy River on the northwest. This boundary is manageable, recognizable, logical, defendable, and has growing public support within and beyond the community.
- Restore "cut out" properties: Properties owned by Urbana developer Natelli, which were included in the Plan's March 2021 version but "cut out" of the Plan's July 2021 version, should be restored to the Sugarloaf Overlay Zone.
- Don't postpone protection pending future land use plans: The Urbana Corridor Plan and the Urbana Growth Area Plan might reassess the land uses at the I270/Route 80 interchange and consider transit-oriented development (TOD). A possible future I-270 corridor plan may include possible future interchanges at Doctor Perry Road and Park Mills Road. Possible speculative future plan/land use discussions do not explain or justify withholding the plan's protections from these areas. The areas between I-270 and Route 80, as well as the cutout near Thurston should be included in the plan and can be reconsidered if/when the County initiates a future study of some sort of 270 corridor. IN fact, including these areas within the Sugarloaf plan boundary will ensure that they will be considered appropriately through the County's planning process instead of on an ad hoc basis with no area plan in place.
- The area between Route 80 and 270, from Urbana to the Monocacy Battlefield National Park is currently farmland and woods and there is no other area plan that would better fit this area than the Sugarloaf plan. Part of this area has been preserved on an ad hoc basis by individual landowners and much of this area abuts the draft plan boundary, is in the viewshed of Monocacy Battlefield National Park or the historic community of Hopehill. As shown on the map below, this area is a small fraction of the total Sugarloaf Plan area and abuts the Sugarloaf Plan area. There is no good reason to not include this area in the Sugarloaf Plan.



#### History of Using I-270 as a Limit to Development in this Area and the Value of Open Space

Frederick County should continue to use I-270 as the boundary between developed areas to the east and undeveloped areas to the west.

- Frederick County planners have long used I-270 as the boundary to distinguish the developed areas and public services on the east from the open space and undeveloped areas on the west. Both areas are important in their place. The maps in the July 2021 Sugarloaf Plan (A-15 to A-18) show I-270 as this long-held boundary.
- Development of any kind engenders more development and causes “change in the character of the neighborhood,” creating precedent to justify more development.
- The lasting cost to communities of permanently losing open space – unique and irreplaceable areas that cannot be replicated – is steep.
- Livable Frederick’s “Making Our Environment Vision A Reality” includes “Category: Land: Goal: ...The natural environment and its habitat provision and ecosystem services are critical to our quality of life, and so they should be the primary consideration in all land planning and governmental decision-making processes.”

### **Changes in Assumptions – Employment-related Traffic, and Other Considerations**

As noted below and in other comments provided by the Poteat's, some of the assumptions used in the Livable Frederick plan are out of date or obsolete, specifically with regard to transportation expectations and technology corridors:

- Employment-related traffic will continue to change as more technology workers work from home, some local and some in locations where high-speed internet is more robust. (DC reports only 25% of pre-pandemic workers have returned to offices in downtown.)
- Technology advances and business expansion are no longer dependent on transportation corridors, making TOD (transportation-oriented development) outdated. The City of Frederick and nearby areas have evolved as a research and development and high-tech employment hub independently of northward business expansion along the I270 corridor from Montgomery County and the Washington Metropolitan region.
- Frederick County should focus on its own local employment development efforts and be flexible to changing economic and technology conditions. Its planning efforts need not depend on Montgomery County's "High Tech Corridor," which was conceived decades ago as a competitive location for bricks and mortar offices and labs, close to key federal labs and regulatory agencies, but has been superseded by internet-enabled management and dispersed research and development. Technology development has slowed in Germantown and is minimal in Clarksburg.
- The previous metropolitan area planning concept of "wedges and corridors," focused on employment along the transportation corridors leading to the Washington core, is obsolete and its influence should be retired.
- Transportation infrastructure and networks will still be needed in the future but primarily as distribution networks for goods rather than for commuting workers. Distribution centers should be located in areas with adequate transportation and other infrastructure, not in open space.
- As internet activity continues to grow, the need for data security and redundancy grows. Data centers should be located in areas with adequate electricity and water supply infrastructure, not in open space.

### **Fairness**

Fairness is an issue and all land west of 270 from the Monocacy Battlefield to the Montgomery County Line should be included in the plan and provided the same protections. Splitting this area by using Route 80 as the boundary and by continuing to preserve the cutout at Thurston is blatantly unfair to landowners in the area. By supporting new development on one side of Route 80 or in the Thurston cutout and not allowing it on the other side, the County is making a choice to reward some landowners and unfairly penalize others. When a community is integrated in terms of neighbors and land use, and then that community is split in half, with benefits going to landowners on one side while penalizing landowners on the other, it is blatantly unfair.

**Brandt, Kimberly G.**

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**From:** Hagen, Kai  
**Sent:** Monday, November 15, 2021 11:09 PM  
**To:** Ingrid Rosencrantz; Planning Commission  
**Cc:** Council Members  
**Subject:** Re: Comments on the Sugarloaf Treasured Landscape Management Plan - Plan Boundaries

Thank you very much, Ingrid, for your very thoughtful, well written and compelling letter.

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**From:** Ingrid Rosencrantz <catoctinck@gmail.com>  
**Sent:** Monday, November 15, 2021 5:24:00 PM  
**To:** Planning Commission  
**Cc:** Council Members  
**Subject:** Comments on the Sugarloaf Treasured Landscape Management Plan - Plan Boundaries

[EXTERNAL EMAIL]

To the Frederick County Planning Commission:

Please see the attached comments, presented in PDF. Thank you.

Sincerely,  
Ingrid Rosencrantz  
Frederick, Maryland  
21704

**Brandt, Kimberly G.**

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**From:** suzydanb@comcast.net  
**Sent:** Monday, November 15, 2021 3:35 PM  
**To:** Planning Commission  
**Subject:** Sugarloaf Plan

**[EXTERNAL EMAIL]**

Hello, I am contacting you regarding that land west of 270 and north of Rt. 80. My wife and I are long time residents on Baker Valley Rd., and the traffic has become greater, and ruder over the years. We hope to enjoy our retirement years without being hounded out of existence. I ask you to include the areas east and north of RT 80 in the Sugarloaf Treasured Landscape Management Plan. There is an open farm behind us, and if it is heavily developed, it would ruin what small privacy we enjoy. Thank You, Daniel and Suzanne Bailey

4129

Baker Valley Rd. Frederick, Md. 21704

cell 301

514 7149

**Brandt, Kimberly G.**

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**From:** Gretchen & Paul Rosencrantz <bakervalley@comcast.net>  
**Sent:** Monday, November 15, 2021 1:37 PM  
**To:** Planning Commission  
**Subject:** Sugarloaf Treasured Landscape Management Plan

[EXTERNAL EMAIL]

Dear Planning Commission Members,

I am emailing today as a life-long Frederick County Resident who lives west of I-270 in the area under discussion. I believe my property and those parcels around me should be included within the extent of the plan. The natural boundary of the Monocacy river and I-270 provides the most reasonable demarcation from land slated for development. Including the strip of land between Fingerboard Road and I-270 up to the Monocacy River into the Treasured Landscape plan provides maximal protection for the Monocacy Battlefield Park and for the Sugarloaf viewscape, ensures fairness in evaluating property usage in character with existing community expectations, and would work to slow ever-increasing demands on critical infrastructure such as schools and local roads.

As someone directly affected by this decision, it is for these reasons I urge the commission to adopt I-270 to the Monocacy River as the boundary of the plan.

Thank you for your consideration,

Paul Rosencrantz

4139 Baker Valley Road  
Frederick, MD 21704

Sent from my iPhone

## Brandt, Kimberly G.

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**From:** peterblood3213@comcast.net  
**Sent:** Monday, November 15, 2021 10:19 AM  
**To:** Council Members; Planning Commission; Gardner, Jan  
**Subject:** Restore the Natelli Cutout

### [EXTERNAL EMAIL]

Members of the County Council, Planning Department, and County Executive Gardner:

I was shocked when I learned in September of the removal of the "Natelli Cutout" from the Sugarloaf Area Plan immediately after a round of public and Citizen Advisory Committee input had concluded. It felt sneaky and was a slap in the face to the public participation process. I am also dissatisfied with the reason given by Steve Horn for removing the Natelli Cutout. He essentially said that because the 80/Fingerboard interchange does not have the same character as the mountain, there was a "need" to remove it. He called it a "need" three times during his presentation in an attempt to justify the change to the County Council, but never explained this so-called need, so his justification fell flat.

The simple fact is, there is no "need" to remove the Natelli Cutout at all. Caving to development after decades of conservation and after a public comment period concludes is wrong. In fact, the pressure to develop the Natelli Cutout is precisely why protection is needed now more than ever! They planned a shopping area 1/4 mile east of the exchange, put in a traffic circle, attempted to site "The Machine Gun Nest" on Thurston Road, and now Natelli is allegedly making a deal with Amazon for a major development also on Thurston Road. Contrary to what the Council was told, the development of the 80/Fingerboard area, which the FNP called the "Gateway to Sugarloaf," is MORE reason to preserve the area, not less. And the removal of the Natelli Cutout, while "not a zoning change," is indeed a "land use designation" change, the first step toward developing the area. That is also wrong.

How did this happen? The removal of the Natelli Cutout is a 180-degree departure from long established goals set by the County itself. In a recent presentation to the Planning Commission, it was explained that Frederick County planning documents have, since 1978, specifically recognized the area west of I-270 as intended for "low intensity use, farming, parks, woodlands, very low density housing" and specifically state "*due to the dominance of Sugarloaf Mountain and its environment, the pattern of the watershed, the nature of the rural road system, and the relatively undisturbed landscape still existing, only very low intensity uses are best suited west of interstate 270.*" Furthermore, the County has held to and honored the 270 demarcation for 43 years! That is until now.

As Urbana developed, it was inevitable that lands adjacent to this growth area would incur increasing development pressure, however, as Urbana grows, it becomes more important to preserve nearby undeveloped areas because 1) once lost they are lost forever and 2) developed areas are more desirable when nearby undeveloped areas are retained not less (that's why well-planned cities and villages have green-spaces and parks!). Therefore, ***rather than caving to development pressure after 43 years, the county should embrace, not shrink from, its own enlightened conservationist goals set back in 1978.***

Lastly, I would like to summarize in just two words the key concept I learned from my three classes in Environmental Planning that I took as part of my Environmental Science degree: preserve early. To

prevent the loss of green space that occurs with development, take action early and hold firm because once lost, it is too late.

I support restoring the Natelli Cutout to protect the area west of the exchange, the Gateway to Sugarloaf Mountain, and support preserving everything south of the Monocacy Battlefield.

Peter Blood  
3213 Ramsland Way  
West of 270, MD 21704

**Brandt, Kimberly G.**

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**From:** Leslie Novotny <leslienovotny09@gmail.com>  
**Sent:** Tuesday, November 16, 2021 6:28 AM  
**To:** Planning Commission  
**Subject:** Sugarloaf Plan

**[EXTERNAL EMAIL]**

Hello,

My name is Leslie Novotny. I live at 2323 Thurston Rd, Frederick, MD 21704. I just watched and listened to the planning meeting that took place on November 10th. I work full time during the day and was unable to listen while the meeting was happening.

I would like to speak to the comment from Terry Bowie. We moved to Frederick County, specifically the Sugarloaf Mt. area for the rural, openness of the area. We were not looking for clustered housing. I can only speak for myself and my family but we were not looking for an area that was going to be surrounded and developed. I don't mind driving to Frederick for groceries ect. We wanted an area that was enjoyed by people who want to preserve nature and protect the environment. The possibility of growth on the west side of 270 concerns me. The roads can't support it. There is no infrastructure to support it. My road in particular becomes a highway when 270 is backed up. Drivers are going 60-70 miles per hour on a 30 mph road, passing on a double yellow. I have called the Frederick Co. Police transportation division to come and sit in my driveway. The few times they have come they have pulled 10 cars over in very little time. This road is curvy and unforgiving. There have been many accidents because of drivers who are in too much of a hurry to get down the road.

Carole Sepe - how can you speak about an area when clearly you have not driven in the area. You have no idea what you are speaking to. How can you have opinions and recommendations? I ask you to come drive around the Sugarloaf area. Drive the roads that cannot support more traffic. See what we in this community are trying to protect.

Tom Natelli lives in Potomac, MD. The address he gave you is his Village of Urbana Satellite Office. He does not live here. He is in the business of development. He does not care about the over crowded roads that cannot support the area. He does not care about the overcrowded schools. Our children are the ones that will suffer because of this. He also gives donations to our Frederick County Executive to support his cause. Jan Gardner has admitted she has taken his money.

I don't understand how people can sit on a planning committee when they have no idea what is in and around the area they are discussing and making recommendations.

I grew up in Montgomery County. I moved up to Frederick for what it represented. Specifically the Sugarloaf area. I have hiked that mountain since I was 5 years old. My husband and I bought a piece of property up here in 1991, built our home. I will fight to protect this area and what it represents not only to the community in and around it but for people who come to enjoy it from all over MD, VA and PA and beyond.

I saw this when we fought to stop the gun range. We had 1000's of people from all over the area come to support and fight to protect this area.

I ask you if you are speaking about an area and you are making decisions about it, come investigate what we are all trying to save not just for those living here now but generations of the future.

Also, I challenge all of you to come around the height of rush hour...6:30, 7:30 AM, or in the evening around 430 or 5. Especially Route 80 and I270. More development will be catastrophic to this area. Like I said before Tom Natelli does not care. He doesn't live here.

Please help and protect this area and what it represents.

Thank you for your time.

Leslie Novotny  
301-351-7281

**Brandt, Kimberly G.**

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**From:** msimpson2005 bennettscreekfarm.com <msimpson2005@bennettscreekfarm.com>  
**Sent:** Tuesday, November 16, 2021 8:35 AM  
**To:** Planning Commission  
**Subject:** Please save the Sugarloaf Mountain area from development

**[EXTERNAL EMAIL]**

Hello,

I writing today to ask that you please keep the Sugarloaf Mountain area protected from further development. This would be from I270 in Urbana to the border of Frederick County on Thurston Road.

This area is special to Frederick County. It is close enough for citizens to enjoy hiking and nature without traveling out beyond Frederick City.

Let's keep it that way for future generations to enjoy!

Once development starts, it will be very hard to stop it.

Please help preserve Sugarloaf Mountain.

Thank you, Margy Simpson  
2149 Thurston Road  
Frederick MD 21704

**Brandt, Kimberly G.**

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**From:** TERRY OLAND <terryoland@comcast.net>  
**Sent:** Tuesday, November 16, 2021 8:00 AM  
**To:** Planning Commission  
**Subject:** Sugarloaf

**[EXTERNAL EMAIL]**

PLEASE HOLD THE PRESENT I-270 DEVELOPMENT LINE and CONTINUE to keep the Sugarloaf area AS IS !!!! DO NOT BRING UNWANTED DEVELOPMENT into this Frederick Co. pristine area !!!! Everytime I ride past Urbana Highlands & Vilages of Urbana I remember ALL the farmland that is GONE FOREVER & has been replaced by over populated schools, roads that can't handle all the traffic, and way to many people !!!!

PLEASE leave our National Natural Landmark Treasure, (Sugarloaf Mountain Area), alone. Mother Nature has done a OUTSTANDING job that MAN or the Planning Commission should NOT mess with !!!! HOLD THE I-270 LINE !!!!

Terry & Sharon  
2409 Thurston Road  
Frederick, MD> 21704

## Brandt, Kimberly G.

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**From:** Eric Soter <esoter@RODGERS.com>  
**Sent:** Monday, November 15, 2021 4:17 PM  
**To:** Brandt, Kimberly G.; Superczynski, Denis; Goodfellow, Tim  
**Cc:** Planning Commission  
**Subject:** Comments for FCPC 11-17-21 Workshop Sugarloaf Plan  
**Attachments:** E Soter - FCPC Sugarloaf Plan Correspondence 11-14-21 reduced size.pdf

### **[EXTERNAL EMAIL]**

Kim – Attached is a follow up to my comments from last weeks FCPC Sugarloaf Plan Workshop for the Planning Commission consideration.

I have included a few exhibits to support the letter.

I have made a dozen color hard copies so that staff does not have to print them out and would like to drop them off at 30 North Market so that you can distribute to the FCPC on Wednesday.

I trust this can be accommodated similar to what we would normally be able to do in an in-person format and bring exhibits to present.

Please let me know sometime Tuesday (tomorrow) or Wednesday that I can drop these off to 30 North.

Thanks  
Eric

**Eric E. Soter**  
Principal, AICP/ECO-District AP

**RODGERS** | Knowledge  
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November 12, 2021

Frederick County Planning Commission  
Winchester Hall  
12 East Church Street  
Fredrick MD, 21701  
Re: Sugarloaf Plan

Dear Planning Commission Members:

Thank you for the continued opportunity to engage, although difficult in a remote setting. I wanted to follow up from my comments of this past Wednesday's workshop (11-10-21), with some suggested considerations.

First, as I noted, the "history" of the evolution of the planning area was a good recap, although it left out the 2000 General Plan and the most important "recent history", the Livable Frederick Master Plan (LFMP). I have attached as Exhibit #1 both of those graphics for your reference which clearly depicts the opportunity for a future development corridor along both sides of I-270.

Second, and in support of the comments I noted about recognizing both the Sugarloaf and I-270 Corridor "Study/Planning Areas" on the map and within the body of the document, I have attached Exhibit #2. This depicts the Comprehensive Plan Map with the Future I-270 Corridor Planning Area overlaid on it. My suggestion is that this updated exhibit be incorporated into the Sugarloaf Plan and be supported by additional text on Page 33 of the Sugarloaf Plan, under the **Planning Areas Section**, to read:

'The Sugarloaf Planning Area that has been established by the Planning Commission overlaps with the **I-270 Corridor Planning Area** as identified in the Livable Frederick Master Plan. This overlap is depicted on the Comprehensive Plan Map to acknowledge that a subsequent small area plan process for the I-270 Corridor may be undertaken in the future, and the Sugarloaf Plan is not intended to pre-empt the evaluation of the best uses for properties within the I-270 Corridor in the future. This is consistent with the tenets of Livable Frederick, which 'provides a framework for future development scenarios not as absolute choices between different options, but rather as a way of finding the best aspect of each' (*Page 4 Development Framework Livable Frederick Master Plan*)'.

It is likely that the extent of the study area for the I-270 Corridor will be determined at the onset of the future planning effort. Preserving the opportunity to strike a balance between the land use policies and goals currently driving the Sugarloaf Plan with the land use policies and goals appropriate for the I-270 Corridor will be imperative for this overlapping planning area. The opportunity to address LFMP Initiatives relative to the I-270 Corridor should not be prevented by the Sugarloaf Plan and should be fully evaluated when future land planning efforts are undertaken.

However, as with any overlapping or adjacent planning areas, the need to provide appropriate transitions and edge treatments for land uses is imperative. Certain design principles for those areas will need to be considered to aid in implementing the purpose and intent of the Sugarloaf Plan, while maintaining the opportunity for future land planning along the I-270 Corridor.'

Exhibit #3 is a more detailed graphic of the literal interpretation of the LFMP I 270 Corridor.

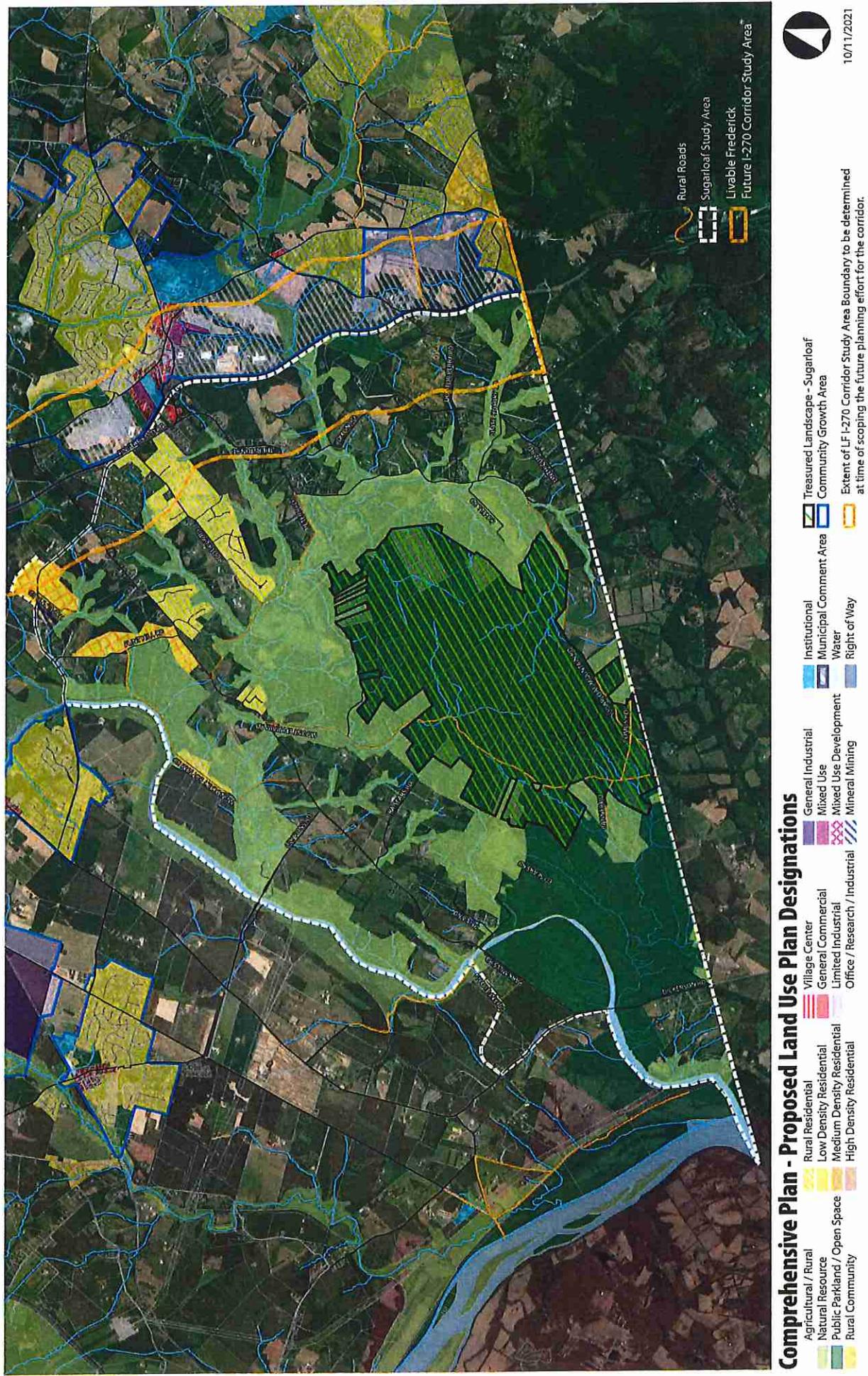
I believe it is critically important that we recognize both areas in the final Sugarloaf Plan. Finding the right balance among the competing goals of the LFMP is an effort that requires due consideration of the total range of objectives set forth in the LFMP, and the transition area between Sugarloaf and the I-270 Corridor is an example of how important it is to respect this. The Sugarloaf Planning process should not be used as a way to foreclose other objectives of the LFMP.

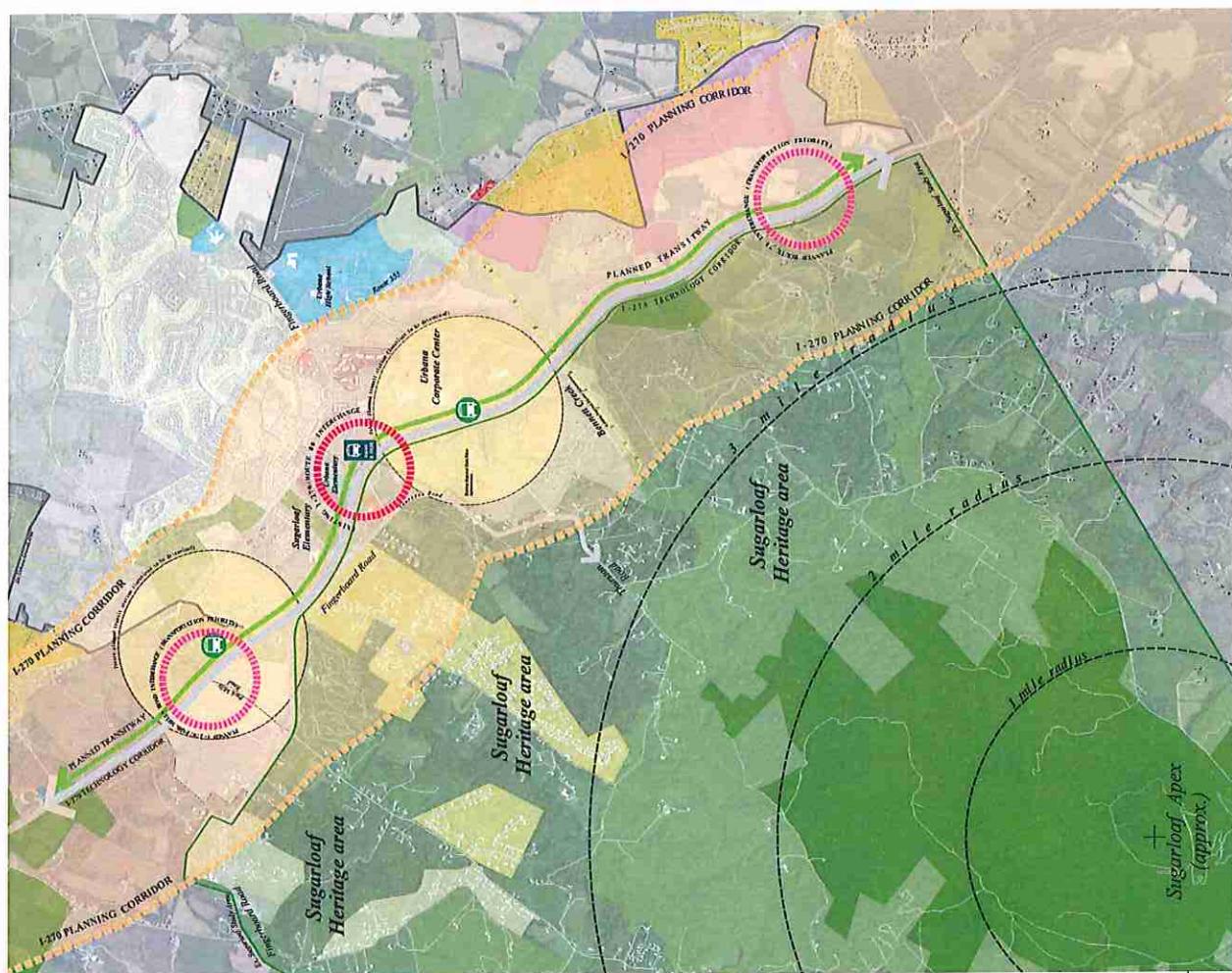
Sincerely,  
Eric E. Soter, AICP/Eco-District AP



Principal Rodgers Consulting

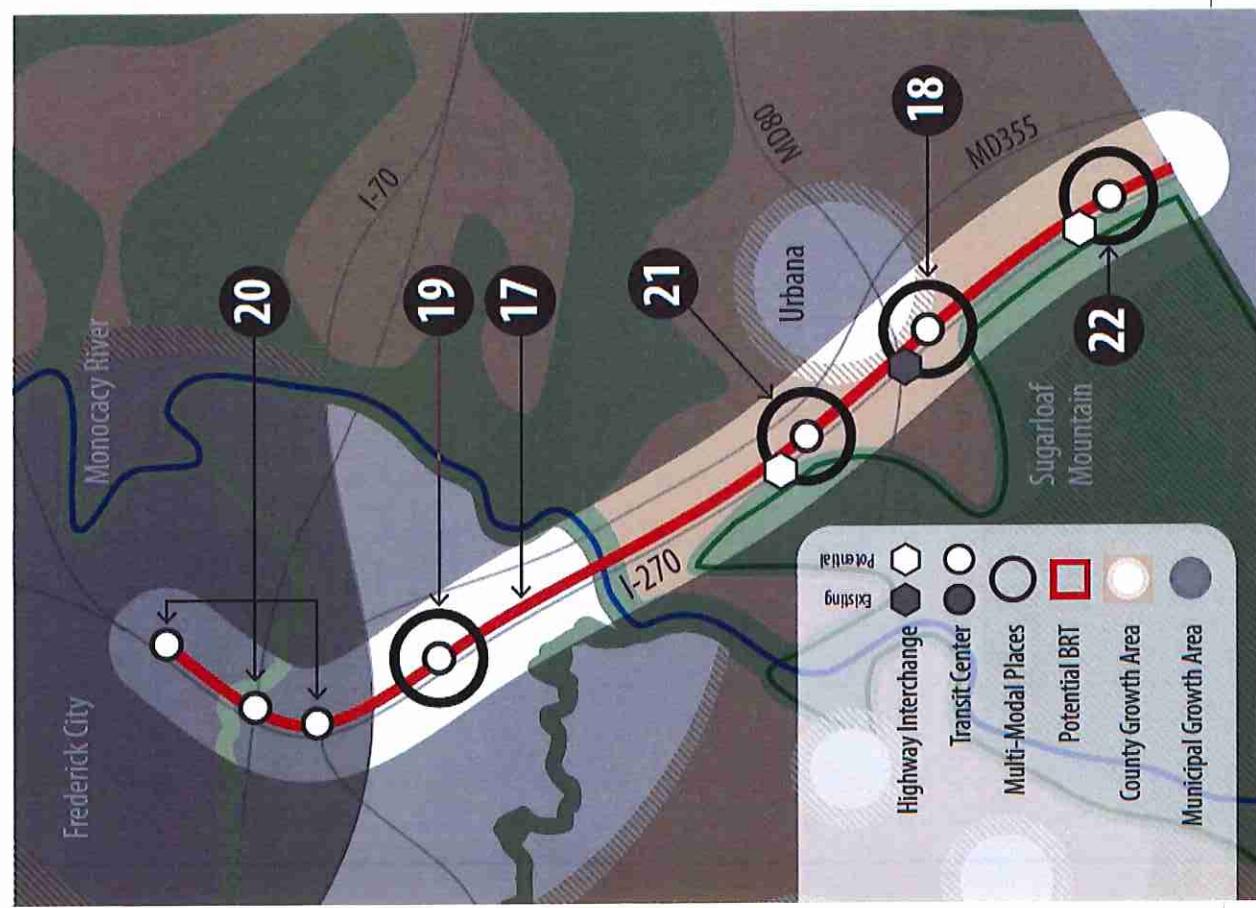






Livable Frederick Master Plan

Figure 4: The Interstate Corridor



## **Brandt, Kimberly G.**

---

**From:** Planning Commission  
**Sent:** Wednesday, November 10, 2021 7:37 AM  
**To:** Brandt, Kimberly G.; Goodfellow, Tim  
**Subject:** FW: We have a "process" problem and it's not Kai Hagen...  
**Attachments:** 243372614\_10222911010458349\_6770664940611362434\_n.jpg

I did not send a response to this. It is a brief followup.

K

---

**From:** Mary Posey <mllposey@gmail.com>  
**Sent:** Tuesday, November 9, 2021 5:33 PM  
**To:** Planning Commission <PlanningCommission@FrederickCountyMD.gov>  
**Cc:** Keegan-Ayer, MC <MCKeegan-Ayer@FrederickCountyMD.gov>; Blue, Michael <MBlue@FrederickCountyMD.gov>; Dacey, Phil <PDacey@FrederickCountyMD.gov>; Hagen, Kai <KHagen@FrederickCountyMD.gov>; Donald, Jerry <JDonald@FrederickCountyMD.gov>; McKay, Steve <SMcKay@FrederickCountyMD.gov>; Fitzwater, Jessica <JFitzwater@FrederickCountyMD.gov>; Gardner, Jan <JGardner@FrederickCountyMD.gov>; Jenkins, Chuck (Sheriff) <CJenkins@FrederickCountyMD.gov>; Winslow Burhans <Winslow.burhans@burhanscabinetco.com>; Miller Bob (Frederick) <bob@wfmd.com>; Tim@wfmd.com; Frank Mitchell - WFMD <frank@wfmd.com>; City Desk <citydesk@newspost.com>; tbaratko@newspost.com  
**Subject:** Re: We have a "process" problem and it's not Kai Hagen...

**[EXTERNAL EMAIL]**

One more note - I'm pretty familiar with the FCG website and after looking around for a bit, I finally found the location of where all the citizen "NOISE" is stored. Maybe I'll find that email from Kai Hagen buried in there - you know the one that prompted the planning commission to want to write a letter to the council - because of the "process"...

(see Meetings and Outreach on the link)

<https://www.frederickcountymd.gov/8046/Sugarloaf-Area-Plan>

Also, I've attached a map that Kai Hagen shared on social media which is actually appreciated by local citizens across the political spectrum.

Mary Posey

On Tue, Nov 9, 2021 at 3:31 PM Mary Posey <[mllposey@gmail.com](mailto:mllposey@gmail.com)> wrote:

[https://frederick.granicus.com/MediaPlayer.php?view\\_id=10&clip\\_id=8367](https://frederick.granicus.com/MediaPlayer.php?view_id=10&clip_id=8367)

Time mark 04:55-21:55

Greetings,

I've been reviewing some county meetings that I missed over the last several weeks. I listened with interest to the planning commissioners on Oct 20th - see link above and time marks. It pains me to come to the defense of Kai Hagen's involvement in this issue (he surely doesn't need my help) - but this goes way beyond Kai Hagen's voiced concerns even if he is a sitting council member.

So apparently during tomorrow's planning commission meeting, there will be a discussion on sending a letter to the county council basically asking them to stay out of the discussion for now re: the draft Sugarloaf plan. See agenda link below:  
<https://www.frederickcountymd.gov/ArchiveCenter/ViewFile/Item/12867>

The act of Kai Hagen sending an email (as mentioned by Ms. Brandt during the 10/20 planning commission mtg) ruffled some feathers because the "process" involves the planning commission getting first dibs on an issue then it goes to the county council (believe, I know how it rolls).

One of the planning commissioners in the video link refers to the "Noise" from the public and I guess the dots are connected to blame Kai for alerting constituents that this is an issue to watch. The planning commission likely received a petition organized by Kai Hagen with over a 1000 signatures and these few citizen communications between 10/9 and 11/1 (see link below):

<https://www.frederickcountymd.gov/DocumentCenter/View/334397/Sugarloaf-Public-Comments-110121>

and the few citizen communications in the link above are "NOISE" ? Also, Ms. Brandt mentioned an email from Kai but I don't see it included in the document above - why is that? His communication IS part of the "process" so if his email was sent between 10/9 and 11/1, you've interfered with the process yourselves.

I would also like to note that one of the emails in the document above pertains to the difficulty in following this "process" because the public is denied access to Winchester Hall for public meetings. The situation is pathetic for citizens who wish to follow discussions and give public comments in person. I have been dropped from calls waiting in the queue, have heard all kinds of feedback while calling from my phone and most recently was put on hold for 5 minutes to give public comment because the "system was spinning" or so we were told. Open the building sooner than Jan 1st - PLEASE!!

Back to Kai Hagen, in all honesty, I could count on maybe 3 fingers the number of times I've agreed with his politics - that's fine - I still want to hear what he has to say. I want to hear what ALL of our elected reps have to say, "proces" be darned! I wish more of our council members were vocal on the Sugarloaf plan, be it on social media, in council member comments, calls into radio... but no, we have to follow a "process" and the people we vote into office are supposed to be quiet until it's their turn to speak?

The only reason I knew about waste to energy in early 2007 was because Kai Hagen brought it to the public's attention. Even IF Kai and I ended up on the extreme opposite sides of the discussion, he's the reason I knew about it from the beginning. So I applaud him for letting the public know about the great vanishing trick that took place this year while entering Winchester Hall was and still is forbidden to the citizens. Read on...

This document is sorely lacking when it comes to the "process".

<https://www.frederickcountymd.gov/DocumentCenter/View/334193/1026-CE-Memo-Sugarloaf-Process-and-Roles-102421?fbclid=IwAR3HfD780CUTGAsqND9-aN8FZCyWeJOHxRafx1G8lok6peKAyhO2TbEIAtM>

THIS is a significant part of the "process" that has both conservatives and liberals up in arms about the Sugarloaf plan - it has NOTHING to do with Kai Hagen except that he's the one who shed light on it and in his words from social media:

----> It does not mention the March draft that was pulled or the changes that were made during the roughly five months the release of the draft was delayed, presumably or primarily to make those changes.

Please note that while I was not pleased with the fact that the imminent release of the earlier draft (in early March) was delayed, for months, with no real explanation, AND I have been opposed to one significant change that occurred during that time (the removal of hundreds of acres from the planning area near the interchange of I270 and Route 80), until the draft was handed off to the Frederick County Planning Commission, those decisions were entirely within the legal process and the purview of the administration.

**Also this from Kai Hagen on social media:** More information:

1) Between the time that the Sugarloaf Stakeholders' Advisory Group last saw the draft plan and before the draft plan's publication (more than a year into the planning process) almost 500 acres of fields and forest west of I-270 at Thurston Road were removed from both the planning area and the conservation-focused overlay district.

2) Also west of I-270, there is a significant tract of farms and forest that was not included in the Sugarloaf planning area and the conservation-focused overlay district, despite Advisory Committee member comments that it should be included.

- The area is comprised of forests, farms, hills, and streams, and includes a thickly forested stretch on the east side of the Monocacy Scenic River.
- It is adjacent to Hope Hill, a historic African-American community built largely by formerly enslaved persons.
- It is adjacent to the scenic and popular Monocacy National Battlefield Park, where further encroaching development would severely compromise the view-shed and the park experience. All of the land on the west side of the battlefield park is intensively developed.
- The area is solidly connected to the current northwestern boundary of the Sugarloaf Treasured Landscape Management Plan's planning area and the new, conservation-focused Sugarloaf Rural Heritage Overlay Zoning District. It is bordered by I-270 to the east, which is a line the county has informally recognized and respected, for decades, as a dividing line between the developed and developing landscape east of the highway, and the rural landscape, forests and farms west of the highway.

Thank you for your help in preserving this environmentally and historically important area of Frederick County. <----

I suggest the planning commission spend very little time on a discussion tomorrow about a letter to the council that will basically say tell Kai Hagen to stay in his lane. I see that Kathy Mitchell is going to advise the planning commission on this letter. Please don't waste everyone's time.

If anyone is truly worried about the "process", maybe ask County Executive Jan Gardner to use one of her public information briefings on a Thursday (maybe this Thursday) to tell all of us what happened in the "process" when the draft was pulled in March for FIVE MONTHS only to be unveiled with 500 acres messed with! Who did that? Why did this happen? Explain that "process"! Maybe then all the NOISE will go away when citizens are told the truth.

It takes A LOT for conservatives and liberals alike to join together on an issue. You can clean this up now by telling all of us what really happened.

This county has had a lot of "process" problems under a Gardner administration through the years.

How about that "process" when the Gardner administration interfered with the New Market elections? I'm sure our New Market elected representatives are still stinging over that one. Does our county executive still give them the runaround on anything they would like to do for their constituents?

How about that "process" when the Gardner administration interfered with Frederick City's Northern Annexations?

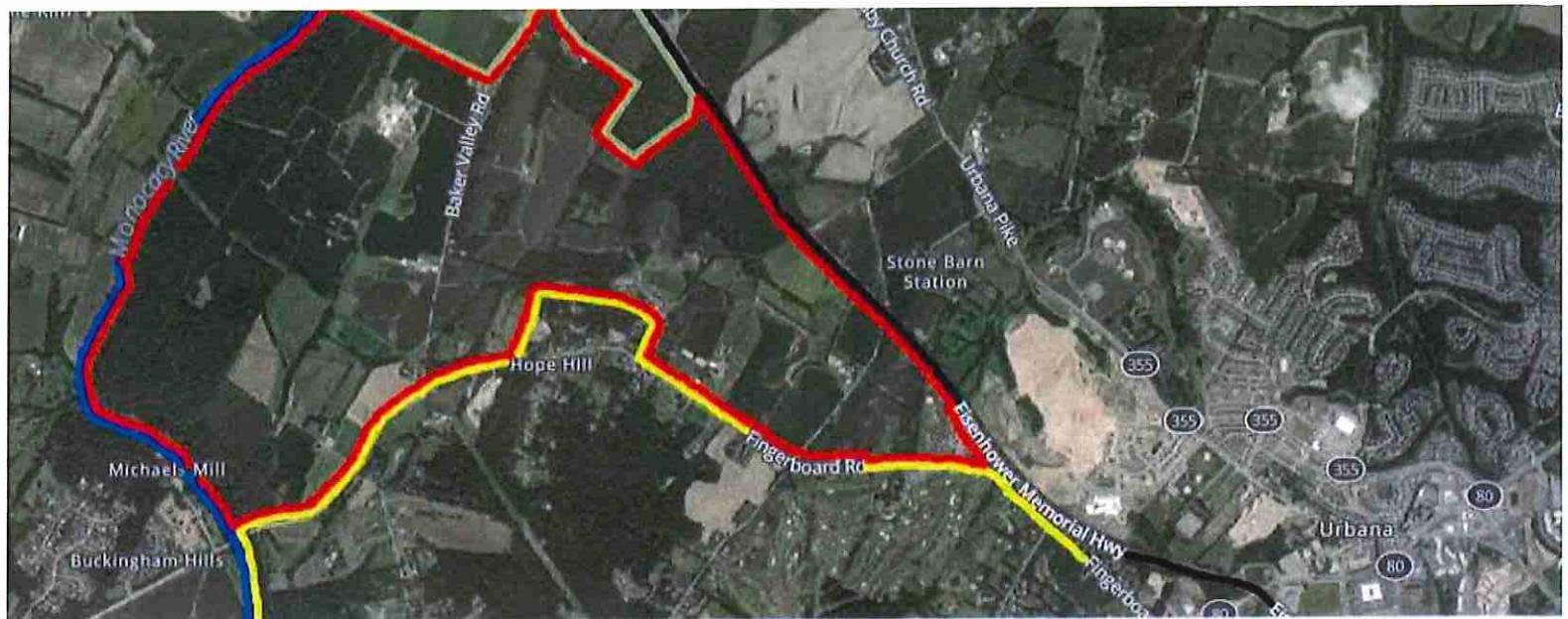
How about that "process" when we all woke up one morning to a public information briefing that our Sheriff's Department was getting audited? No courtesy of a word to Sheriff Chuck beforehand....

How about that "process" with our Board of Health - yeah the one that's made up of 8 politicians and a doctor. We'll get a week's notice for a discussion re: a mask mandate if more magic covid numbers are reached.

Oh, and this - 20 years ago! Some "process", eh?

[https://www.fredericknewspost.com/archives/mosque-proponents-cry-foul/article\\_52048605-9083-5e23-bf44-5564b9a0d51c.html](https://www.fredericknewspost.com/archives/mosque-proponents-cry-foul/article_52048605-9083-5e23-bf44-5564b9a0d51c.html)

Yeah, we have a "process problem" alright, but it ain't Kai Hagen. The buck stops with our county executive on the case of the altered 500 acres that took place under a cloak of darkness in a locked-down Winchester Hall. Mary Posey



- Interstate 270 ("Hold the Line")
- NW boundary: Sugarloaf Planning Area **AND** Sugarloaf Rural Heritage Overlay Zoning District
- Monocacy National Battlefield Park boundary
- Monocacy Scenic River
- Undeveloped forests, farms, hills and streams, bordered by the Monocacy River, the Monocacy National Battlefield Park, the Sugarloaf Planning Area (and the conservation focused overlay district) and Interstate 270.



November 9, 2021

Frederick County Planning Commission  
Winchester Hall, 12 E Church St  
Frederick, Md. 21701  
ATTN: Sam Tressler III , Chair

Dear Chair Tressler,

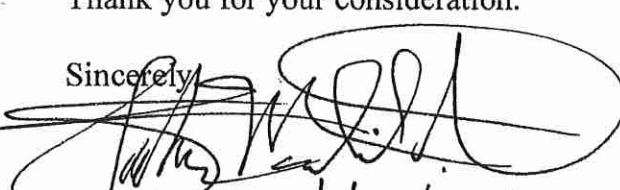
Our property is approximately 162 acres of land which runs from Park Mills Road along Lily Pons Road to the Monocacy River. After reviewing the draft of the Sugarloaf Treasured Landscape Management Plan we are concerned that the proposed zoning change on a portion of the property from A – Agricultural to RC – Resource Conservation will have a negative affect on our property value and future use. The current zoning already has similar classifications and we believe should be left alone.

It is also our belief the proposed conservation overlays for the area are not necessary as they tend to stigmatize a property with burdensome regulations and will also have a negative affect on property values.

We find it very disturbing that an elected Council Person is influencing our neighbors and citizens of Frederick County through social media and by sending a petition for signatures. (see **attached 10 pages**) Council Person Kai Hagen should be required to recuse himself from future comments and votes on the Sugarloaf Treasured Landscape Management Plan.

Thank you for your consideration.

Sincerely



Melissa Mackintosh

Stephen & Melissa Mackintosh  
7001 Lily Pons Rd  
Adamstown, Md. 21710



## Kai Hagen

Harbor no illusions. When it comes to our climate crisis, winning slowly is losing!

### Do you know Kai?

To see what they share with friends, send them a friend request.

[Add Friend](#)



135 Mutual Friends



Kai Hagen

### Intro

- County Council, At-Large at Kai Hagen for Frederick County
- Former Executive Director at Envision Frederick County
- Former host at Eye On Our Community on 1450AM The Source
- Former County Commissioner at County Commissioner, Frederick County
- Former Director at Frederick Regional Action Network
- Former Columnist at Gazette Communications
- Former Director of Communities at Utne Reader
- Former Columnist at Frederick News-Post
- Former Canvass Supervisor at California League of Conservation Voters
- Joined April 2008

### Posts



4h

Need just nine more signatures to reach 1,000...which is pretty fantastic (though we would love to double that in the end).

The tremendous support reflects how much truly drawing the line at Interstate 270 resonates with people, and the depth and breadth of concern in our community about protecting the natural resources, farms and rural communities in this part of the county (defined by the Potomac River, the Monocacy River, the Monocacy National Battlefield Park and, of course, Sugarloaf Mountain).

Please read and consider adding your name to the growing list of folks from all over the county who want to Hold the Line at I270...now, when we have a better chance to take real steps in that direction than we may ever have again.

Thank you!

### Filters

[Add Friend](#)

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...





## Photos

[See All Photos](#)

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[See All Friends](#)

135 mutual friends



Rocky Mackintosh

Douglas Claytor

Allie Ballew



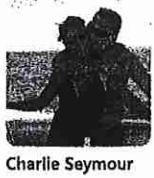
Hugh Gordon

Steve Fox

Mark Stevanus



Michael Kurtianyk



Charlie Seymour



Mary B. Richeimer

## Life Events

[See All](#)

Started New Job at  
Envision Frederick  
County  
January 2011

Started New Job at Kai  
Hagen for Frederick  
County  
December 3, 2018

CHANGE.ORG

### Sign the Petition

Hold the Line at I270 (from the county line to the Monocacy)!

6

3 Comments

[Like](#)[Share](#)[View 2 more comments](#)

Kai Hagen



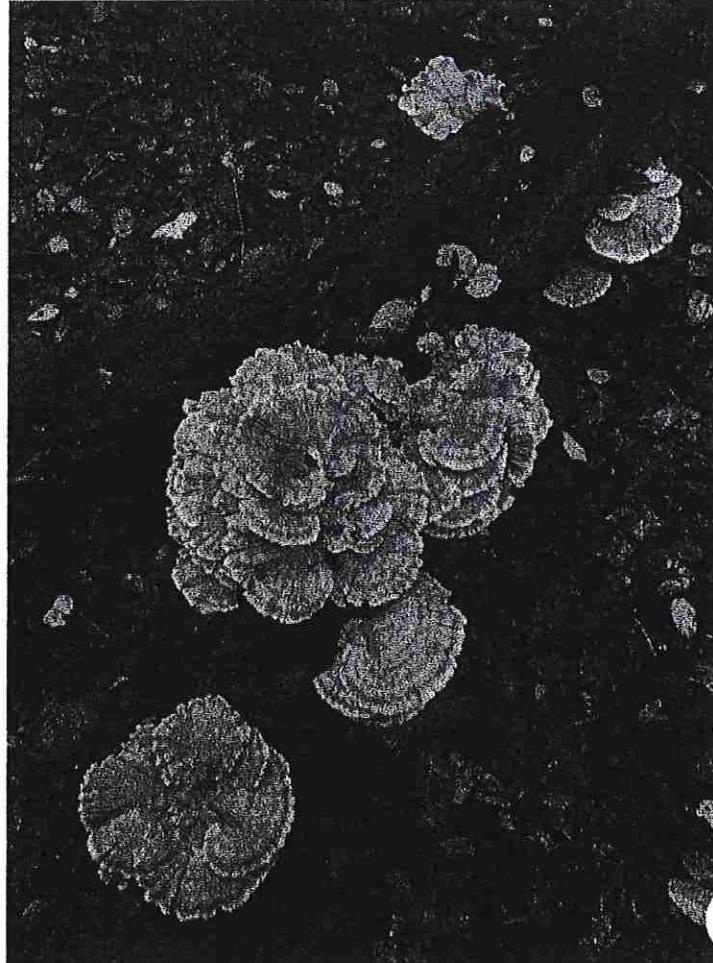
Like · 2h



Kai Hagen

20h

Walking the dog.



**Community Meeting on September 29th Report**

From: peg.kaplan@comcast.net

To: peg.kaplan@comcast.net

Date: Sunday, October 3, 2021, 12:15 PM EDT

Fellow Sugarloaf Neighbors:

Last Wednesday we held our community meeting as advertised. Approximately 70 people attended including Jan Gardner, county executive, two of her staff, and Kai Hagan, one of the county council members.

We had a presentation to introduce ourselves and explain the purpose of the meeting. Doug explained the history of the Sugarloaf Plan and we discussed the importance of publicity and what we perceive as needing to be done. The meeting was opened to questions and comments from the group. Jan Gardner asked to be able to address the meeting and the group voted to allow her to answer questions instead. Kai Hagan spoke about his letter/petition to enlarge the plan area to include the Monocacy Battlefield.

At the end of the meeting we had eight people who offered to be on the Leadership group. The purpose of the group is to review the Plan, determine what the community wants changed, and to develop and implement a plan to assure the community's interest is well represented before the Planning Commission and County Council. Also to take the appropriate steps that will assure the Natelli and other properties removed from the Plan are included in any final approved plan. The group would take all appropriate actions including keeping the membership informed as to what is happening, and providing publicity to garner public attention and involvement. We will be meeting with this group shortly to provide our ideas and answer any questions they may have.

Doug and Peggy Kaplan

If you either could not attend the meeting, or are rethinking your decision Wednesday evening, and would like to be part of the Leadership group, please respond to this email and we will provide you additional information on this meeting.

 image002.wmz  
3.1kB

## Petition, request, reminder

From: peg.kaplan@comcast.net  
To: Peg.kaplan@comcast.net  
Date: Tuesday, September 28, 2021, 03:59 PM EDT

Hello all,

1. We were asked to forward this online petition that Kai Hagen has sent out to people who might be interested in signing it. We will have hard copies at the meeting on Wednesday night at the Urbana Firehall at 7 pm.
2. We would like to borrow a projector for Wednesday evening. We are trying to purchase one but having difficulties. We have a PowerPoint presentation we would like to use. Please let us know if you have one we can use.
3. See you Wednesday evening!

Peggy Kaplan

**From:** Kai Hagen <[kaihagen@gmail.com](mailto:kaihagen@gmail.com)>  
**Subject:** Hold the Line at I270 (from the county line to the Monocacy)! Please sign the letter.  
**Date:** September 26, 2021 at 5:12:42 PM EDT  
**To:** Kai Hagen <[kaihagen@gmail.com](mailto:kaihagen@gmail.com)>  
**Reply-To:** [kai@catocinmountain.com](mailto:kai@catocinmountain.com)

Greetings.

Please read and click the link to sign the letter to the Frederick County Planning Commission, the Frederick County Council and the Frederick County Executive.

For decades, Frederick County planners and elected officials have generally and informally recognized and respected Interstate 270 as a line between areas planned for development to the east and north and the rural landscape of forests and farms to be protected to the west and south.

What is otherwise an outstanding draft plan emphasizing long-term preservation, the "Sugarloaf Treasured Landscape Management Plan" so far has failed to hold and formalize the line at Interstate 270, currently leaving out two areas west of the Interstate that are integral to truly protecting the character and ecology of this part of the county. These areas should have been and still can be added to the Plan area and overlay district.

Please join us in signing the letter to the Frederick County Planning Commission, the Frederick County Council and the Frederick County Executive requesting that these areas be added.

<https://chnge.it/2N5z9vtC55>

- 1) Between the time that the Sugarloaf Stakeholders' Advisory Group last saw the draft plan and before the draft plan's publication (more than a year into the planning process) almost 500 acres of fields and forest west of I-270 at Thurston Road were removed from both the planning area and the conservation-focused overlay district.
- 2) Also west of I-270, there is a significant tract of farms and forest that was not included in the Sugarloaf planning area and the conservation-focused overlay district, despite Advisory Committee member comments that it should be included.
  - The area is comprised of forests, farms, hills, and streams, and includes a thickly forested stretch on the east side of the Monocacy Scenic River.
  - It is adjacent to Hope Hill, a historic African-American community built largely by formerly enslaved persons.
  - It is adjacent to the scenic and popular Monocacy National Battlefield Park, where further encroaching development would severely compromise the view-shed and the park experience. All of the land on the west side of the battlefield park is intensively developed.
  - The area is solidly connected to the current northwestern boundary of the Sugarloaf Treasured Landscape Management Plan's planning area and the new, conservation-focused Sugarloaf Rural Heritage Overlay Zoning District. It is bordered by I-270 to the east, which is a line the county has informally recognized and respected, for decades, as a dividing line between the developed and

developing landscape east of the highway, and the rural landscape, forests and farms west of the highway.

Thank you for your help in preserving this environmentally and historically important area of Frederick County.

Please join us in signing the letter requesting that these two areas be added to the Sugarloaf Treasured Landscape plan area and the overlay district.

And please share this letter by email and social media with your friends and colleagues.

Click here to sign the letter to the Frederick County Planning Commission, the Frederick County Council and the Frederick County Executive.

<https://chng.it/2N5z9vIC55>

**A little more information about the process:**

After almost two years in the hands of the administration (including planning staff and the Sugarloaf Stakeholders' Advisory Group), the draft plan was passed on to the Frederick County Planning Commission recently (it was first on their agenda on Wednesday, September 8). The planning commission will consider the plan for a number of weeks or a few months, and will discuss and debate it, including possible changes, at numerous workshops. They will have a public hearing.

When the Frederick County Planning Commission completes their process, they will pass their draft plan on to the Frederick County Council. What the council receives is really a *recommended* draft. The council could approve it as received or make any changes a majority of the council supports, small or large (from minor wordsmithing to changing the boundary of the planning area and the conservation-focused overlay district, for example). The council will also have a public hearing.

Ultimately, probably some time early in 2022, a majority of the council will approve an amended version of the Sugarloaf Treasured Landscape Management Plan. What that does or does not include will be determined by a variety of things, including your expression of support for adding these two areas to the plan.

Thank you for your interest!

kai

PS: I have shared the attached graphic and the link on my FB page, if you would like to share it from there (that way folks see the better maps and received a little more information): <https://www.facebook.com/photo?fbid=10222911010378347>

—

Kai Hagen  
[kai@catoctinmountain.com](mailto:kai@catoctinmountain.com)

[kaihagen@gmail.com](mailto:kaihagen@gmail.com)

240-405-2536 (mobile)

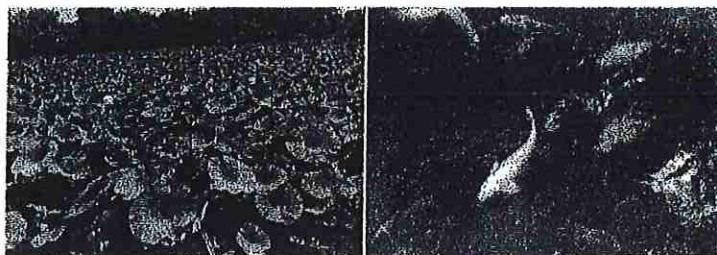
*Please note: These two maps are not shown at the same scale.*



- Interstate 270 ("Hold the Line")
- △ MW boundary: Sugared Planning Area AND Sugared Rural Heritage Overlay Zoning District
- Monocacy National Battlefield Park boundary
- Monocacy Scenic River
- Undeveloped forests, farms, hills and streams, bordered by the Monocacy River, the Monocacy National Battlefield Park, the Sugared Planning Area and the conservation focused overlay (dubbed and known as 270).



- Approximately 500 acres, primarily comprised of fields and forest, west of I270 in the vicinity of the Route 80 interchange and along Truston Road (almost entirely included in the planning area and conservation focused overlay zone until it was removed in July).



Lilypons Water Gardens

August 7

Today is #NationalPlayOutsideDay! Lilypons is a fantastic place for a day trip with the family! Bring a picnic lunch and come enjoy nature in all of its unaltered... See More

Added by admin #eventsalsoitemsforsale

Seen by 36

Like

Comment



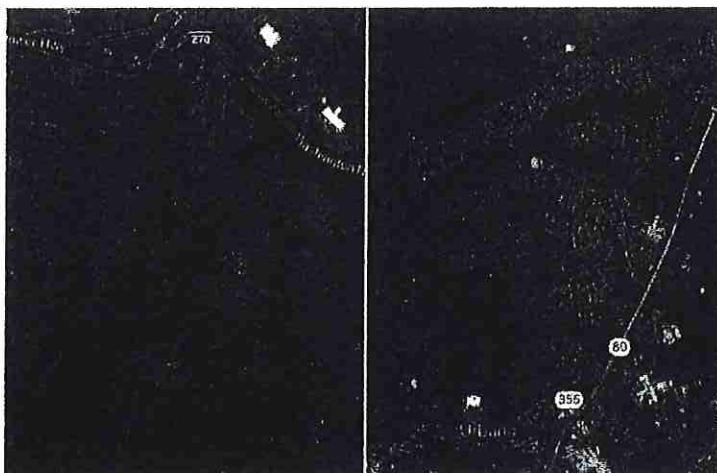
Write a comment...



Kristen Morrison shared a post.

August 8

Frederick people and those in our sister communities in Montgomery, like advocate Tina Brown, one of my fellow Countryside Artisan members who lives in the Montgomery County Ag Reserve, and Howard Countries, our Sugarloaf Small area Plan (South of 270) meeting is coming up. We need to participate. Yesterday I mentioned to Kai Hagen that we Mt Neighbors down here around the Sugarloaf preserve are concerned about the upcoming meeting and last minute changes that had occurred t... See More



Mountain Neighbors

Joined

Invite



Kai Hagen



Small Area Plan (south or I270).

Without intending to cast any aspersions on the thriving community of Urbana, these are two completely different worlds, adjacent to each other, but separated cleanly and clearly by I270.

If one is well-planned and the other is well-protected, both areas will continue to be distinct assets to our county, and good places to live.

For decade after decade, as the county has grown, with only minor (and regrettable) exceptions, we have recognized and respected that informal line.

That line matters.

It matters as much as if it was a broad river or a deep canyon, except that because the separation exists largely on paper, and it is up to us to maintain it as meaningful.

We have to do that!

We must HOLD THE LINE!

This short post will be followed up in the next couple of days with a longer and detailed one about the issue and the process, with background information, links, etc.

(I hope many of you will share this in the meantime, and the next one soon.)

Added by admin #liveablefrederick

1 Comment Seen by 37

Like

Comment

Most Recent



Write a comment...



Kristen Morrison

Hold the Line for the Sugarloaf Small Area Master Plan was likened to this youtu Sci Fi speech link!

<https://youtu.be/UXLVFnj3WcE>



YOUTUBE.COM

Mass Effect - Captain Kirrahe's Speech / We Will Hold the Line (W/ Subtitles)



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Sarah Browning

Admin · July 25 ·



Anyone see weird lightning to the Northeast?

Added by admin #mountainrescueemergencies

7 Comments Seen by 42

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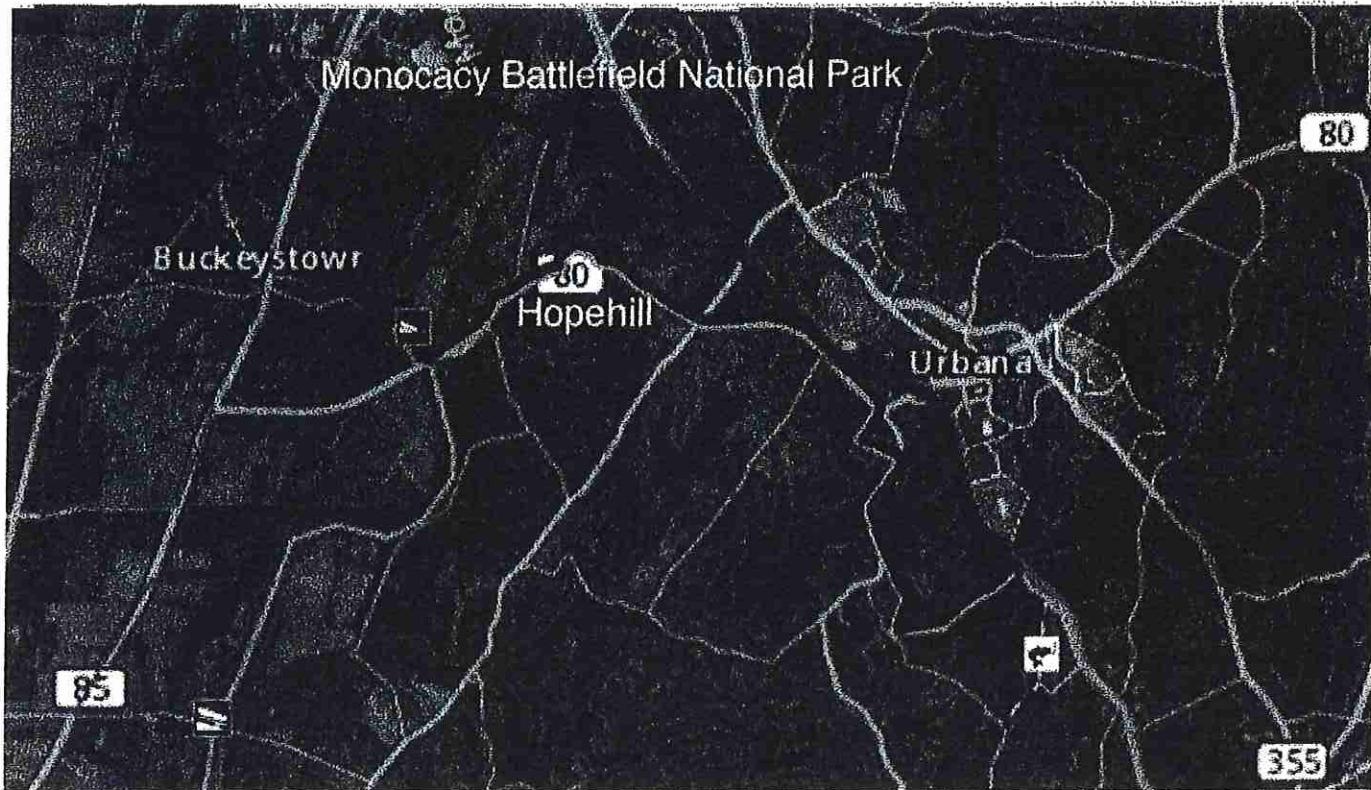
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Kristen Morrison



**At 1,500 signatures**, this petition is more likely to get picked up by **local news!**



## Hold the Line at I270 (from the county line to the Monocacy)!

1,092 have signed. Let's get to 1,500!



**At 1,500 signatures**, this petition is more likely to get picked up by **local news!**



**Kai Hagen** signed this petition



**Ivy Barnett** signed this petition



**Elaine Lynch** signed this petition



**Kai Hagen** started this petition to **Frederick County Planning Commission** and [2 others](#)

 At 1,500 signatures, this petition is more likely to get picked up by local news!



## Hold the Line at I270 (from the county line to the Monocacy)!

1,092 have signed. Let's get to 1,500!

 At 1,500 signatures, this petition is more likely to get picked up by local news!

 Kal Hagen signed this petition

 Ivy Barnett signed this petition

 Elaine Lynch signed this petition

 Kal Hagen started this petition to Frederick County Planning Commission and 2 others

For decades, Frederick County citizens, planners and elected officials have generally and informally recognized and respected Interstate 270 as a line between areas planned for development to the east and north and the rural landscape of forests and farms to be protected to the west and south.

We the undersigned, sincerely request that the Frederick County Planning Commission and/or the Frederick County Council HOLD THE LINE between development and preservation at Interstate 270.

The boundary of the Sugarloaf Treasured Landscape Management Plan and Sugarloaf Rural Heritage Overlay Zoning District should run along Interstate 270 from the Montgomery County Line to the Monocacy Battlefield, and then follow the Monocacy downriver to where the currently drafted boundary line intersects with the river at Route 80.

Specifically, this means we are asking that the Frederick County Planning Commission and/or the Frederick County Council:

1) Return the 490 acres of fields and forest west of I270 in the vicinity of the Route 80 interchange (and along Thurston Road) to the planning area and the conservation-focused overlay district, and

2) Add to the planning area and the conservation-focused overlay district the forests and farms bounded by the Monocacy National Battlefield Park, the Scenic Monocacy River, the current, draft boundary of the Sugarloaf Treasured Landscape Management Plan and Interstate 270.

There is no other foreseeable large or small area planning process in which preservation in these areas will be more appropriately or better addressed than the conservation-focused Sugarloaf Area Plan.

Thank you.

**Brandt, Kimberly G.**

---

**From:** Sue Trainor <sue.trainor.music@gmail.com>  
**Sent:** Saturday, November 13, 2021 3:02 PM  
**To:** Planning Commission  
**Cc:** Council Members  
**Subject:** Sugarloaf Plan Boundary Petition

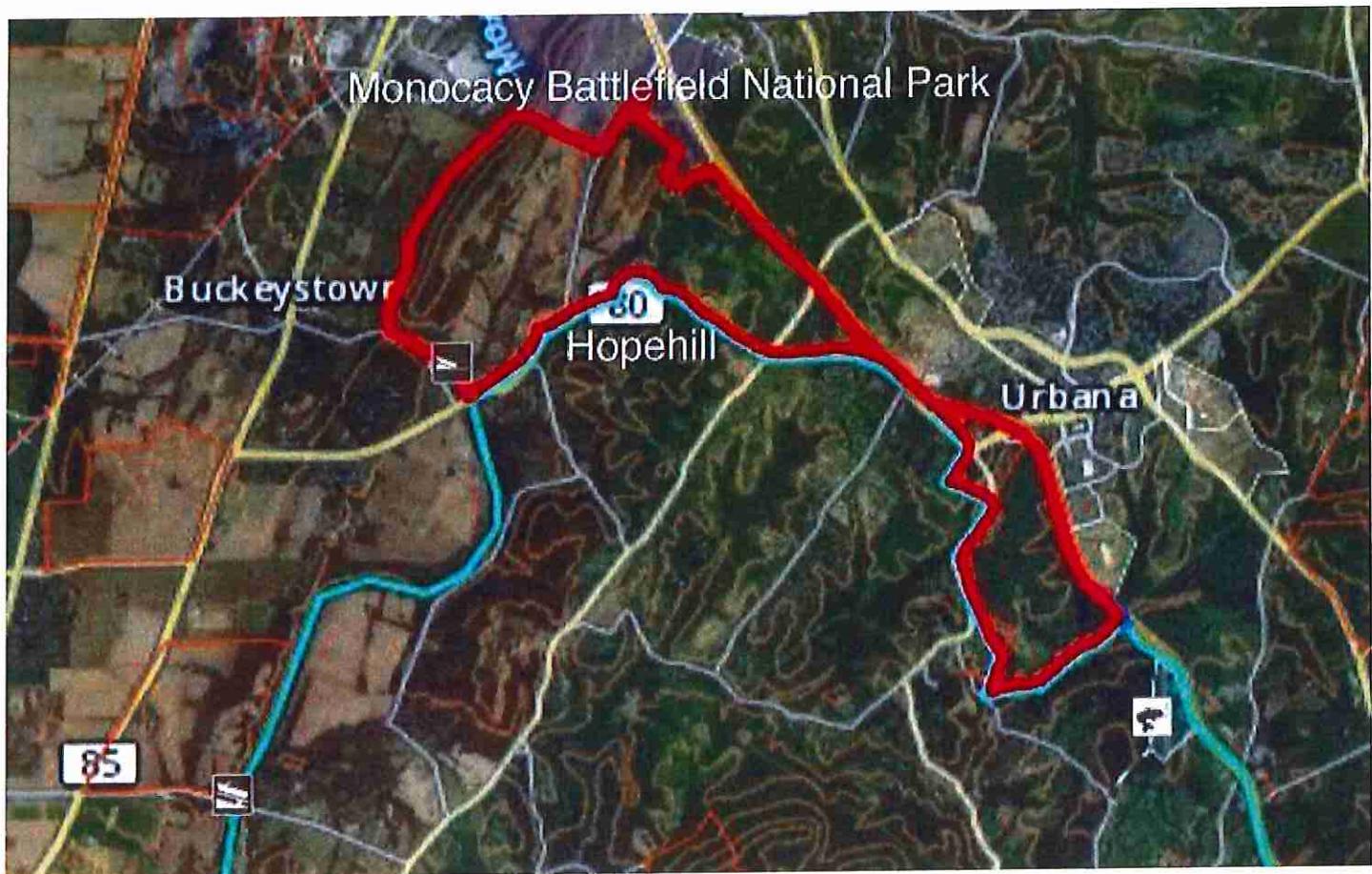
**[EXTERNAL EMAIL]**

Thank you for your interest in the petition that has been circulating via [change.org](https://www.change.org). What you see below is exactly what signers saw, read and signed onto online. In our 11/11 remarks to the Planning Commission, we said there were over 1,000 signatures, which is what [change.org](https://www.change.org) shows in its tally. When the addresses were pulled to share with you, we discovered "bot" signatures (eliminated from the list below), so the actual total is somewhat less. The signatures below are organized and totaled by jurisdiction: Frederick County, elsewhere in Maryland, DC, VA and WV, and other states.

Signatures are still accumulating.

Respectfully submitted for your consideration,  
Sue Trainor and Ingrid Rosencrantz  
Fingerboard Road, Frederick, MD

**Hold the Line at I270  
(from the county line to the Monocacy)!**



For decades, Frederick County citizens, planners and elected officials have generally and informally recognized and respected Interstate 270 as a line between areas planned for development to the east and north and the rural landscape of forests and farms to be protected to the west and south.

We the undersigned, sincerely request that the Frederick County Planning Commission and/or the Frederick County Council **HOLD THE LINE** between development and preservation at Interstate 270.

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There is no other foreseeable large or small area planning process in which preservation in these areas will be more appropriately or better addressed than the conservation-focused Sugarloaf Area Plan.

Thank you.

---

## **FREDERICK COUNTY MARYLAND (549)**

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Susan Goodnow  
Point of Rocks MD 21777

Clair Mixon  
Monrovia MD 21770

Ronald Rattie  
Frederick MD 21704

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Sheryl Massaro  
Frederick (Urbana) MD 21704

Kristina Talbott  
Frederick MD 21704

Carrie Buttrey  
Frederick MD 21704

Billy Buttrey  
Frederick MD 21704

James Goetschius  
Frederick MD 21701

Christine Tregoning  
Frederick MD 21704

Shoshanna Staffone  
Frederick MD 21702

Ann Abeles  
Frederick MD 21702

NANDAKUMAR MAHALINGAPPA  
Frederick MD 21704

Prakash Manikwar  
Frederick MD 21704

Sunil V  
Frederick MD 21704

Rahul Ratra  
Frederick MD 21704

Kiran Kavathe  
Frederick MD 21704

Harvey Wallick  
Jefferson MD 21755

Laura Densock  
Monrovia MD 21770

Varun Yempalla  
Frederick MD 21704

Tima Thomas  
Frederick MD 21704

Benjamin Hoshaw  
Frederick MD 21704

Manoj Panikkaveetil  
Frederick MD 21704

Sudheendra Reddy Palwai  
Frederick MD 21704

Dunetchka Rodriguez  
Monrovia MD 21770

Sirisha Kolluru  
Frederick MD 21704

Joy Sappington  
Adamstown MD 21710

Colby Shultz  
Frederick MD 21701

Sesha Jupudi  
Frederick MD 21704

Dipti Pastakia  
Frederick MD 21704

Arti Shah  
Frederick MD 21703

Raghu Neelagiri  
Frederick MD 21704

Vasudeva Chintamsetti  
Frederick MD 21704

Girish Krishna  
Frederick MD 21704

Pragnesh Shah  
Frederick MD 21704

Andre Hayes  
Frederick MD 21702

Dorothy Herman  
Poolesville MD 20837

Sujee Kadimi  
Frederick MD 21704

Anu Augustine  
Frederick MD 21704

Rachelle Barlow  
Frederick MD 21704

Lindsey Larson  
FREDERICK MD 21702

David Desmond  
Middletown MD 21769

Elizabeth Tobin  
Frederick MD 21702

Edgardo Viera  
Frederick MD 21704

Dagmar Kolarik  
Frederick MD 21701

Shobana Vengadasami  
Frederick MD 21704

Donald Donoghue  
Frederick MD

Dave Deepti  
Frederick MD 21702

Lee Erickson  
Frederick MD 21701

Karen Bass  
Frederick MD 21701

Elizabeth Cantwell  
Frederick MD 21702

Jonathan Riley  
Frederick MD 21704

Vinay Patel  
WALKERSVILLE MD 21793

Kyla Moore  
Frederick MD 21704

Prashant Ruparel  
Frederick MD 21704

Neil Mody  
Bethesda MD 20817

Aaron Sigler  
Frederick MD 21704

Mary Carlsson  
Adamstown MD 21710

Sonal Shah  
Frederick MD 21704

Wayne Edelen  
FREDERICK MD 21704

Matthew Doan  
Jefferson MD 21755

Lori Stoneking  
Adamstown MD 21710

Dayanand Kondabathini  
Frederick MD 21704

Natalie Miner  
Walkersville MD 21793

James Summers  
Frederick MD 21701

Virginia Betten  
Frederick MD 21704

Albert Polatty  
Monrovia MD 21770

Robin Kelley  
Frederick MD 21702

Wayne C. Lee  
Frederick MD 21703

KARLA L STONER  
Frederick MD 21704

Michael Jones  
Frederick MD 21704

William Stoner  
Frederick MD 21704

Lindsay Mickey  
Keymar MD 21757

Richard Nearman  
Frederick MD 21703

Thomas Ryan  
Frederick MD 21703

Christopher Binion  
Brunswick MD 21716

Gabby Battle  
Frederick MD 21702

Rajesh Radhakrishnan  
Frederick MD 21704

Ellen Kreis  
Dickerson MD 20842

Jennifer Shoemaker  
Middletown MD 21769

Chris Berline  
Frederick MD 21702

Bindu Eldo  
Frederick MD 21704

Marlyn Muren  
Frederick MD 21702

Eldo Daniel  
Frederick MD 21704

Lisa Myers  
Tuscarora MD 21790

Lynn Moura  
Frederick MD 21703

G Patel  
Frederick MD 21704

Rashmi Tyagi  
Frederick MD 21704

Janine Borofka  
Frederick MD 21704

Patty Hude  
Frederick MD 21704

Venkat T  
Frederick MD 21704

Robert Strasser  
Frederick MD 21704

Lauri Rhinehart  
Frederick MD 21754

Miriam Troglin  
Frederick MD 21703

Jorgen Miller  
Frederick MD 21704

Margy Simpson  
Frederick MD 21704

Amy Beall  
Frederick MD 21701

Mark Long  
Emmitsburg MD 21727

Moe Rosencrantz  
Frederick MD 21702

Sydney Clark  
Frederick MD 21704

Nicole Chuang  
Frederick MD 21704

Susan Dollins  
Mount Airy MD 21771

Gloria Cullum  
Frederick MD 21701

Cynthia Diamondstone  
Walkersville MD 21793

Rosanna McAnaw  
Frederick MD 21704

David Humerick  
Adamstown MD 21710

Faith Humerick  
Frederick MD 21704

Tanner Humerick  
Ijamsville MD 21754

Douglas McAnaw  
Frederick MD 21218

Nancy Smouse  
Frederick MD 21701

Debbie Culler  
Frederick MD 21703

Julie Stuart  
Frederick MD 21704

Elton Flanery  
Adamstown MD 21710

Thomas Cece  
Adamstown MD 21710

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———— OTHER MARYLAND (116) ———

Magdalena Adamus  
Hyattsville MD 20783

Dominic Aeschlimann  
Huntingtown MD 20639

Shirley Ahalt  
Baltimore MD 21224

Bill Allen  
Baltimore MD 21224

Rita Anselmo  
Germantown MD 20874

Joel Arem  
Gaithersburg MD 20882

Terry Barnes  
Hagerstown MD 21740

Leah Bell  
Cockeysville MD 21030

Megan Benton  
Germantown MD 20874

Philip Bogdonoff  
Takoma Park MD 20912

Marion Bona  
Poolesville MD 20837

Richard Bosley  
Phoenix MD 21131

Beverley Bosselmann  
Poolesville MD 20837

Tyrrell Brand  
Bethesda MD 20817

Rush Branson  
Washington MD 20901

Michele Brooks  
Taneytown MD 21787

David Brown  
Germantown MD 20874

Tina Brown  
Poolesville MD 20837

E Bucciantini

Poolesville MD 20837

Anne Butcher  
Germantown MD 20874

Lisa Campbell  
Hagerstown MD 21742

Elizabeth Canter  
Germantown MD 20874

Roxanne Caplan  
Hagerstown MD 21740

Jennifer Church  
College Park MD 20740

Robin Coblyn  
Gaithersburg MD 20882

Thomas Cooper  
Bethesda MD 20814

Nona Cresswell  
Clarksburg MD 20871

Denise Dallatore  
Damascus MD 20872

Susan Dalmasso  
Gaithersburg MD 20878

Nelia Anne Davies  
Germantown MD 20874

Camden DeMaio  
Hyattsville MD 20784

Courtney Dodson  
Germantown MD 20874

Rebecca Drengwitz  
Gaithersburg MD 20878

Juan Ducos  
Damascus MD 20872

Sarah Eisen  
Hyattsville MD 20781

Susan Eskite  
Clarksburg MD 20871

Rebecca Evans  
Rockville MD 20852

Amanda Farber  
Chevy Chase MD 20815

Elizabeth Freeman  
Damascus MD 20872

Jill Frumin  
Silver Spring MD 20910

Evelyn Gallagher  
Clarksburg MD 20871

Ross Geredien  
Mount Rainier MD 20712

Kevin Graff  
Jarrettsville MD 21084

Robert Gramzinski  
Clarksburg MD 20871

Marsha Greco  
Rockville MD 20852

Kathie Halbert  
Ellicott City MD 21043

Marie Henson  
Bethesda MD 20817

Andrew Herman  
Gaithersburg MD 20877

Ryan Herman  
Towson MD 21204

Joseph Hetrick  
Baltimore MD 21209

John Hickman  
Gaithersburg MD 20878

Dan Holtz  
Riverdale MD 21740

Joseph Horgan  
Kensington MD 20895

Gaines Hurdle  
N. Bethesda MD

Noreen Hyre  
Bowie MD 20715

William Jett  
Washington Grove MD 20880

Khristy Kartsakalis  
Olney MD 20832

Patricia Kelly  
Abingdon MD 21009

Stephen Kenly  
Poolesville MD 20837

Jonathan Kirschner  
Rockville MD 20853

Philora Kittay  
Derwood MD 20855

Steve Kurimchak  
Clarksburg MD 20871

Lee Langstaff  
Poolesville MD 20837

Robert Lawrence  
Hagerstown MD 21740

Amanda Lewandowski  
Clarksburg MD 20871

Karen-ann Lichtenstein  
Annapolis MD 21401

Carol Linden  
Bethesda MD 20814

Jacob Litchfield  
Ashton MD 20861

Katherine Longbrake  
Poolesville MD 20837

Tammy Mangan  
Bethesda MD

Laurence Martinez  
Columbia MD 21045

Lenore Martin  
Annapolis MD 21403

Kristen McDaniel  
Hagerstown MD 21740

Tracey McIntire  
Boonsboro MD 21740

Sarah McNicholas  
Bartonsville MD 21704

Getenet Mesele  
Baltimore MD 21704

Jennifer Michaels  
Germantown MD 20841

Tammy Mensh  
Laurel MD 20707

Mike Miles  
Germantown MD 20874

Karen Morgan  
Rockville MD 20850

John Morogiello

Gaithersburg MD 20878

Carol Nair  
Germantown MD 20874

Laura Nalven  
Hagerstown MD 21740

Tram Nguyen  
Gaithersburg MD 20878

Kevin O'Rourke  
GERMANTOWN MD 20874

Regina Parks  
Silver Spring MD 20902

Susan Pearcy  
Barnesville MD 20838

Caitlyn Potts  
Poolesville MD 33991

Julie Price  
Hagerstown MD 21740

Sara Prokop  
Severna Park MD 21146

Christine Rai  
Poolesville MD 20837

Jonathan Roca  
Ellicott City MD 21043

Alesandra Rodgers  
Piney Point MD 20674

Mary Beth Saffo  
Germantown MD 20876

Katherine Schwartz  
Germantown MD 20874

Judith Seggel  
Olney MD 20832

Dewey Serls  
Rockville MD 20852

LeeAnn Serls  
Rockville MD 20851

Pratik Sheth  
Hagerstown MD 21740

Frances Silbert  
Rockville MD 20850

Cassie Simpson  
Hagerstown MD 21740

Laura Simpson  
Gaithersburg MD 20878

Rick Sullivan  
Kensington MD 20895

Stephanie Sumner  
Damascus MD 20872

Caroline Taylor  
Montgomery County MD

Heather Thanner  
Dundalk MD 21222

Shawn Day  
Washington DC 20007

Kimberly Valencia  
Gaithersburg MD 20882

Sunil Vasudevan  
Germantown MD 20874

Claudia Vess  
Kensington MD 20895

Danielle Miller Wagner  
Bethesda MD 20816

Dianne Westbrook  
District Heights MD 21122

Johanna Wermers  
Rockville MD 20850

Joseph Winovich  
Clarksburg MD 20871

Rebecca Wolfe  
Damascus MD 20872

Virginia Woolridge  
Annapolis MD 21401

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**WASHINGTON DC (11)**

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Sophia Anastasi  
Washington DC 20017

Jennifer Baird  
Washington DC 20016

Trish Bates  
Washington DC 20012

Thomas Brown  
Washington DC 20008

Jenna Caruso  
Washington DC 20007

Mimi Castaldi  
Washington DC 20007

Tera German  
Washington DC 20015

Genna Gincley  
Washington DC 20003

Stephanie Guy  
Washington DC 20003

Mathew Hluch  
Washington DC 20002

Colleen Smyth  
Washington DC 20008

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**VIRGINIA and WEST VIRGINIA (10)**

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Pamela Blumberg  
Round Hill VA 20141

Lily Martin  
Charles Town WV 25414

John Miller  
Nellysford VA 22958-9505

Catherine Rodgers  
Berkeley Springs WV 25411

Rebecca Smith  
Arlington VA 22201

Steve Warner  
Silver Spring MD 20910

Gloria Whitehead  
Gainesville VA 20155

Daniel Williams  
Alexandria VA 22310

Charles Wray  
Charles Town WV 25414

Abbey Young  
Sterling VA 20165

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**OTHER STATES (57)**

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Dawn Albanese  
Bensenville IL 60106

Robert Armbruster  
San Antonio TX 78258

M. D. Barnes  
Fort Oglethorpe GA 30742

Sharon Belson  
Brookhaven PA 19015

Irene Blackburn  
Waynesboro PA 17268

Paul Blackburn  
Elizabethtown KY 42701

Margaret M Boyd  
Kerhonkson NY 12446

Mar C  
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Kathleen Childers  
Milwaukee WI 53211

Jerry Clarke  
Los Angeles CA 90026

Maggie Coarr  
North Attleboro MA

Tony Cooper  
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Len Costello  
Chalfont PA 18914

Lauren Crum  
La Mesa CA 92020

Kathleen Davis  
New York NY 10025

Dan De Yo  
Yorba Linda CA 92886

Stephanie Dowell  
Greenville NC 27834

Joyce Ellis  
Bolton NC 28423

Olivia Garcia  
Long Beach CA 90810

Pandora Gunsallus  
Canonsburg PA 15317

Pamela Hamilton  
Palo Cedro CA 96073

Julie Hanson  
Carrollton TX 75006

Cade Herman  
Oak Ridge NJ

Sheila Keenan  
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Doug Kendall  
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Fawn King  
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Lucy Lawless  
HAUULA HI 96717-9729

Danielle Lombardo  
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Susan Matesa  
Brooklyn NY 11206

David Matthews  
Camdenton MO 65020

Robert MINNICK  
Greenlawn NY 11740

DARLENE Muirhead  
Independence MO 64057

Kelly Neal  
West Chester PA 19382

Thomas Nieland  
Alamo TX 78516-9300

Carol Oberdorfer  
Albany CA 94706

Melissa Ortquist  
Beacon NY 12508

Lauretta Padgett  
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Michele Paul  
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Tayrin Perez  
Bayamon PR 20871

Scott Pham  
San Diego CA 92131

Jonathon Price  
Strawberry Plains TN 37871

Josiah Razon  
Tampa FL 33774

Richard Reece  
Waynesboro GA 30830-7023

Jenise Reyes-Rodriguez  
Elizabeth NJ

Marianna Riser  
Novato CA 94949

Ann Rodgers  
Lewes DE 19966

Kirstin Schlichting  
San Diego CA 92124

Melva Selby  
Ft Myers FL 33903

Brandy Chadwick  
Swansea MA

Ruth Tabor  
Encino CA 91436

Nancy Tomlinson  
Windsor SC 29856

Janet Tyler  
Lake Waccamaw NC 28450

Stefanie Van Pelt  
Bethlehem PA 18017

Donald Wleklinski  
Terre Haute IN 47803

Betty Winholtz  
Morro Bay CA 93442

## Brandt, Kimberly G.

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**From:** Nick Carrera <mjcarrera@comcast.net>  
**Sent:** Wednesday, November 10, 2021 4:43 PM  
**To:** Planning Commission; Superczynski, Denis  
**Cc:** Carrera, Alexandra; Carrera, Johnny; Carrera, Nicholas  
**Subject:** My recorded comments that weren't heard at today's meeting (Nov 10)

### [EXTERNAL EMAIL]

Dear Commissioners and Mr Superczynski,

Early in the discussion today (Nov 10), Mr. Superczynski (**Hi, Denis**) made some cogent remarks about the need to plan for population growth. After thinking a bit, however, I had a different thought for him and the Commissioners. Because it was some time before live comments would begin at 2:30, I phoned and left a recording. I expected it would be "played" for you along with the live comments, but I didn't hear it, so I'm sending the gist as email. I think your public comment system should make clear that a recorded message won't get played on the air, and may not be heard at all.

Last night I feared my refrigerator was dying, so I was up before 6:00 this morning to check out the models at Home Depot (they open at 6:00). My route took me along Thurston Rd, Fingerboard Road, Park's Mill Road, and Urbana Pike. I was astounded at the traffic I saw -- *all headed south*. At high points on Park's Mill Road I could see I-270, where traffic was *creeping* southward.

This prompts my question to you and to Denis: Is Frederick County really obliged evermore to build and build and build more housing for people who work somewhere else and just cause us problems?? Frederick County had the largest growth in Maryland over the last decade. Must we continue to grow without limit?

My case has gone the other way, over the centuries. My house is the one Thomas Johnson built in 1781 as a wedding present for his youngest brother, Roger. Roger and his wife had eleven children. The house passed through many owners, and in the 20th Century they included my parents-in-law, Leon and Ethel Loeb. After their deaths, my wife and I acquired the house, just the two of us. She died nearly five years ago and my daughter now lives with me -- just the two of us. So you could say that in the last 240 years, the population of "Bloomsbury," the name Roger Johnson gave his house, has gone from 13 to 2. If this were the norm, there would be no problem in retaining the county's rural character.

My address is 2602 Thurston Road, at intersection with Peter's Road, in the Urbana District. It's usually a mess, but it's a lovely old house, if you go for that sort of thing; and our Thurston and other roads are especially pretty. (Mr. Goodfellow termed them "collectors" -- a mundane term for our romantic roads.) You're welcome to visit me anytime and to check out our lovely area and drive its roads. And as I earlier suggested, you'd enjoy driving down Baker Valley Road, in the northern section many would like to see added to the Sugarloaf Plan area. It's a wide, majestic valley that I consider a "treasured" landscape.

May I add that I admire and respect the diligence Commission members bring to their task. Your work is not easy.

My best regards,

Nick Carrera

**Brandt, Kimberly G.**

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**From:** Hagen, Kai  
**Sent:** Sunday, November 14, 2021 10:54 PM  
**To:** Sue Trainor; Planning Commission  
**Cc:** Council Members  
**Subject:** Re: Sugarloaf Plan Boundary Petition

Thank you, Sue and Ingrid.

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**From:** Sue Trainor <sue.trainor.music@gmail.com>  
**Sent:** Saturday, November 13, 2021 3:01:54 PM  
**To:** Planning Commission  
**Cc:** Council Members  
**Subject:** Sugarloaf Plan Boundary Petition

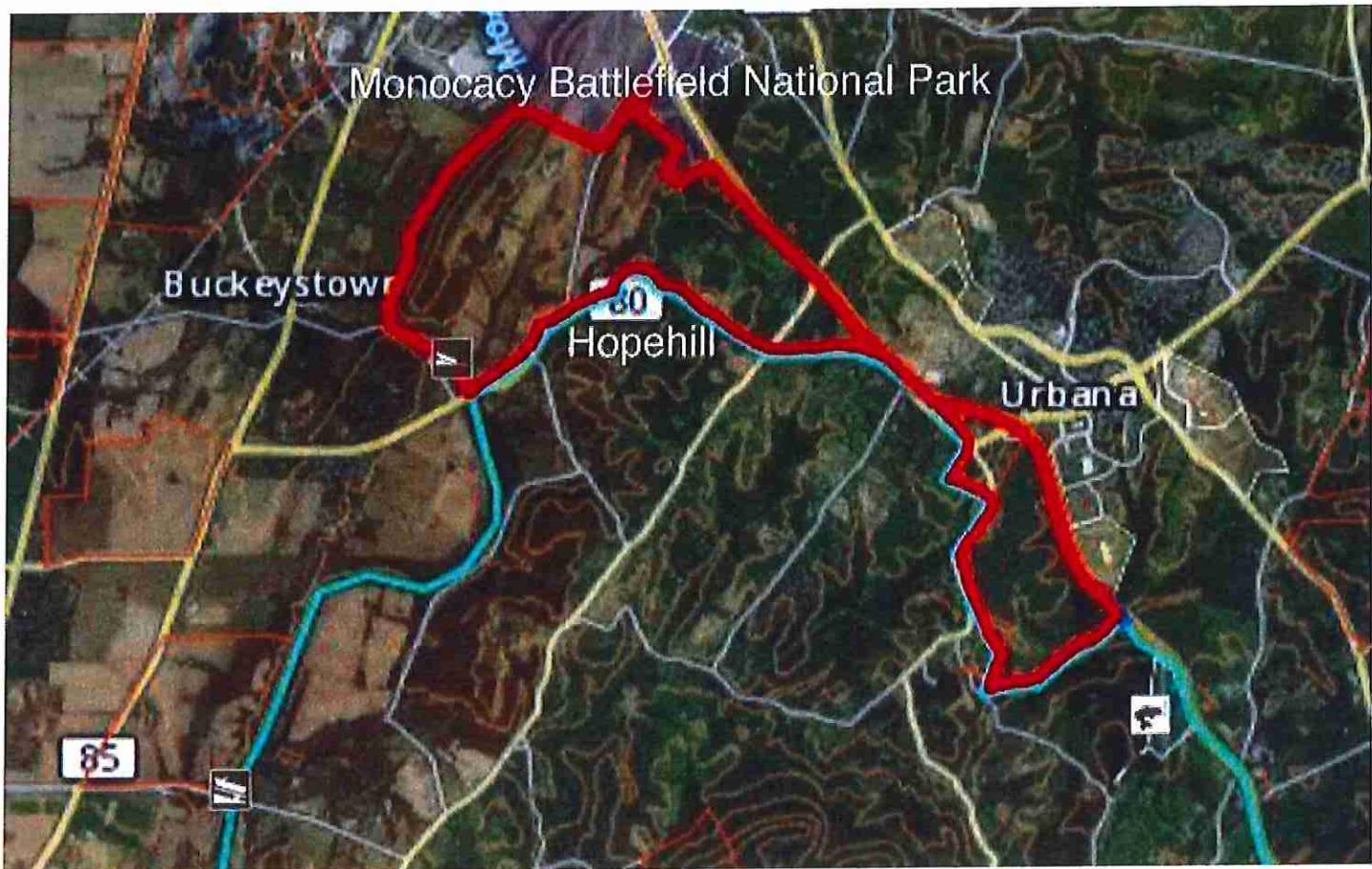
**[EXTERNAL EMAIL]**

Thank you for your interest in the petition that has been circulating via [change.org](https://www.change.org). What you see below is exactly what signers saw, read and signed onto online. In our 11/11 remarks to the Planning Commission, we said there were over 1,000 signatures, which is what [change.org](https://www.change.org) shows in its tally. When the addresses were pulled to share with you, we discovered "bot" signatures (eliminated from the list below), so the actual total is somewhat less. The signatures below are organized and totaled by jurisdiction: Frederick County, elsewhere in Maryland, DC, VA and WV, and other states.

Signatures are still accumulating.

Respectfully submitted for your consideration,  
Sue Trainor and Ingrid Rosencrantz  
Fingerboard Road, Frederick, MD

**Hold the Line at I270  
(from the county line to the Monocacy)!**



For decades, Frederick County citizens, planners and elected officials have generally and informally recognized and respected Interstate 270 as a line between areas planned for development to the east and north and the rural landscape of forests and farms to be protected to the west and south.

We the undersigned, sincerely request that the Frederick County Planning Commission and/or the Frederick County Council HOLD THE LINE between development and preservation at Interstate 270.

The boundary of the Sugarloaf Treasured Landscape Management Plan and Sugarloaf Rural Heritage Overlay Zoning District should run along Interstate 270 from the Montgomery County Line to the Monocacy Battlefield, and then follow the Monocacy downriver to where the currently drafted boundary line intersects with the river at Route 80.

Specifically, this means we are asking that the Frederick County Planning Commission and/or the Frederick County Council:

- 1) Return the 490 acres of fields and forest west of I270 in the vicinity of the Route 80 interchange (and along Thurston Road) to the planning area and the conservation-focused overlay district, and
- 2) Add to the planning area and the conservation-focused overlay district the forests and farms bounded by the Monocacy National Battlefield Park, the Scenic Monocacy River, the current, draft boundary of the Sugarloaf Treasured Landscape Management Plan and Interstate 270.