

**From:** [Planning Commission](#)  
**To:** [Nick Carrera](#)  
**Cc:** [Brandt, Kimberly G.](#); [Goodfellow, Tim](#)  
**Subject:** RE: Information Sheet on Sugarloaf Plan preparation, etc.  
**Date:** Friday, December 10, 2021 1:45:36 PM

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Good afternoon:

Thank you for taking the time to express your thoughts on the Sugarloaf Treasured Landscape Management Plan.

Your comments will be shared with the Planning Commission for their consideration.

Karen L. James  
Administrative Specialist  
Division of Planning & Permitting  
Frederick County Government  
30 North Market Street  
Frederick, Maryland 21701  
301-600-1138

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**From:** Nick Carrera <mjcarrera@comcast.net>  
**Sent:** Wednesday, December 8, 2021 3:40 PM  
**To:** Planning Commission <PlanningCommission@FrederickCountyMD.gov>  
**Cc:** Carrera, Nicholas <mjcarrera@comcast.net>  
**Subject:** Information Sheet on Sugarloaf Plan preparation, etc.

**[EXTERNAL EMAIL]**

Dear Planning Commissioners,

My grandson, Orion Carrera, attends Urbana High School and asked me for information about the Sugarloaf Plan concerns I have. He is member of a "green" team at high school and he thought this might be an issue that others there might be interested in pursuing. I prepared this last weekend the attached Information Sheet for him. I've also copied it below, in case it's more convenient to access it there.

As I made clear, for the items in italics, we can't confirm one way or the other any connection to the preparation of the Sugarloaf Plan. But the overlap of participants in some cases and the timing of events in other cases *make it appear they could* have a connection. If there weren't such secrecy by the county executive and the county council, we could have an answer.

I hope you find this of interest.

Best regards,

Nick Carrera; 2602 Thurston Rd, intersection of Peters Rd, Urbana District

Following is text of my Information Sheet; it is also attached as a separate document.

## INFORMATION SHEET ON SUGARLOAF PLAN

*Note: Shown in italics are events whose timing suggests a connection to the Sugarloaf Plan. Information has been requested that would rule out such a connection, but has so far been refused.*

February 2020 – Frederick County distributes “The Sugarloaf Area Plan,” a Briefing Book, and begins preparation of the Sugarloaf Plan, by county planning staff, with help of a citizen advisory group.

March 8, 2021 – The Sugarloaf Plan (“The Sugarloaf Treasured Landscape Management Plan”) is scheduled for public release on this date, but at the last minute release is delayed.

*March 24, 2021 – Thomas Natelli, a developer, files Permit No. 336428, to demolish structures on his 380-acre property near the I270 Urbana exit. Permit is approved April 2, and demolition proceeds.*

*July 28, 2021 – Rodgers Consulting files a replatting of the 380 acres recently cleared by Natelli. The replatting strongly suggests an intended, non-agricultural use for the property.*

July 30, 2021 – The Sugarloaf Plan is released. Principal change from the March draft is exclusion from Plan coverage of a “cutout” of about 490 acres on the west side of I-270 near the Urbana exit. The cutout contains the 380 acres owned by Natelli that were recently cleared and replatted.

*August 16, 2021 – County Council closed meeting “To consider a matter that concerns the proposal for a business or industrial organization to locate, expand, or remain in the State and To consult with counsel to obtain legal advice.” Attending were personnel from Amazon Web Services; Eric Soter, from Rodgers Consulting; and Bruce Dean, a lawyer specializing in land-use and development.*

*August 17, 2021 – Brunswick Mayor Brown, City Council members, and staff hold a closed meeting “to discuss a potential business locating in Brunswick.” Minutes do not name others who attended.*

*August 24, 2021 – The County Council again holds a closed meeting.*

*September 10, 2021 – A Sugarloaf Alliance member submits letters of complaint that the closed meetings, August 16 and 24, 2021, were held in violation of the Maryland Open Meetings Act.*

*October 20 and 29, 2021 – Frederick County Attorney Bryon C. Black sends letters to Open Meetings Compliance Board denying violation of the Open Meetings Act.*

November 10, 2021 – Planning Commission begins meetings on the Sugarloaf Plan. It decides to eliminate, provisionally, the Cutout in the July 30 draft. Subsequent comments to the Commission by Natelli, Soter, and Dean urge re-removal of Natelli property from the Plan. **From event timing and meeting participants, Sugarloaf Alliance has concerns that Natelli is laying plans for dense development or large installation such as data centers in his Cutout area.**

*November 29, 2021 – State of Maryland Open Meetings Compliance Board determines that the Frederick County Council, in “failing to adequately document and provide the public any meaningful information about the topics discussed” in meetings August 16 and 24, violated the Open Meetings Act.*

*December 1, 2021 – Frederick News-Post reports on state finding that County Council violated the Open Meetings Act, and on claims to the contrary by County Council president M.C. Keegan-Ayer.*





**From:** [Planning Commission](#)  
**To:** [Nick Carrera](#)  
**Cc:** [Brandt, Kimberly G.](#); [Goodfellow, Tim](#)  
**Subject:** RE: Letter, in anticipation of your December 8 meeting  
**Date:** Friday, December 10, 2021 1:38:46 PM

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Good afternoon:

Thank you for taking the time to express your thoughts on the Sugarloaf Treasured Landscape Management Plan.

Your comments have been shared with the Planning Commission for their consideration.

Karen L. James  
Administrative Specialist  
Division of Planning & Permitting  
Frederick County Government  
30 North Market Street  
Frederick, Maryland 21701  
301-600-1138

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**From:** Nick Carrera <mjcarrera@comcast.net>  
**Sent:** Saturday, December 4, 2021 9:39 PM  
**To:** Planning Commission <PlanningCommission@FrederickCountyMD.gov>  
**Cc:** Carrera, Nicholas <mjcarrera@comcast.net>  
**Subject:** Letter, in anticipation of your December 8 meeting

**[EXTERNAL EMAIL]**

Dear Planning Commission Members,

Below is my letter concerning your discussion of the Sugarloaf Plan. I am also attaching it as a document, in case that way of accessing it is easier.

Text of my letter:

Letter to the Planning Commission, December 4, 2021

At a previous meeting, Commissioners discussed the proposed extension of the Sugarloaf Plan area. It appeared that members saw the merit of this change, and were ready to decide on an eastern boundary running unbroken along I-270 from Montgomery County to the Monocacy River. I remind you of some of the points supporting the boundary and the area addition: it preserves the long-standing, informal but respected I-270 line separating “rural” west from “developed” east in the lower part of the county; it protects the setting of the Monocacy Battlefield; and it protects the historically significant Hope Hill community. It also provides a “natural” northern boundary – a river. For these and other good reasons, I hope at the next meeting the Commission will take that decision.

In a recent letter, I touched on the importance of resuming live meetings. If you can, I hope you will withhold further consideration of the Sugarloaf Plan until you can discuss it in open, live meetings. It can be done. On December 3, the Choral Arts Society of Frederick, performed its seasonal concert at the Kussmaul concert hall at the FCC. We singers were masked, as were all in the audience. The concert hall was limited to one-half its normal capacity, to allow distancing. The Planning Commission could do something similar for live meetings; it would not be ideal, limiting audience size as it would, but it would be far better than virtual meetings. The Sugarloaf Plan is so important to the county and to those of us living within the affected area that I urge you to hold only live meetings for its discussion.

Nick Carrera, Thurston Road, Urbana District

Member, Sugarloaf Alliance

**From:** [Planning Commission](#)  
**To:** [Nick Carrera](#)  
**Cc:** [Brandt, Kimberly G.](#); [Goodfellow, Tim](#)  
**Subject:** RE: Some additional background on boundary  
**Date:** Friday, December 10, 2021 1:43:40 PM

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Good afternoon:

Thank you for taking the time to express your thoughts on the Sugarloaf Treasured Landscape Management Plan.

Your comments will be shared with the Planning Commission for their consideration.

Karen L. James  
Administrative Specialist  
Division of Planning & Permitting  
Frederick County Government  
30 North Market Street  
Frederick, Maryland 21701  
301-600-1138

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

From: Nick Carrera <mjcarrera@comcast.net>  
Sent: Wednesday, December 8, 2021 3:24 PM  
To: Planning Commission <PlanningCommission@FrederickCountyMD.gov>  
Cc: Black, Steve <steveblack2313@gmail.com>; Angell, David <david@pgc-landscape.com>; Carrera, Nicholas <mjcarrera@comcast.net>  
Subject: Some additional background on boundary

[EXTERNAL EMAIL]

After Mr. David Angell's call, I didn't want to try to call in again, so I'm writing with a clarification you will find of interest and perhaps helpful.

In the March draft, there was an entity, the "Overlay" that lay within the Plan area. This overlay was intended to impose more severe restrictions on land that it covered. The overlay excluded that small area adjoining the Urbana exit, so Mr. Angell's Potomac Gardens, the Kannabis medical center, and the Greenbriar Vet Hospital did not fall within the Overlay, but were included within the overall Sugarloaf Plan. I suggest you ask the planning staff for a copy of the March draft; it will be clearer just looking at a map.

Then came the delay and the rewriting. In the July version, that part from the March draft that was excluded from the Overlay had been expanded south, far enough that it entirely enclosed the 380 acres of Thomas Natelli's property. And that new, excluded area was not just excluded from the Overlay, but from the Plan itself. Interesting development, isn't it?

We who are concerned about having a "clean" line running up I-270 are not pushing for going back and eliminating what commercial developments there are already west of I-270 -- wouldn't that be a foolish thing to do! We have lived with the vet hospital, with Potomac Gardens (I like having them available and have done business there), and so on. We just don't want MORE and we especially don't want the kind of "More" that seems to be signaled by things like the Amazon meeting in August. Moreover, these large tracts that lie just west of I-270 and are owned by Mr. Natelli seem very threatening. He develops, he doesn't farm. He's already developed the land east of I-270 to a fare-thee-well, so we know what he is capable of doing. If Amazon Web Services enters the picture, as it appears to have done with its meetings in August with the elected folks of Frederick County, that scares us even more.

To repeat: I think I speak for many of those from whom you have heard when I say, "We're happy with Mr. Angell's Potomac Gardens." He knows that; we've told him repeatedly. What would not make us happy, however, is if Mr. Angell's property were left OUT of the Sugarloaf Plan entirely, and he later decided to sell his land to a Mr. Natelli or a Mrs. Amazon and let them develop it in ways inimical to the goals of the Sugarloaf Plan. That's why he and the veterinary hospital and so on should be left in the Plan; they're fine so long as they continue their current function, but we don't want them, if left out of the Plan, to be able to turn around and develop their property in ways that would be injurious to the Sugarloaf Plan area.

And I stress once more, we're not after you folks or the planning staff folks; we're worried that it's the political folks who will let us down. They are, after all, under pressure from large political donors, and there is risk that it may obscure their vision for a better Frederick County.

I will forward separately some additional information.

Thanks,

Nick Carrera; 2602A Thurston Rd; Frederick 21704

**From:** [Planning Commission](#)  
**To:** [Kristen Morrison](#)  
**Cc:** [Brandt, Kimberly G.](#); [Goodfellow, Tim](#)  
**Subject:** RE: Today Meeting  
**Date:** Friday, December 10, 2021 1:42:17 PM

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Good afternoon:

Thank you for taking the time to express your thoughts on the Sugarloaf Treasured Landscape Management Plan.

Your comments will be shared with the Planning Commission for their consideration.

Karen L. James  
Administrative Specialist  
Division of Planning & Permitting  
Frederick County Government  
30 North Market Street  
Frederick, Maryland 21701  
301-600-1138

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

From: Kristen Morrison <[klmkmor@gmail.com](mailto:klmkmor@gmail.com)>  
Sent: Wednesday, December 8, 2021 2:57 PM  
To: Planning Commission <[PlanningCommission@FrederickCountyMD.gov](mailto:PlanningCommission@FrederickCountyMD.gov)>  
Subject: Today Meeting

[EXTERNAL EMAIL]

Hello,

Please Hold the Line and keep the original and historic I270 boundaries intact in the around Sugarloaf Mt! Please keep your eyes on the prize for the future of farms, natural ecosystems & our fragile environment around Sugarloaf Mt! TIA!

Yours Truly,

Kristen Morrison  
1820 Mt Ephraim Rd  
Adamstown, MD 21710



**From:** [Planning Commission](#)  
**To:** [Bill Chester](#)  
**Cc:** [Brandt, Kimberly G.](#); [Goodfellow, Tim](#)  
**Subject:** RE: Sugarloaf mountain boundary  
**Date:** Friday, December 10, 2021 1:47:36 PM

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Good afternoon:

Thank you for taking the time to express your thoughts on the Sugarloaf Treasured Landscape Management Plan.

Your comments will be shared with the Planning Commission for their consideration.

Karen L. James  
Administrative Specialist  
Division of Planning & Permitting  
Frederick County Government  
30 North Market Street  
Frederick, Maryland 21701  
301-600-1138

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

From: Bill Chester <isladoc@aol.com>  
Sent: Thursday, December 9, 2021 7:30 PM  
To: Planning Commission <PlanningCommission@FrederickCountyMD.gov>  
Subject: Sugarloaf mountain boundary

[EXTERNAL EMAIL]

The unsolicited comment from every friend or family who visits us, whether from Rockville or Miami, is the immediate sense of peace and calm that they feel when visiting. This is what they seek when vacationing in the country, and it's here now. Once we lose it it's never coming back.

Please give thoughtful consideration to the Sugarloaf boundary. It's a generational decision.

Respectfully

William Chester, MD

Sent from my iPhone







# SUGARLOAF ALLIANCE

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PRESERVE OUR MOUNTAIN & PROTECT OUR COMMUNITY

December 10, 2021

**To The Frederick County Planning Commission**

Commissioners,

As you deliberate on the final boundaries of the Sugarloaf Treasured Landscape Management Plan, we would like to reiterate our views on several important issues. These views are strongly held not only by the membership of the Sugarloaf Alliance but also by **well over 1,000 people** who live in and around the Sugarloaf region.<sup>1</sup> These views are also wholly consistent with the letter and spirit of the Livable Frederick Master Plan.

We support the open, public, and transparent development of a comprehensive plan for the Sugarloaf region. This plan should have the purpose of preserving the character of Sugarloaf Mountain, its surrounding area, and the precious natural resources of the region.

We believe that the Sugarloaf plan should **preserve the current character and use** of the Sugarloaf area. Preserving current land use includes the existing commercial activities in the vicinity of the I-270 / Rt 80 interchange.

We oppose the attempted *de facto* creation of additional commercial and industrial activity to the west of I-270. By leaving significant acreage out of the Sugarloaf planning area, these areas are significantly more open to future zoning changes than if they were part of a comprehensive plan. We commend the Planning Commission for its early decision to return the plan boundary at the I-270 / Rt 80 interchange to its proper location. We urge the Commission to **make this change permanent**.

We support the expansion of the Sugarloaf planning area to include lands between Rt 80 and the Monocacy Battlefield and between I-270 and the Monocacy River. Inclusion of these areas will further protect and meet the county's long-range vision for the preservation and protection of the natural resources and rural landscape of the Sugarloaf Area. Placing the Sugarloaf boundary in this way is **wholly consistent with Livable Frederick** and matches the visual depiction of the Sugarloaf Treasured Landscape area in the Thematic Diagram.

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<sup>1</sup> The results of the latest Sugarloaf Alliance sponsored petition will be transmitted to the Commission separately.



# SUGARLOAF ALLIANCE

PRESERVE OUR MOUNTAIN & PROTECT OUR COMMUNITY

Over the course of nearly two years people living and working in the Sugarloaf region have made their views about this plan known. They made their thoughts known to the Planning Staff during the initial drafting of the plan. Now they are directing their comment to the Planning Commission. We urge you to heed the will of the residents of the Sugarloaf region...***place the plan boundary at I-270 to the East and at the Monocacy River to the North.***

With respect,

The Sugarloaf Alliance

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*The Sugarloaf Alliance represents a diverse group of stakeholders in the Sugarloaf region. The Alliance's mission is to protect the unique natural and historical aspects of the Sugarloaf Mountain area and its environment through education and initiatives in support of watersheds, streams, meadows, forests, and historic sites. Working with volunteers, civic groups, and local, state, and federal agencies, the organization's primary goal is to preserve the unique character and serenity of the area for future generations. Sugarloaf Alliance is a 501(c)(3) organization.*

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**From:** [Planning Commission](#)  
**To:** [Nick Carrera](#)  
**Cc:** [Brandt, Kimberly G.](#); [Goodfellow, Tim](#)  
**Subject:** RE: Sugarloaf Plan: Comments on boundary  
**Date:** Friday, December 10, 2021 3:07:45 PM

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Good afternoon:

Thank you for taking the time to express your thoughts on the Sugarloaf Treasured Landscape Management Plan.

Your comments will be shared with the Planning Commission for their consideration.

Karen L. James  
Administrative Specialist  
Division of Planning & Permitting  
Frederick County Government  
30 North Market Street  
Frederick, Maryland 21701  
301-600-1138

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**From:** Nick Carrera <mjcarrera@comcast.net>  
**Sent:** Friday, December 10, 2021 2:08 PM  
**To:** Planning Commission <PlanningCommission@FrederickCountyMD.gov>  
**Cc:** Carrera, Nicholas <mjcarrera@comcast.net>  
**Subject:** Sugarloaf Plan: Comments on boundary

**[EXTERNAL EMAIL]**

For the Frederick County Planning Commissioners:  
10, 2021

December

I won't recap my reasons already given for the Sugarloaf Plan boundary to follow I-270, unbroken, to the Monocacy River. Here I discuss an issue we often dance around, Thomas Natelli's development hopes.

Many decades ago, Knight Kiplinger began buying land in the county. He probably wasn't thinking about preserving the rural character of the Sugarloaf region; he just bought what was available. Likely the same was true for Natelli, in buying from Kiplinger. He didn't worry about a Sugarloaf or a Livable Frederick Plan, so he got some land he could never develop because of changed county plans; it's a chance any developer takes. But don't worry -- he can still resell as farmland, though with only a modest gain.

Natelli holds property near the Urbana exit. The way this was quietly excluded in the July Plan is not the way good government should work. The Commission was right to restore the boundary to I-270, and I trust it will stay there. But the County Council will face political pressures, and the fight may be rejoined.

The northern boundary should be the Monocacy River, not Fingerboard Rd. Natelli will resist. He holds a parcel astride Parks Mill Road west of I-270. But if he develops it, what can you say to other property owners west of I-270 who would also like to "cash in"? Tough to tell them, "No," if you've told Natelli, "Yes." It's best to include the land up to the Monocacy River, including Natelli's, in the Sugarloaf Plan.

Expect more pushback from spokesmen Eric Soter and Bruce Dean. They are professionally allied with Mr. Natelli, and their comments to the Planning Commission have been on his behalf. Residents of the area have stronger standing. We live here, and no one pays us to make our case for the Plan.

You may have seen my letter, "Save Sugarloaf Mountain," in the *Washington Post* on August 11, 2021. I argued that the mountain was a *regional* treasure, and that all who valued it should be concerned at the Urbana Cutout's weakening of the Sugarloaf Plan. You may have seen my letter, "Frederick County's chance for a 'twofer'," in the *Frederick News-Post* on September 8, 2021. I argued that two county features are beloved attractions for many across our region -- Sugarloaf Mountain, and Monocacy Battlefield Park -- and that extending the Plan to the Monocacy River would protect both attractions. And I certainly hope you saw my daughter, Alexandra Carrera's letter, "Open letter on Treasured Sugarloaf Plan," in the *Frederick News-Post* of November 29, 2021, in which, among other things, she argued the environmental advantages from not allowing further development west of I-270.

The planning staff did a good job in the March draft Plan. Improvement will come from extending the boundary north, to the Monocacy River. I have followed the virtual meetings and discussions, and I think you are considering the Plan on its merits, free of political pressure. I'll confess to bias. I live within the Plan area, on Thurston Road, near Urbana. I've been climbing Sugarloaf Mountain for six decades, in all seasons. My children and grandchildren live nearby, also within the Plan area, and we enjoy the mountain together. So I want Sugarloaf to have all the protection we can muster. My goals for this area don't coincide with Mr. Natelli's goals, and my motives are unselfish.

**From:** [Planning Commission](#)  
**To:** [Larry Fortin](#)  
**Cc:** [Brandt, Kimberly G.](#); [Goodfellow, Tim](#)  
**Subject:** RE: Sugarloaf  
**Date:** Tuesday, December 14, 2021 9:27:12 AM

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Good morning:

Thank you for taking the time to express your thoughts on the Sugarloaf Treasured Landscape Management Plan.

Your comments will be shared with the Planning Commission for their consideration.

Karen L. James  
Administrative Specialist  
Division of Planning & Permitting  
Frederick County Government  
30 North Market Street  
Frederick, Maryland 21701  
301-600-1138

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

From: Larry Fortin <[lpfortin2@gmail.com](mailto:lpfortin2@gmail.com)>  
Sent: Saturday, December 11, 2021 8:54 AM  
To: Planning Commission <[PlanningCommission@FrederickCountyMD.gov](mailto:PlanningCommission@FrederickCountyMD.gov)>  
Subject: Sugarloaf

[EXTERNAL EMAIL]

Frederick county has been under major growth in the southern portion of the Urbana region for the last 20 years. This was expected. What is also expected is that our county council and planning commission curb that growth and follow the currently proposed addition to the sugarloaf plan to the Monacacy River and the Battlefield. Uphold the livable frederick plan and start preserving what's left in the southern region of frederick. The Natelli properties should not be exempt from the plan as well. Enough is enough.

Sent from my iPad



**From:** [Planning Commission](#)  
**To:** [BARBARA SCHEIDE](#)  
**Cc:** [Brandt, Kimberly G.](#); [Goodfellow, Tim](#)  
**Subject:** RE: Sugarloaf Treasured Landscape Management Plan  
**Date:** Tuesday, December 14, 2021 9:29:38 AM

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Good morning:

Thank you for taking the time to express your thoughts on the Sugarloaf Treasured Landscape Management Plan.

Your comments will be shared with the Planning Commission for their consideration.

Karen L. James  
Administrative Specialist  
Division of Planning & Permitting  
Frederick County Government  
30 North Market Street  
Frederick, Maryland 21701  
301-600-1138

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

From: BARBARA SCHEIDE <[bib28@me.com](mailto:bib28@me.com)>  
Sent: Saturday, December 11, 2021 7:59 PM  
To: Planning Commission <[PlanningCommission@FrederickCountyMD.gov](mailto:PlanningCommission@FrederickCountyMD.gov)>  
Subject: Sugarloaf Treasured Landscape Management Plan

[EXTERNAL EMAIL]

To the Planning Commission and Frederick County,

I lived in Maryland for 40 years, most of those years in rural Montgomery and Frederick County.

The land is precious: it cannot be made or manufactured. It gives us its treasures only if we care for it, respect and work with it. It is a living thing, as are we. When we destroy it, carpet it over with tarmac and crowded developments, we deny and cut down our own life force along with the trees.

Along with many others, I walked Sugarloaf Mountain's paths and found peace and rejuvenation there. Who are we as humans living on the earth if we do not preserve green spaces?

Please work to ensure that the precious open land, preserved and cherished by all who live there, remains undeveloped and protected.

Bobbie Crafts

Sent from my iPhone





**From:** [Planning Commission](#)  
**To:** [Lisa Shereika](#)  
**Cc:** [Brandt, Kimberly G.](#); [Goodfellow, Tim](#)  
**Subject:** RE: Sugarloaf  
**Date:** Tuesday, December 14, 2021 9:26:24 AM

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Good morning:

Thank you for taking the time to express your thoughts on the Sugarloaf Treasured Landscape Management Plan.

Your comments will be shared with the Planning Commission for their consideration.

Karen L. James  
Administrative Specialist  
Division of Planning & Permitting  
Frederick County Government  
30 North Market Street  
Frederick, Maryland 21701  
301-600-1138

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**From:** Lisa Shereika <lisashereika@yahoo.com>  
**Sent:** Saturday, December 11, 2021 2:29 AM  
**To:** Planning Commission <PlanningCommission@FrederickCountyMD.gov>  
**Subject:** Sugarloaf

**[EXTERNAL EMAIL]**

I understand there are overwhelming plans ( Amazon?)  
For the love of God, stop building!!  
Widen the roads and stop lining your pockets.

[Sent from Yahoo Mail on Android](#)



**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 by Ingrid Rosencrantz, December 11, 2021

I'm following up with some additional information on the "speculative" I-270 interchange at Park's Mill Road. I reviewed the most recent Frederick County Transportation Needs and Priorities Review Report (<https://www.frederickcountymd.gov/DocumentCenter/View/333603/20201-TPR-Report-Final-21721?bidId=>), and I find absolutely no reference to this possible future interchange anywhere in this official document. This imagined interchange is not on the Highway Needs Inventory included in this document nor is it on the Vision 2045 (Constrained Long-Range Plan). How is it sensible to exclude an area that would otherwise be in the plan based on a very tenuous and speculative possibility that there may be an interchange at some point after the year 2045? What does Frederick County lose if this area is not protected?

I was on the Citizen's Advisory Group for the Sugarloaf Plan and more than a year ago, I made comments asking that the boundary be changed to I-270, extending from the Montgomery County line to the Monocacy River. At that time, the proposed boundary was Route 80, which bifurcated the historic village of Hopehill and set up the possibility for development on the west side of I-270 – something the County had previously not supported. At first, I heard, "We can't change the boundary because the maps are already made." Then, after release of the most recent plan, I saw that the boundary (and the maps) had been changed. At our request, on September 8, County Executive Gardner kindly met with some of the members of the Citizen's Advisory Group, and we discussed the proposed boundary among other issues. I explained to County Executive Gardner that I mostly grew up on Baker Valley Road, at my grandparent's house, which was a pre-Civil War log cabin directly across from the Monocacy Battlefield, and how proud we were that my grandfather had found a cannonball on his property, and how important it is to preserve this area. I felt like County Executive Gardner listened carefully to my personal story, and her reaction gave me the impression that she was open to moving the boundary. Attached is a current picture of the view from my grandparent's house on Baker Valley Road, looking west at the Monocacy Battlefield National Park. (See image 1)

As the Plan process moved forward and the Plan went to the Planning Commission, I again asked why I-270 had not been drawn as the boundary. A member of the planning office, by way of explanation, said there is a possible interchange at Park's Mill and I-270. This made no sense to me at the time and now, with additional documented information cited above, makes even less sense. Currently the area of the speculative interchange at Park's Mill Road between I-270 and Route 80 is zoned agricultural and is farmed for corn and other agricultural products. This specific area also has a beautiful view of Sugarloaf. How lucky we are to be able to enjoy this view whenever any of us drive along Park's Mill Road. (See image 2). I think the Planning Commission would agree with me that it is important understand the entire story. This speculative possibility of an interchange in the very distant future (again, this interchange is not identified on the Transportation Needs and Priorities Review) is not a sufficient reason to move the well-established no-development line from I-270 to Route 80. It only makes sense, from a policy perspective, to include the area between Route 80 and I-270, in the Sugarloaf Plan.

**Image 1: View looking west from Baker Valley Road toward Monocacy Battlefield National Park.**



**Image 2: View of Sugarloaf Mountain from Park's Mill Road between I-270 and Route 80. (Note: Area where picture taken currently not within the draft Sugarloaf Treasured Landscape Management Plan area.)**





December 12, 2021

Frederick County Planning Commission  
12 East Church Street  
Frederick, MD 21701

Re: Sugarloaf Plan

Dear Planning Commission:

I'm writing today in anticipation of your upcoming meeting regarding the boundary discussion. Attached are maps from the **March 2021 Draft Plan**, to point out aspects of the boundary and overlay conversation.

As I understand it, the March Draft was done by county planning staff with input from the Advisory Group, PRIOR to any public scrutiny, or alleged back-room deals. The March Draft Plan as done, clearly shows growth of Commercial Zoning at I-270 / Route 80, and No Overlay for most of the Interchange Properties, including the "16-Sided Polygon". It appears from the beginning, that a different perspective was taking shape (in Draft Form) in regards to lands along and / or near 270.

While the July Boundary was subsequently "restored to 270 for discussion purposes", restoring the boundary without all of the content, misses the original intent of the March 2021 plan. Therefore, important details have gotten lost in conversation. As shown in March, the Overlay Zone was never intended for the interchange area or along 270. There was also 13.5 acres of General Commercial proposed but not restored to the Potomac Garden Center site (which resolves a long-standing split-zone issue with current approvals on site). It appears very clearly that the intent of the March plan was to point out areas near the highway interchange and along 270 that should be addressed to accomplish tenets of the Liveable Frederick Master Plan. Moving the boundary was another version of the same thing, addressing these areas differently as indicated in Liveable Frederick.

One of my primary concerns throughout this entire process, has been the public and political influence on the planning process. Hold the Line at 270 is a mantra promoted by a politician. Online petitions have been fueled by political backing. Many of the people / groups making public comments do not live within the planning area, nor are they directly impacted by what happens within the planning area. Public comment after public comment has been about holding the line at 270, No Growth West of 270, Nice Clean Line, etc. etc. As I've stated all along, these monikers do not reflect reality. They don't accurately reflect West of 270 in the past, they don't reflect what's there currently, and they certainly shouldn't reflect the future.

A few weeks ago Commissioner Sowell asked if I could quantify the financial impact on my business from applying an overlay zone. I want Mr. Sowell to know that I did attempt to quantify that impact. I spoke with Bud McPherson of McPherson and Associates, a real estate

appraisal company. While Mr. McPherson acknowledged there would be a financial impact, he indicated that determining the impact would require a complete appraisal of the property. Unfortunately, this would take too long for this process given Mr. McPherson's current workload.

**Liveable Frederick** is the guide or the Master Plan, it calls for a corridor of transit-oriented mixed-use development paralleling I-270. Liveable Frederick was very well done, and should be embraced. Doing nothing or NIMBY is not a good option. The roads already need attention, the intersection of Rt. 80 and I-270 South prior to the traffic circle is a good example – it was a disaster that local development \$'s helped fix. Doing nothing doesn't pay for roads, schools, or the amenities we've come to expect in modern life. Strong Leadership with thoughtful, effective land planning is one way to help Frederick County move forward. The I-270 Technology Corridor needs proper planning, Hold The Line is neither accurate, nor good enough.

I ask that properties you identify along 270 and at existing / future interchanges are excluded from the Sugarloaf Plan to be more appropriately considered as part of a future 270 Corridor Plan. We're 9.8 miles from the entrance to Sugarloaf, but 2-steps from I-270. We're not representative of where conservation efforts should be placed.

Please find the strength to oppose the Do Nothing, Don't Move Forward perspective of those that don't want to see anything happen in the area. It's not what's intended by Liveable Frederick and it's not what's best for the future of Frederick County.

There's enough here for everyone! Thank you very much for your time and attention!

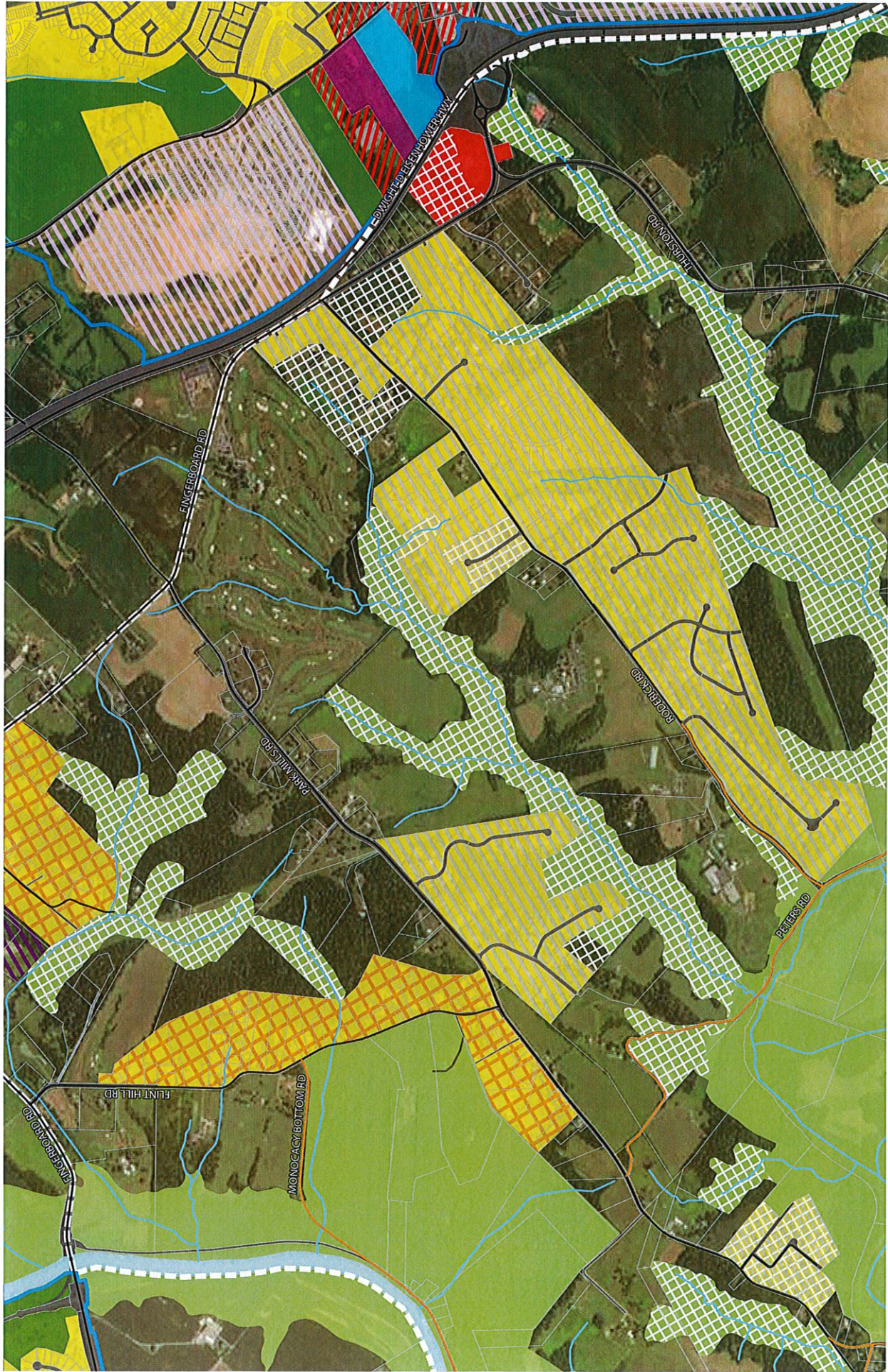
Sincerely,



David R. Angell  
PGC Properties, LLC  
8710 Fingerboard Road  
Frederick, MD 21704



March 2021 Draft Plan



## Comprehensive Plan - Proposed Land Use Plan Designation Changes **2**

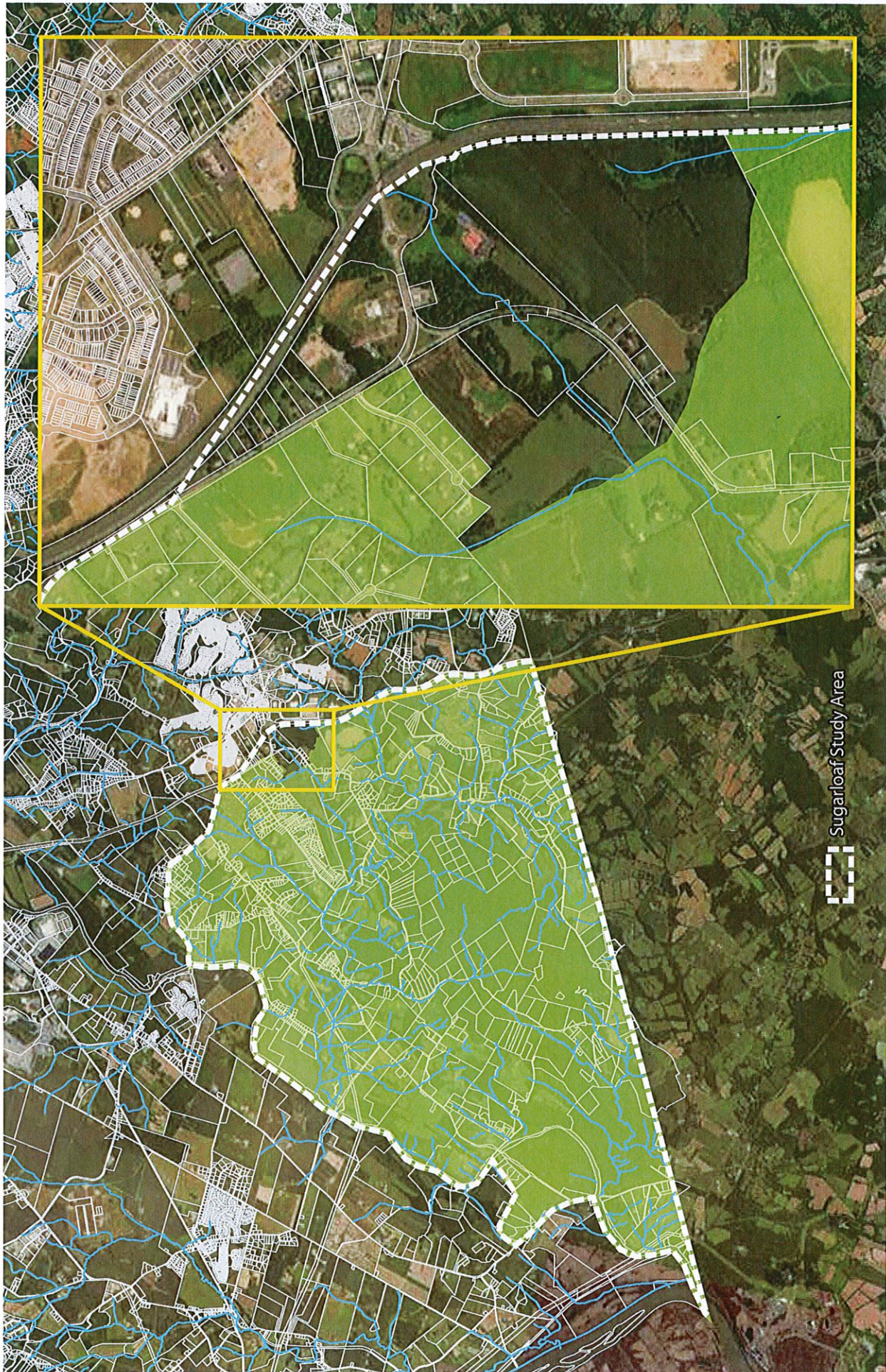
- Agricultural / Rural
  - General Commercial
  - Rural Residential
  - Natural Resource
- See "Treasured Landscape - Sugarloaf" map for additional Land Use Plan Designation changes



Map 4-8



March 2021 Draft Plan



Sugarloaf Study Area

## Sugarloaf Rural Heritage Overlay District

Rural Heritage Overlay District



Map 4-14



**From:** [Planning Commission](#)  
**To:** [Sue Fortin](#)  
**Cc:** [Brandt, Kimberly G.](#); [Goodfellow, Tim](#)  
**Subject:** RE: Sugarloaf Treasured Landscape Management Plan  
**Date:** Tuesday, December 14, 2021 9:31:01 AM

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Good morning:

Thank you for taking the time to express your thoughts on the Sugarloaf Treasured Landscape Management Plan.

Your comments will be shared with the Planning Commission for their consideration.

Karen L. James  
Administrative Specialist  
Division of Planning & Permitting  
Frederick County Government  
30 North Market Street  
Frederick, Maryland 21701  
301-600-1138

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**From:** Sue Fortin <ccsfortin@gmail.com>  
**Sent:** Sunday, December 12, 2021 12:24 PM  
**To:** Planning Commission <PlanningCommission@FrederickCountyMD.gov>  
**Subject:** Sugarloaf Treasured Landscape Management Plan

**[EXTERNAL EMAIL]**

For more than 30 years I lived on the east side of 270 in southern Frederick County. Those who live in the area recognized then and now that west of 270 is the “Sugarloaf area” and a different community from that on the east side of the 270 boundary where more housing and more business exists. This recognition was identified even before the extensive development in Urbana and continues today. For that reason, I strongly **reject the omission of any** land west of the already existing 270 boundary between Urbana and the Monocacy River from the Sugarloaf Treasured Landscape Management Plan. To do so **would not** “strengthen the distinct place-based identify of the Sugarloaf Area“. In would have opposite effect. I would go further to say that given the **illegal closed-door meetings** between Amazon representatives and elected county officials and others, and the recent activities of landowner and developer Tom Natelli and the comments to the Planning Commission by his lobbyists, to do so would **greatly undermine the trust** in local government to conduct county business in a transparent manner.

Additionally, inclusion of the properties east of Route 80 and 270 from the Urbana interchange to the Monocacy River as more specifically described by the Sugarloaf Alliance are consistent with the goal of securing a “strong sense of belonging” and forming bonds with one’s neighbors. To omit this land from the Sugarloaf Treasured Landscape Management Plan would divide Hopehill, a long-recognized African American community. The

geographical characteristics of the land and the winding curves and rolling hills of Route 80 itself in this area are also consistent with the rural landscape that creates the “unique sense of place” and “deeply rooted history” that defines the treasured area.

**From:** [Horn, Steve](#)  
**To:** [Brandt, Kimberly G.](#); [Goodfellow, Tim](#)  
**Subject:** FW: Sugarloaf issues  
**Date:** Tuesday, December 14, 2021 9:22:47 AM

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FYI

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**From:** L B <shallyn333@gmail.com>  
**Sent:** Monday, December 13, 2021 9:17 PM  
**To:** Horn, Steve <SHorn@FrederickCountyMD.gov>  
**Subject:** Sugarloaf issues

**[EXTERNAL EMAIL]**

To whom it may concern,  
This is my second correspondence about this issue.  
Please do not include our family farm in any conservation, it is not just that a third party can dictate our future property values. As I foresee us going by way of the King farm and Wilcoms.

Thank you for your time,

Lynda Bryant



**From:** [Planning Commission](#)  
**To:** [steveblack2313@gmail.com](mailto:steveblack2313@gmail.com)  
**Cc:** [Brandt, Kimberly G.](#); [Goodfellow, Tim](#)  
**Subject:** FW: A note and three pictures for the Planning Commission re Sugarloaf plan  
**Date:** Tuesday, December 14, 2021 9:44:55 AM  
**Attachments:** [Things you thought were true .pdf](#)  
[ThematicNOTamap.pdf](#)  
[TheRedLine.pdf](#)  
[northtobattifield.pdf](#)

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Good morning:

Thank you for taking the time to express your thoughts on the Sugarloaf Treasured Landscape Management Plan.

Your comments will be shared with the Planning Commission for their consideration.

Karen L. James  
Administrative Specialist  
Division of Planning & Permitting  
Frederick County Government  
30 North Market Street  
Frederick, Maryland 21701  
301-600-1138

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**From:** Steve Black <[steveblack2313@gmail.com](mailto:steveblack2313@gmail.com)>  
**Sent:** Monday, December 13, 2021 3:39 PM  
**To:** Planning Commission <[PlanningCommission@FrederickCountyMD.gov](mailto:PlanningCommission@FrederickCountyMD.gov)>; Council Members <[CouncilMembers@FrederickCountyMD.gov](mailto:CouncilMembers@FrederickCountyMD.gov)>  
**Subject:** A note and three pictures for the Planning Commission re Sugarloaf plan

**[EXTERNAL EMAIL]**

Please find attached a note and three pictures.

Please distribute these to the Commission members in preparation for their next meeting.

Thank you

Steve Black

December 13, 2021

To the Frederick County Planning Commission

**Things you've been told are true ... that are not.**

As the discussions of the Sugarloaf plan have progressed there has been much reference to the Livable Frederick Master Plan (LFMP). I've heard many statements about needing to follow LFMP, this or that idea being "in" Livable Frederick, and even statements about what LFMP "intends."

Because so much of the intent of LFMP is provided by the Thematic Diagram on page 40 I thought it would be helpful to look very carefully at this image. I have attached three pictures taken from page 40 of LFMP. I have not altered or 'adjusted' the diagrams in any way. These are enlarged pictures of areas of interest with some annotations added.

***A literal map?***

The Thematic Diagram in LFMP is not a literal map! Middletown and Brunswick are not perfectly round. Lake Linganore and Green Valley will not look like giant asterisks!

"The diagram used in the LFMP is intentionally geographically non-specific in order to be extremely precise in terms of concept and strategy." (LFMP p7)

When a paid lobbyist overlays an actual map with elements of the thematic diagram and tells you it's a "literal interpretation" of Livable Frederick you might want to ask why Urbana has been allowed to overflow its planned perfectly circular design?

While the Thematic Diagram is not (NOT) a map it can and should be used for its intended purpose. We should use the Diagram as a conceptual guide

***The I-270 Technology Corridor Plan?***

Where did this one come from? There are a number of new phrases and concepts being thrown around, especially in the lobbyist provided "suggested" additional text for the Plan. The clear intent is to say it enough times that it becomes true.

There is no 'I-270 Corridor Plan' in LFMP. I used my computer to search the entire document. There is no 'I-270 Corridor Planning Area' ...no 'I-270 Highway Corridor Plan'...and no '270 Technology Corridor' either.

In reality LFMP talks about a “Potential Future Mass Transit Corridor” based around a bus transit system.

***But there is a highlighted red line on the diagram!***

The red line is not I-270---the red line is a bus route. I-270 is a very faint line to the West of the bus path. And the “growth circles”? Those are centered on the possible future bus stations, not the interchanges.

Buried in the back of LFMP the next steps for the Bus System are described.

“Additional items would need to be considered prior to moving forward with [a Bus Rapid Transit] project including an updated design/engineering and environmental review of the master plan alignment, right-of-way requirements, specific station/stop, locations for a yard and shop facility and updated cost estimates.” (LFMP p. 202)

While I-270 clearly exists, the bus system is still just a concept. The words “possible” “future” and “potential” get used quite a bit. There is a long way to go before a planning area based on this bus route could be accurately drawn on a map. As LFMP says, even the alignment (the location) of the possible, future bus route needs to be “considered.”

***Future, potential, planned transit-oriented development?***

What about those “growth circles” on the Thematic Diagram...the ones the lobbyists are citing as justification for excluding land from the Sugarloaf plan? Those circles are supposed to contain “multi-modal” places. “Transit-oriented development” says LFMP, repeatedly.

When you look at the East side of I-270, in the transit-oriented areas suggested in LFMP, what do you find? Was development limited in these areas to “preserve” them for multi-modal development? Nope. We shouldn’t be too literal with the Thematic Diagram, but it sure looks like the Urbana bus station will be right in the middle of the Kite Pharmaceuticals plant. And “Multi-Modal”? Yes of course. There are multiple colors of passenger cars in the parking lot at the strip mall.

***What did LFMP intend for the boundaries of the Sugarloaf plan?***

We don’t need to wonder or speculate. It’s clear in the Thematic Diagram. The Sugarloaf Treasured Landscape boundary connects with I-270 at both Dr. Perry and Park Mills roads. There is literally no daylight between the Sugarloaf area and I-270. Even at the possible, proposed, future, (maybe) intersections the Treasured Landscape begins exactly at the West side of I-270.

The Sugarloaf Treasured Landscape boundary also extends well North of Rt 80 (Fingerboard Rd). The lands between I-270 and the Monocacy River are clearly shown to be within the Treasured Landscape.

***Saying it makes it so?***

So how did we get to debating so many things that are not actually in LFMP? Why are we talking about “plans” that are not yet planned? Intersections that don’t exist and are not in anyone’s actual planning documents? Why are we discussing new “literal maps” that were never part of LFMP?

These things have been injected into this debate by a pair of paid lobbyists (a lawyer and a civil engineer/consultant) for the sole purpose of preserving the ability to develop two sets of parcels to the West of I-270. Do you really think that development of these parcels will wait until a bus rapid transit system is in place? Or even in planning? Will development of the Park Mills properties wait for the eventual intersection to be built?

The entire discussion of the “270 Technology Corridor Plan” is only intended to preserve development options for the properties of Natelli Holdings...and now I’m told we need also to say Fingerboard Properties LLC (same ownership). The Planning Commission caught on to the unsavory backroom origin of the magic cut-out. You ended that charade. So now they’ve moved on to this altered reality of an industrialized strip running down the West side of I-270.

I implore someone on the Planning Commission to make a motion to adjust the boundaries of the plan. You’ve received more than enough public input and it’s been overwhelmingly in favor of including the land west of I-270 and moving the plan boarder north to the Monocacy river.

Thank you for your efforts and your service to our community,

Steve Black  
Adamstown

Attachments – 3 annotated LFMP extracts



# The Thematic Diagram in LFMP is NOT a literal map

**“The diagram used in the LFMP is intentionally geographically non-specific in order to be extremely precise in terms of concept and strategy.” (LFMP p7)**

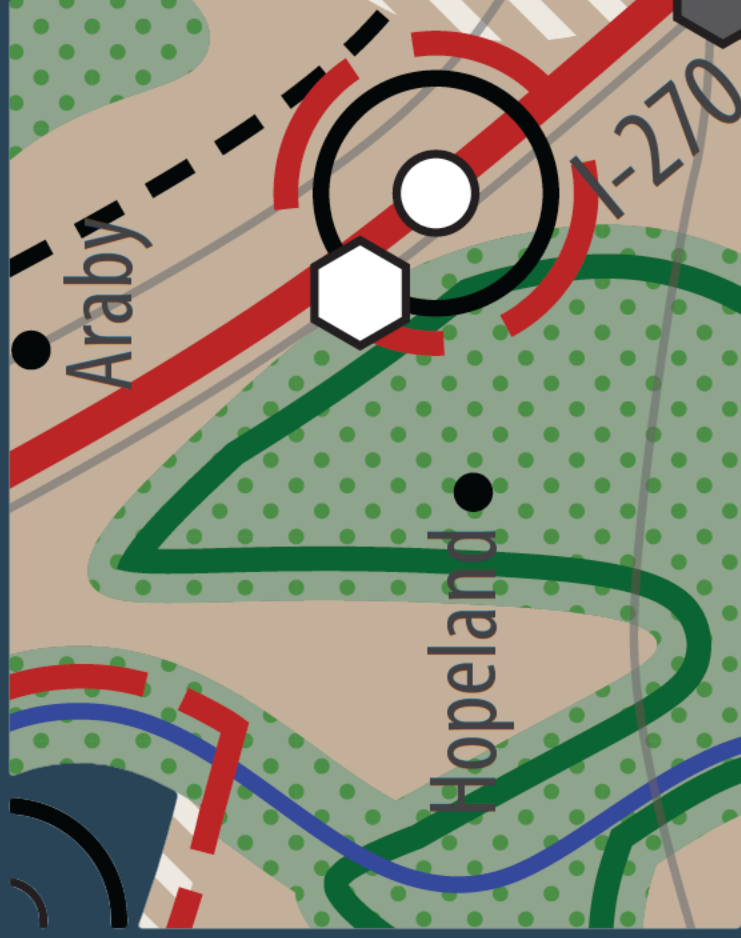


The Red Line  
is not I-270  
...it's a possible  
bus route  
...to the East of  
the highway



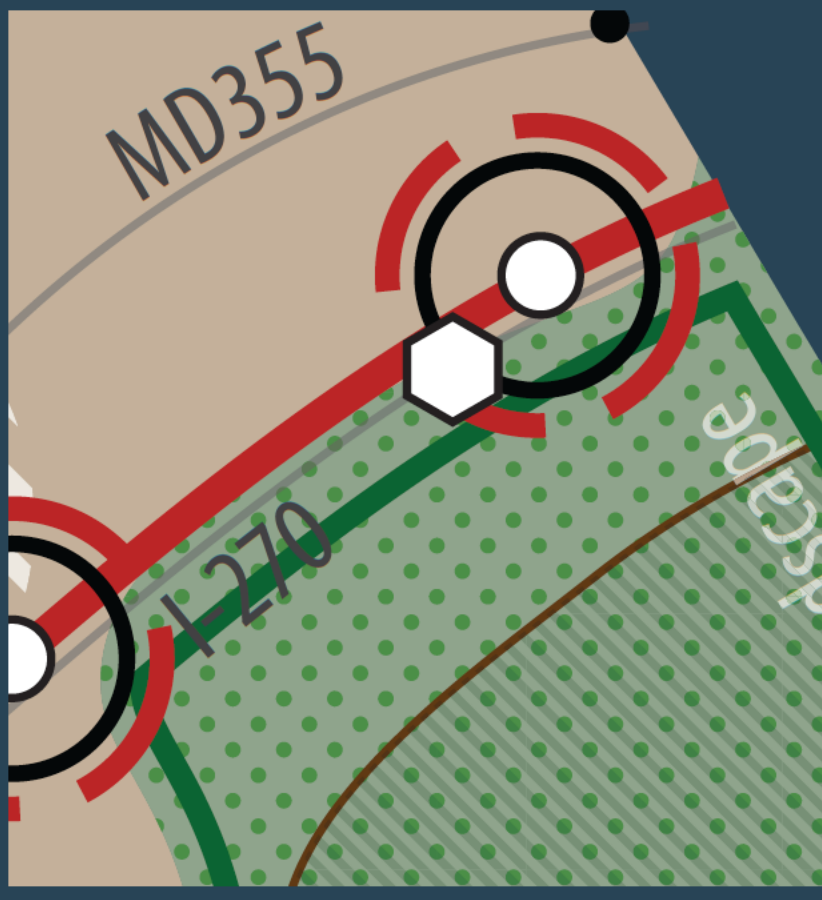
The 'Growth' circles  
are centered on the bus stops.  
There are just three...individual and small





The Sugarloaf  
Landscape in LFMP  
...adjoins I-270  
at both Dr Perry and  
Park Mills

The Sugarloaf  
Landscape in LFMP  
... includes lands  
North of Rt 80  
to the Battlefield





**From:** [Planning Commission](#)  
**To:** [Sue Trainor](#)  
**Cc:** [Brandt, Kimberly G.](#); [Goodfellow, Tim](#)  
**Subject:** FW: Sugarloaf Alliance Petition Signatures  
**Date:** Tuesday, December 14, 2021 9:44:12 AM  
**Attachments:** [PastedGraphic-6.png](#)  
[Sugarloaf Petition signatures.docx](#)  
[Comments with Sugarloaf Plan Petition.docx](#)

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Good morning:

Thank you for taking the time to express your thoughts on the Sugarloaf Treasured Landscape Management Plan.

Your comments will be shared with the Planning Commission for their consideration.

Karen L. James  
Administrative Specialist  
Division of Planning & Permitting  
Frederick County Government  
30 North Market Street  
Frederick, Maryland 21701  
301-600-1138

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**From:** Susan Trainor <sue.trainor.music@gmail.com>  
**Sent:** Monday, December 13, 2021 3:19 PM  
**To:** Planning Commission <PlanningCommission@FrederickCountyMD.gov>  
**Cc:** Council Members <CouncilMembers@FrederickCountyMD.gov>  
**Subject:** Sugarloaf Alliance Petition Signatures

**[EXTERNAL EMAIL]**



To: Frederick County Planning Commission  
From: Sugarloaf Alliance  
Date: 12/13/21

The Sugarloaf Alliance opened a petition on [Change.org](#) regarding the Sugarloaf Treasured Landscape Management Plan. We notified our membership of 300+ and invited them to share the link with friends and family who value Sugarloaf and the surrounding area.

The petition and signatures are attached. We have eliminated signers whose entries were

incomplete. The net number of signers is 667 people.

A number of signers also left comments, which we also share with you below.

Respectfully,  
Sue Trainor, Vice President  
Sugarloaf Alliance

]



# SUGARLOAF ALLIANCE

**PRESERVE OUR MOUNTAIN & PROTECT OUR COMMUNITY**

## Petition:

### PRESERVE SUGARLOAF MOUNTAIN

We, the undersigned, support the open, public, and transparent development of a comprehensive plan for the Sugarloaf region. This plan should have the purpose of preserving the character of Sugarloaf Mountain, its surrounding area, and the precious natural resources of the region. We believe that the Sugarloaf plan should preserve the current character and use of the Sugarloaf area, including all the area to the west of I-270 from the Monocacy Battlefield National Park to the Montgomery County line. Preserving current land use includes continuing the commercial activities already in existence in the vicinity of the I-270 / Rt. 80 interchange.

We, the undersigned, oppose the attempted de facto creation of additional commercial and industrial activity to the west of I-270 at Thurston Rd. We call on the Planning Commission and County Council to keep the plan boundary adjacent to the I-270 / Rt 80 interchange at its initial location along I-270.

We, the undersigned, support the long held delineation where intensive residential, commercial and industrial development is limited to the east of I-270 and the bucolic character of agricultural and conservation lands are preserved to the west of I-270. The Sugarloaf planning area should include the lands between I-270 and Route 80 from Urbana to the Monocacy Battlefield. Inclusion of these areas will further protect and meet the county's long-range vision for the preservation and protection of the natural resources and rural landscape of the Sugarloaf Area and the vicinity of the nearby Monocacy Battlefield National Park.

**Total Signatures: 667**

## FREDERICK COUNTY    272 Signatures

Sue Trainor	Frederick	MD	21704	US
barbara luchsinger	Frederick	MD	21704	US
Sue Fortin	Frederick	MD	21704	US
Connor Heavner	Frederick	MD	21704	US
Shirley Rosencrantz	Frederick	MD	21704	US
Francis Becker	Frederick	MD	21704	US
Leslie Novotny	Frederick	MD	21704	US
Ingrid Rosencrantz	Frederick	MD	21704	US
Joan Cabrera	Frederick	MD	21704	US
Georgw Winkler	Frederick	MD	21704	US
Javier Saavedra	Frederick	MD	21704	US
Scot Madill	Frederick	MD	21704	US
Johanna Springston	Frederick	MD	21704	US
Susan Lyons	Frederick	MD	21704	US
Kathy Parker	Frederick	MD	21704	US
Nicholas Carrera	Frederick	MD	21704	US
Meghan Lawson	Frederick	MD	21704	US
Randy Lawson	Frederick	MD	21704	US
William A Newman Jr	Frederick	MD	21704	US
Alexandra Carrera	Frederick	MD	21704	US
Paul Rosencrantz	Frederick	MD	21704	US
Cynthia O'Shea	Frederick	MD	21704	US
Carol Waldmann	Frederick	MD	21704	US
John Carrera	Frederick	MD	21704	US
Erica Davis-Dewese	Frederick	MD	21704	US
Ridge Kelley	Frederick	MD	21704	US
Terry Oland	Frederick	MD	21704	US
Glenn O'Rear	Frederick	MD	21704	US
Margy Simpson	Frederick	MD	21704	US
Marla Johnson	Frederick	MD	21704	US
Kristie Melvin	Frederick	MD	21704	US
Jessica Hunt	Frederick	MD	21704	US
Scott Lawrence	Frederick	MD	21704	US
Cindy Roberts	Frederick	MD	21704	US
Bradley Heavner	Frederick	MD	21704	US



Amy O'Rear	Frederick	MD	21704	US
Tom DiMaggio	Urbana	MD	21704	US
Cameron Kendall	Frederick	MD	21704	US
Richard Rosolino	Frederick	MD	21704	US
Rebecca Wall-Liebergot	Frederick	MD	21704	US
Cathlyn Babb	Frederick	MD	21704	US
Nicole McCarty	Frederick	MD	21704	US
Becca Clark	Frederick	MD	21704	US
Leah Strout	Frederick	MD	21704	US
Dallas Kincaid	Frederick	MD	21704	US
Joe Savona	Frederick	MD	21704	US
Michelle jeram	Frederick	MD	21704	US
Isabel Osman	Frederick	MD	21704	US
Ben Bell	Frederick	MD	21704	US
JEANNIE FRY	Frederick	MD	21704	US
Tom Tomai	Frederick	MD	21704	US
Tracie Vock	Frederick	MD	21704	US
Larissa Sappington	Frederick	MD	21704	US
Tara Reed	Urbana	MD	21704	US
James Carmen	Frederick	MD	21704	US
Valerie Choinski	Frederick	MD	21704	US
Amanda Desibour	Frederick	MD	21704	US
christine berndt	Frederick	MD	21704	US
Wendy Kekeris	Frederick	MD	21704	US
Amanda Portillo	Frederick	MD	21704	US
Fateen Jawahardeen	Frederick	MD	21704	US
Lily Sun	Frederick	MD	21704	US
Christine Tregoning	Frederick	MD	21704	US
Allen Poole	Frederick	MD	21704	US
Kimberly Ellsworth	Frederick	MD	21704	US
Debra Flook	Frederick	MD	21704	US
jennifer Martinez	Frederick	MD	21704	US
Paige Van Ditta	Frederick	MD	21704	US
Janet Norris	Frederick	MD	21704	US
Gracie Lee	Frederick	MD	21704	US
Cara Bowen	Urbana	MD	21704	US
Jeremy Terrell	Frederick	MD	21704	US
Casie Chang	Frederick	MD	21704	US
Peggy Kaplan	Frederick	MD	21704	US

Douglas Kaplan	Frederick	MD	21704	US
Erin Shoemaker	Frederick	MD	21704	US
Mary Lou McGiff	Frederick	MD	21704	US
Amanda Love	Frederick	MD	21704	US
John and Diana Krop	Frederick	MD	21704	US
Chuck Peake	Frederick	MD	21704	US
Victor Bernard	Frederick	MD	21704	US
Michael Peckham	Frederick	MD	21704	US
Theresa Bisignano	Frederick	MD	21704	US
Joseph Richardson	Frederick	MD	21704	US
Raymond Talleur	Frederick	MD	21704	US
Peter Luchsinger	Frederick	MD	21704	US
Teresa Keiger	Frederick	MD	21704	US
Robert Williams	Frederick	MD	21704	US
Sarah Gonzalez	Frederick	MD	21704	US
Victoria Upchurch	Frederick	MD	21704	US
Nancy Garnitz	Frederick	MD	21704	US
Kempton Ingersol	Frederick	MD	21704	US
James Coulombe	Frederick	MD	21704	US
Julianne Hajjar	Frederick	MD	21704	US
Mary Perry	Frederick	MD	21704	US
Kat Ringis	Frederick	MD	21704	US
Amy Wood	Frederick	MD	21704	US
Dee Manjunath	Frederick	MD	21704	US
Christopher Weill	Frederick	MD	21704	US
Ida Smith	Frederick	MD	21704	US
Peter Blood	Frederick	MD	21704	US
Ross Wilhelm	Frederick	MD	21704	US
Mehdi Soltani	Frederick	MD	21704	US
Antionietta Pesce	FREDERICK	MD	21704	US
Laura Beard	Frederick	MD	21704	US
Kevin Storm	Frederick	MD	21704	US
Karla Stoner	Frederick	MD	21704	US
Kristen Morrison	Frederick	MD	21703	US
Melissa Clarke	Frederick		21703	US
Maxwell Hope	Frederick	MD	21703	US
Tracey Strange	Frederick	MD	21703	US
Renee Delosier	Frederick	MD	21703	US
Meg Fetting	Frederick	MD	21703	US
Marvin Mitchell	Frederick	MD	21703	US

Eugene slyman	Frederick	MD	21703	US
Michael Hotovy	Frederick	MD	21703	US
Robert Lindquist	Frederick	MD	21703	US
Kimberly Fula	Frederick	MD	21703	US
Meghan Boehman	Frederick	MD	21703	US
Nicholas DeSalvio	Frederick	MD	21703	US
Emily Gibson	Frederick	MD	21703	US
Kathryn Landreth	Frederick	MD	21703	US
Tania Gutierrez	Frederick	MD	21703	US
Liam T	Frederick	MD	21703	US
Mary Dixon	Frederick	MD	21703	US
Elizabeth Castro	Frederick	MD	21703	US
Natalie Kimmel	Frederick	MD	21703	US
Laura Eisenhuth	Frederick	MD	21703	US
Julian Young	Frederick	MD	21703	US
Carla Tellez	Frederick	MD	21703	US
Christina Marshall	Frederick	MD	21703	US
Taylor Cassatt	FREDERICK	MD	21703	US
Joanne Horn	Frederick	MD	21703	US
Karen Russell	Frederick	MD	21703	US
Katherine White	Frederick	MD	21702	US
Kristine Colby	Frederick	MD	21702	US
Rhiannon Bennett	Frederick	MD	21702	US
jason sweeney	Frederick	MD	21702	US
Suzanne Feldman	Frederick	MD	21702	US
Cathleen O'Hara-Hatfield	Frederick	MD	21702	US
Alyce Read	Frederick	MD	21702	US
Amy Rembold	Frederick	MD	21702	US
Deborah Culler	Frederick	MD	21702	US
Susan Strasser	Frederick	MD	21702	US
Patrick Shockley	Frederick	MD	21702	US
Richard Wilson	Frederick	MD	21702	US
David Hickerson	Frederick	MD	21702	US
Kiyah Rosenbluth	Frederick	MD	21702	US
Henry Dean	Frederick	MD	21702	US
Susanna Whitfield	Frederick	MD	21702	US
James MacDonald	Frederick	MD	21702	US
Hotovy Mary	Frederick	MD	21702	US
Denis Dominguez reyes	Frederick	MD	21702	US

Regan Burns	Frederick	MD	21702	US
Natalie Scherer	Frederick	MD	21702	US
Alonna Elliott	Frederick	MD	21702	US
Morgan Howell	Frederick	MD	21702	US
Smantha Mentzer	Frederick	MD	21702	US
Cole Jones	Frederick	MD	21702	US
sarah lowe	Frederick	MD	21702	US
Anthony Iacovelli	Frederick	MD	21702	US
Nancy Manthey	Frederick	MD	21701	US
Louise Sullivan	Frederick	MD	21701	US
Susan Ledford	Frederick	MD	21701	US
Jonathan Boehman	Frederick	MD	21701	US
Barbara O'Connor	Frederick	MD	21701	US
Matt Burkhardt	Frederick	MD	21701	US
Becky Stup	Frederick	MD	21701	US
Amber Hampton	Frederick	MD	21701	US
Keenan Murray	Frederick	MD	21701	US
Austin Braswell	Frederick	MD	21701	US
Shelby Lessig	Frederick	MD	21701	US
Libby Taylor	Frederick	MD	21701	US
Danielle Roberson	Frederick	MD	21701	US
Brecken Keller	Frederick	MD	21701	US
Nathaniel Talbot	Frederick	MD	21701	US
Anna Olszewski	Frederick	MD	21701	US
Michael Patschak	Frederick	MD	21701	US
Jose Gonzalez	Frederick	MD	21701	US
Tifany Martínez	Frederick	MD	21701	US
Matt Lemp	Frederick	MD	21701	US
Sherby Weinberg	Frederick	MD	21701	US
Carin Carin	Frederick	MD	21701	US
Alex Miller	Frederick	MD	21701	US
Elliott Wireman	Frederick	MD	21701	US
Derek Wireman	Frederick	MD	21701	US
Peter Korycan	Frederick	MD	21701	US
Susan Korycan	Frederick	MD	21701	US
Gloria Cullum	Frederick	MD	21701	US
Elinor Abrell	Frederick	MD	21701	US
Elizabeth Keller	Frederick	MD	21777	US
Oak Moran	Frederick	MD	21710	US
Steve Black	Adamstown	MD	21710	US

Larry Fortin	Frederick	MD	21710	US
Suzannah Moran	Adamstown	MD	21710	US
Matthew Moran	Adamstown	MD	21710	US
Martha GRUYS	Adamstown	MD	21710	US
Laura Muller	Adamstown	MD	21710	US
Oak Moran	Frederick	MD	21710	US
Carl Ihlke	Adamstown		21710	US
Jean Rosolino	Frederick	MD	21710	US
Marcia Tomai	Adamstown	MD	21710	US
Ellen Carmen	Adamstown	MD	21710	US
Andrew Mackintosh	Adamstown	MD	21710	US
Kevin Ziminsky	Adamstown	MD	21710	US
Kathryn Lohr	Adamstown	MD	21710	US
Maddie Black	Adamstown	MD	21710	US
Catherine Black	Adamstown	MD	21710	US
Karol Staniewicz	Woodsboro	MD	21798	US
Stephanie Curran	Walkersville	MD	21793	US
Christopher Hamby	Walkersville	MD	21793	US
Bryan Morgan	Walkersville	MD	21793	US
Miguel Forero	Walkersville	MD	21793	US
Lindsey McCormick	Walkersville	MD	21793	US
Adam Wilkins	Tuscarora	MD	21790	US
Jane Sachs	Thurmont	MD	21788	US
Michael Hammett	Thurmont	MD	21788	US
Connie Hammett	Thurmont	MD	21788	US
Jake Jefferies	Thurmont	MD	21788	US
Nicole Henry	Thurmont	MD	21788	US
Max Fetter	Point of Rocks	MD	21777	US
Rebekah Smith	New Market	MD	21774	US
Virginia Fisher	New Market	MD	21774	US
Eric Schrider	New Market	MD	21774	US
Carolyn Schrider	New Market	MD	21774	US
Timothy Wynne	New Market	MD	21774	US
Matthew Ryals	New Market	MD	21774	US
Rachel Jackson	New Market	MD	21774	US
Stacey Levitt	New Market	MD	21774	US
Jeffrey Light	New Market	MD	21774	US
Micah Hewitson	New Market	MD	21774	US

Jessica Henningsen	New Market	MD	21774	US
Beverly Hoeftman	New Market	MD	21774	US
Suzanne Wireman	New Market	MD	21774	US
Charlotte Murphy	Mount Airy	MD	21771	US
Tom Rathbone	Mount Airy	MD	21771	US
John Leonard	Mount Airy	MD	21771	US
Christine Carstens	Mount Airy	MD	21771	US
Meredith Elam	Mount Airy	MD	21771	US
Jessica Miltenberger	Mount Airy	MD	21771	US
Anantha Subramanian	Frederick	MD	21770	US
Timothy McAdoo	Monrovia	MD	21770	US
Hulya McAdoo	Monrovia	MD	21770	US
Amy Duray	Monrovia	MD	21770	US
Vincent Castellucci	Monrovia	MD	21770	US
Victoria Breeden	Middletown	MD	21769	US
Liz Matejovich	Middletown	MD	21769	US
Valeria Peters	Middletown	MD	21769	US
Lauren Dods	Middletown	MD	21769	US
John Farber	Middletown	MD	21769	US
Nancy Isaacson	Middletown	MD	21769	US
Yeung Lee	Knoxville	MD	21758	US
Kimberly Kafka	Ijamsville	MD	21755	US
Stacey Moler	Jefferson	MD	21755	US
Jane Choi-Doan	Jefferson	MD	21755	US
D. DeBiase	Jefferson	MD	21755	US
Laura Weaver	Ijamsville	MD	21754	US
Christian Lucente	Ijamsville	MD	21754	US
Michele Kaloss	Ijamsville	MD	21754	US
Alexandra Kaloss	Ijamsville	MD	21754	US
Jill Rabin	Ijamsville	MD	21754	US
Jaquelyn Yiatrou	Emmitsburg	MD	21727	US
Kim Herche	Emmitsburg	MD	21727	US
Deirdre Himes	Emmitsburg	MD	21727	US
Maureen Heavner	Buckeystown	MD	21717	US
Britney Carter	Brunswick	MD	21716	US
John Troupe	Boonsboro	MD	21713	US
Mary Jean Hughes	Boonsboro	MD	21713	US

## OTHER MARYLAND    140 Signatures

KIMBERLY K.				
EGAN	Woodbine	MD	21797	US
Philip Curran	Williamsport	MD	21795	US
Lauren				
Vidoni	Union Bridge	MD	21791	US
Elizabeth Kies	Taneytown	MD	21787	US
Linda Luke	Sykesville	MD	21784	US
Meghan				
Euliano	Keymar	MD	21757	US
Diann Webb	Keedysville	MD	21756	US
Sherry				
Michaleski	Hagerstown	MD	21742	US
Michael Myers	Hagerstown	MD	21742	US
jason moody	Hagerstown	MD	21742	US
Linda Hendrix	Hagerstown	MD	21740	US
LeighAnn				
Osuch	Hagerstown	MD	21740	US
Melissa				
Schwalbe	Hagerstown	MD	21740	US
Roger Kuehl	Hagerstown	MD	21740	US
Dustin Kline	Hagerstown		21740	US
AVL Kepner	Hagerstown	MD	21740	US
Anthony Rodriguez	Church Hill	MD	21623	
Penelope McCrea	Chestertown	MD	21620	
Elizabeth Sweitzer	Accident	MD	21520	
anabelle seeley	Annapolis	MD	21409	
Ruth Johnson	Annapolis	MD	21403	
Laura Calvert	Baltimore	MD	21231	
Allison Tomai Felsen	Baltimore	MD	21224	
Hilary Heslep	Baltimore	MD	21214	
Michael Hourigan	Baltimore	MD	21212	
Anne Cinque	Baltimore	MD	21211	
Shlomo Nusbaum	Pikesville	MD	21208	
Kyle Gillen	Pikesville	MD	21208	
Caitlin Pruett	Westminster	MD	21157	

Joyce Holbrook	Upperco	MD	21155
Ashley Kauffman	Pasadena	MD	21122
Gwyn Moran	Crofton	MD	21114
Alex Shinsky	Hampstead	MD	21074
Christopher Imhof	COLUMBIA	MD	21046
Brenton Squires	Ellicott City	MD	21043
Samantha moore	Ellicott City	MD	21042
Donald Hinnant	Darlington	MD	21034
ROBERT lockman	Aberdeen	MD	21001
Susanne Lowen	Takoma Park	MD	20912
Stephanie Kaufman	Takoma Park	MD	20912
Keith Morison	Silver Spring	MD	20906
Ayla Bailey	Silver Spring	MD	20906
Rafael Fuentes	Silver Spring	MD	20906
Janis Crichton	Silver Spring	MD	20905
Dale Tucker	Silver Spring	MD	20904
Rebecca Morris	Silver Spring	MD	20904
Alfred Eisenhuth	Silver Spring	MD	20903
Carole OToole	Kensington	MD	20902
Esteve Mejia-Garay	Silver spring	MD	20902
sean cashin	Silver Spring	MD	20902
NOLAN NICHOLE M	Laytonsville	MD	20882
Jane Seigler	Laytonsville	MD	20882
Margery Edmundson	Gaithersburg	MD	20879
Alex Armstrong	Gaithersburg	MD	20879
LINDA DESHAYES	Gaithersburg	MD	20879
Michael Eisenhut	Gaithersburg	MD	20879
	North		
Mary McMillen	Potomac	MD	20878
Alejandro			
AlfaroCaddes	Gaithersburg	MD	20878
sara weill	gaithersburg	MD	20878
Christy Bumanis	Germantown	MD	20876
Jesse Myers	Germantown	MD	20876
Marie Collins	Darnestown	MD	20874
William Skelton	Germantown	MD	20874
David Brown	Germantown	MD	20874
Andi Chesser	Germantown	MD	20874
Jose Balcarcel	Germantown	MD	20874
Cheyenne Neff	Germantown	MD	20874



Savannah Jacobs	Germantown	MD	20874
Ryan Lee	Germantown	MD	20874
Susan Eskite	DAMASCUS	MD	20872
Ethan Bodie	Damascus	MD	20872
Thomas Leedy	Clarksburg		20871
Ken Knight	Clarksburg	MD	20871
Krista Abbaticchio	clarksburg	MD	20871
Bisson Lily	Clarksburg	MD	20871
Philora Kittay	Derwood	MD	20855
Melina Garcia	Derwood	MD	20855
Julie Grimley	Rockville	MD	20850
Marla Hendriksson	Rockville	MD	20850
ben shedlin	Rockville	MD	20850
Darius Choobineh	Rockville	MD	20850
Katherine Bonilla	Rockville	MD	20850
Suneetha			
Vankayalapati	Rockville		20850
Karen Albert	Rockville	MD	20850
Beverly Thoms	Dickerson	MD	20842
Traci Stevens	Dickerson	MD	20842
William Aschenbach	Dickerson	MD	20842
Emily Williams	Dickerson	MD	20842
Tara Simmons	Dickerson	MD	20842
Kim Mcmillion	Keedysville	MD	20842
Steven Haas	Dickerson	MD	20842
Bill Chester	Dickerson	MD	20842
Blanca Poteat	Dickerson	MD	20842
Charles Poteat	Dickerson	MD	20842
Fran Asbeck	Boys	MD	20841
K Hulley	Boys	MD	20841
N. Anne Davies	Boys	MD	20841
Mary Pat Wilson	Beallsville	MD	20839
Adam Pitts	Poolesville	MD	20837
Christine Rai	Poolesville	MD	20837
Kathy Bassett	Poolesville	MD	20837
Christin Aquilla	Poolesville	MD	20837
Amber Boehm	Poolesville	MD	20837
E B	Poolesville	MD	20837
Christina Micioni	Poolesville	MD	20837
Ann Connor	Poolesville	MD	20837

Nancy Walter	Poolesville	MD	20837
Pam Mattes	Poolesville	MD	20837
Terri Pitts	Poolesville	MD	20837
Mike Hall	Poolesville	MD	20837
Karen Anderson	Poolesville	MD	20837
Sarah Defnet	Poolesville	MD	20837
Paul Lindenfelser	Poolesville	MD	20837
Lee Langstaff	Poolesville	MD	20837
Patricia Menke	Poolesville	MD	20837
Dorothy Herman	Poolesville	MD	20837
Clayton Name	Poolesville	MD	20837
Elisabeth Watt	Poolesville	MD	20837
Nancy Dowdy	Poolesville	MD	20837
Beverley Bosselmann	Poolesville	MD	20837
Bonnie Byrd	Poolesville	MD	20837
Taylor Rose	Olney	MD	20832
Marget Maurer	Cabin John	MD	20818
Rita Gerharz	Bethesda	MD	20818
Neil Shaut	Cabin John	MD	20818
Marcy Kelley	Bethesda	MD	20817
Annmarie Allen	Bethesda	MD	20816
Joann Burke	Bethesda	MD	20816
Sarah Otte	Chevy Chase	MD	20815
Mitch Stanley	Chevy Chase	MD	20815
Arthur Spitzer	Chevy Chase	MD	20815
Linden Carol	Bethesda	MD	20814
Erin Bilyeu	Greenbelt	MD	20770
Ehete Ezineh	District Heights		20747
Candice Riggin	Riverdale	MD	20737
Helen Burdette	Laurel	MD	20708
Derek Harwerth	Laurel	MD	20707
Robert Jameson	La Plata	MD	20646
			20910-
Philip Bogdonoff	Takoma Park	MD	5107
	Montgomery		20886-
Sharon Cranford	Village	MD	3149

## Washington, DC - VIRGINIA – WEST VIRGINIA - PENNSYLVANIA

### 64 Signatures

Alex Mayer	Washington	DC	20019	US
Keke Heate	Washington	DC	20019	US
Betty Davis	Washington	DC	20016	US
Meredith				
Lavery	Washington	DC	20016	US
Colleen Smyth	Washington	DC	20015	US
Elizabeth				
McNichol	Washington	DC	20012	US
Mary Carlsson	Washington	DC	20011	US
Judy Reisman	Washington	DC	20010	US
James Caw	Washington	DC	20010	US
Ana Karimi	Washington	DC	20009	US
Meaghan				
Bresnahan	Washington	DC	20009	US
Nicole Ang	Washington	DC	20007	US
Kessler Sarah	Washington	DC	20003	US
stevie burris	wytheville	VA	24368	US
Chris Eckel	Blacksburg	VA	24060	US
	Virginia			
Kate Fortin	Beach	VA	23454	US
	Virginia			
Debbie Glymph	Beach	VA	23451	US
Caroline				
Schrider	Bridgewater	VA	22812	US
Finn Marks	Harrisonburg	VA	22807	US
Caroline Taylor	Alexandria	VA	22306	US
Betty				
Mcfadden	Arlington	VA	22206	US
Lucia Morna	Arlington	VA	22204	US
Michael				
Rembold	Arlington	VA	22203	US
Daniela Duran	Arlington	VA	22202	US
Niqui Johnson	Arlington	VA	22201	US
Christopher				
Jones	Woodbridge	VA	22193	US

Michael				
Debebe	Woodbridge	VA	22191	US
Stephanie Perri	Vienna	VA	22181	US
Bobbie Crafts	Marshall	VA	22180	US
Kris Gutiérrez	Falls church	VA	22044	US
Andrew Low	Leesburg	VA	20175	US
Travis Shaw	Hamilton	VA	20158	US
robin nash	manassas	VA	20111	US
Lorie Bacorn	Burlington	WV	26710	US
Catherine				
Rhodes	Burlington	WV	26710	US
Jenna Chastain	Wheeling	WV	26003	US
Ann Knott	Hinton	WV	25951	US
Jeff Wilson	Shepherdstown	WV	25443	US
Wendy Wilson	Shepherdstown	WV	25443	US
Zachary Norris	Paw Paw	WV	25434	US
Ken Callahan	Charles Town	WV	25414	US
Harry Grimm	Martinsburg	WV	25405	US
Elijah Garrett	Charleston	WV	25304	US
Scott Giordano	Philadelphia	PA	19142	US
Saleemah				
Williams	Philadelphia	PA	19132	US
Alexandra				
Kogut	Philadelphia	PA	19115	US
Jacqueline				
Santis	Philadelphia	PA	19104	US
Charles Welgs	wynnewood	PA	19096	US
Jennifer				
Graham	Old Forge	PA	18518	US
Christina				
Peterson	Gettysburg	PA	17325	US
Susan Cornell	Gettysburg	PA	17325	US
Kelli Oswald	Three Springs	PA	17264	US
Ayden Verbos	Harrisburg	PA	17111	US
	Mount Holly			
Sharon Hanna	Springs	PA	17065	US
Dan Rodriguez	Lebanon	PA	17042	US
Mary Baldelli	Carlisle	PA	17015	US
Andrijana				
Scepanovic	Latrobe	PA	15650	US

Betty Pulkownik	Wind Ridge	PA	15380	US
Pandora Gunsallus	Canonsburg	PA	15317	US
Grey Edwards	Pittsburgh	PA	15227	US
Tish Grimm	Pittsburgh	PA	15227	US
Nancy Orons	Wexford	PA	15090	US
Emma Mack	Elizabeth	PA	15037	US
John Gallucci	Burgettstown	PA	15021	US

## OTHER EASTERN U.S. 59 Signatures

Erika Rikhiram	Clermont	FL	34711	US
Cortenev	New Port			
Bohne	Richey	FL	34653	US
Erin Rosa	Brooksville	FL	34602	US
Audrey Adams	Ocala	FL	34473	US
PEGI LARSON	BRADENTON	FL	34210	US
Thomas True	Bradenton	FL	34207	US
LauraJean Bower	Fort Myers	FL	33967	US
Corey Meyers	Lakeland	FL	33809	US
Susan O'Connor	Tampa	FL	33607	US
Xavier Martinez	Riverview	FL	33578	US
	Fort			
Mia Lozano	Lauderdale	FL	33319	US
Ariana	Fort			
Stefanescu	Lauderdale	FL	33319	US
Noah	Fort			
Robinson	Lauderdale	FL	33311	US
	Fort			
Tiana Ennix	Lauderdale	FL	33311	US
Young				
Susannah	Miami	FL	33177	US

Lauren				
Santana	Miami	FL	33169	US
Loy Calvert	Miami	FL	33157	US
Anjolie Judah	Miami	FL	33147	US
Carl Perdue	Orlando	FL	32833	US
Sue Cox	Orlando	FL	32801	US
Cristy Leigon-	Ormond			
Holt	Beach	FL	32174	US
Debra	Saint			
Stichberry	Augustine	FL	32092	US
Richard			30830-	
Reece	Waynesboro	GA	7023	US
Radzali Blue	Valdosta	GA	31602	US
Mikey Purple	Valdosta	GA	31602	US
Scott Winkler	Pooler	GA	31322	US
Joshua Camp	Atlanta	GA	30349	US
adina hilton	atlanta	GA	30306	US
Hein Myat				
Thway	Atlanta	GA	30301	US
Aislin Bollen	Rome	GA	30161	US
julia				
simonsen	Marietta	GA	30066	US
Orianna Sells	Clarkston	GA	30021	US
Deavion Griffin	Greenwood sc		29646	US
Donna Tracy	Charleston	SC	29412	US
Kaytlin				
Shumpert	Newberry	SC	29127	US
Michelle				
Vinateri Vester	Candler	NC	28715	US
Jenna Wolfe	Charlotte	NC	28217	US
tiffany				
burnette	Durham	NC	27707	US
Kaylin Hodges	Greensboro	NC	27409	US
HaleyJean				
Earles	reidsville	NC	27320	US
Victoria Hunt	High Point	NC	27260	US
Vinton				
Garrison	Winston-salem	NC	27127	US
Sarah Simson	Rochester	NY	14622	US
Theresa				
Oppedisnao	Liverpool	NY	13088	US

Katie Wilson	Jamesville	NY	13078	US
Marlene				
Patrella	Shirley	NY	11967	US
mu yi li	Queens	NY	11355	US
Derek Yu	Brooklyn	NY	11235	US
nick randazzo	Brooklyn	NY	11233	US
JON INWOOD	Brooklyn	NY	11230	US
ebanyeli				
nieves	Brooklyn	NY	11216	US
Jasper Day	Brooklyn	NY	11215	US
Maribel				
Marulanda	New York	NY	11106	US
Vida Rodriguez	Mahopac	NY	10541	US
Taneikwa				
Shaw	Bronx	NY	10463	US
Lizhen Wan	Bronx	NY	10454	US
Robert & Josephine				
Burns	New York	NY	10118	US
Delaney				
Wilbur	New York	NY	10016	US
Maximo				
Calvoni	New York	NY	10002	US

## OTHER U.S. 131 Signatures

Yun Fuquene	Tacoma	WA	98422	US
Michelle Juarez				
Velazco	Puyallup	WA	98374	US
Hermon Hagos	Puyallup	WA	98372	US
Paris Solomon	Seattle	WA	98103	US
some one	Bellevue	WA	98008	US
Kelsey Alcaraz	Auburn	WA	98002	US
Jennifer Riley	Medford	OR	97501	US
Jayden Rezanow	Albany	OR	97322	US
Edward Howk	Salem	OR	97302	US
Diane Huff	Portland	OR	97217	US
Norm Wilmes	Yuba City	CA	95991	US
Linda Freeman	Yuba City	CA	95991	US
Tamra Johnson	Sacramento	CA	95831	US

Rachel Preston	El Dorado Hills	CA	95762	US
Candace Donaldson	Acampo	CA	95220	US
Tina Minell	Santa Clara	CA	95050	US
Jerry Sobeck	Milpitas	CA	95035	US
Leticia Infante	Hollister	CA	95023	US
allison carmelo	Oakland	CA	94621	US
Juan Paramo	Napa	CA	94559	US
Indigo Ink	San Francisco	CA	94117	US
Lucas Silva	Daly City	CA	94015	US
Maria Zepeda	Bakersfield	CA	93313	US
David Lasso	Anaheim	CA	92805	US
	Huntington			
Emma Dunleavy	Beach	CA	92647	US
Touraj nezafati	Irvine	CA	92618	US
Katherine Gramoglia	Riverside	CA	92503	US
Rachel Sanchez	Yucaipa	CA	92399	US
Lauren Crum	San Diego	CA	92119	US
Peter Levy	Ramona	CA	92065	US
Isaias Briseño	Pomona	CA	91766	US
kay gata	burbank	CA	91501	US
Lizette Toledo	Los Angeles	CA	91331	US
Rose Rosolino	Glendale	CA	91206	US
Noah Sunday-				
Lefkowitz	Glendale	CA	91206	US
Christine Vo	San Marino	CA	91108	US
Isaac Yanez	Los Angeles	CA	90022	US
Talisha Weicks	Los Angeles	CA	90011	US
Autumn King	Sparks	NV	89436	US
Fawne Newbold	Las Vegas	NV	89183	US
Candace DUNOYER	LAS VEGAS	NV	89169	US
Daniel Begashaw	Las Vegas	NV	89139	US
Brendan Byrne	Las Vegas	NV	89119	US
Josh Moore	Las Vegas	NV	89107	US
Johana Scott	Las Vegas,N	NV	89101	US
Carol E Gentry	Albuquerque	NM	87106	US
Cassandra Lopez	San Luis	AZ	85349	US
Salvador Sanchez	Peoria	AZ	85345	US
Marco Ortiz	Buckeye	AZ	85326	US
Zainab Jafferri	Phoenix	AZ	85048	US
Sulemma Flores	Hooper	UT	84315	US



john hill	Boise	ID	83705	US
Elliot Parten	Vail	CO	81658	US
Alijah Keelick	Thornton	CO	80229	US
Money t	Centennial	CO	80015	US
Trout Mike	Aurora	CO	80014	US
Karen Savuo	Aurora	CO	80013	US
Kareen King	Wimberley	TX	78676	US
Yolanda Briseno	Corpus Christi	TX	78414	US
Gissell Chavez	Santa Fe	TX	77510	US
Eric Williams	Taylor	TX	76574	US
Alleia Glaser	Bowie	TX	76230	US
	North Richland Hills			
Gabriel Murillo	Hills	TX	76180	US
Adam Kaluba	Burleson	TX	76028	US
Julia Villanueva	Kilgore	TX	75662	US
Arturo Torres	Dallas	TX	75236	US
Dinky Gaskins	Dallas	TX	75211	US
Abdu Kassem	Dallas	TX	75081	US
David Seger	Oklahoma City	OK	73150	US
Lavanya Reddy	Bentonville	AR	72712	US
Barbara Menzel	Horseshoe Bend	AR	72512	US
Justin Harrel	North Little Rock	AR	72114	US
Lynette Ferrero	71913	AR	71913	US
Tigist Abe	Lincoln	NE	68502	US
Andrew Meyer	Omaha	NE	68124	US
Evelyn Vanek	Omaha	NE	68124	US
Rachael Dizmang	Pittsburg	KS	66762	US
Jasmayne Hawkins	Kansas City	KS	66109	US
Christie Lee	Branson	MO	65616	US
Jessica Lupo	Columbia	MO	65202	US
DARLENE Muirhead	Independence	MO	64057	US
charles goldsmith	washington	MO	63090	US
Tornadic Doge	Salem	IL	62881	US
David Toon	South Beloit	IL	61080	US
Daniela Vilchez	Chicago	IL	60641	US
Tyler Moon	Chicago	IL	60609	US
Giovonie Arteaga	Joliet	IL	60608	US
Arron Warren	Chicago	IL	60602	US
Peter Lopatin	Sugar Grove	IL	60554	US
Emily O'Brien	Hickory Hills	IL	60457	US

Sam Norton	Bolingbrook	IL	60440	US
Joseph Grasso	Joliet	IL	60435	US
Lindsay Adorjan	Wheaton	IL	60187	US
Josh Standiford	Lake Zurich	IL	60047	US
John Bracha	Hays	MT	59527	US
Veronica M. James-Rose	Lisbon	ND	58054	US
Leroy Wadena	Naytahwaush	MN	56566	US
Tanner Casterton	Albert Lea	MN	56007	US
Deirdre OKane	Minneapolis	MN	55447	US
Erna Dilaver	Minneapolis	MN	55434	US
Lucie Pulling	Des Moines	IA	50309	US
Jesi Delira	Rockford	MI	49341	US
Ronnie Bresler	Lansing	MI	48911	US
Helen Bartok	Taylor	MI	48180	US
Donald wleklinski	Terre Haute	IN	47803	US
Timothy Gwinn	Austin	IN	47102	US
Jaedyn Benning	Michigan City	IN	46360	US
Robby Thrasher	Indianapolis	IN	46254	US
Ana Wallace	Indianapolis	IN	46204	US
olivia webster	Greenwood	IN	46143	US
Ally Ross	Troy	OH	45373	US
Margaret Black	Mansfield	OH	44906	US
Lea Wildermuth	Cleveland	OH	44124	US
Maddie Fay	Avon	OH	44110	US
Katie Wisdom	Columbus	OH	43213	US
sonya dulaney	pickerington	OH	43147	US
Samuel Wainwright	Lewis Center	OH	43035	US
Konnor Happle	Covington	KY	41014	US
Gina Petty	Lexington	KY	40544	US
Hailey Shannon	Lexington	KY	40502	US
Esther Douglas	Louisville	KY	40212	US
Andrew Mercer	Bardstown	KY	40004	US
Moxie Hercula	Forest	MS	39074	US
Lane Kiffin	Oxford	MS	38655	US
Kevin Grasso	Cordova	TN	38018	US
Bethel Smith	Altamont	TN	37301	US

brayden garner	Foley	AL	36535	US
Cierra Trent	Cherokee	AL	35616	US
Zachary Odom	Cottondale	AL	35453	US
Dana Palmer	Birmingham	AL	35228	US
Brock Streeter	Wetumpka	AL	35215	US
Etzar Cisneros	Birmingham	AL	35206	US





# SUGARLOAF ALLIANCE

**PRESERVE OUR MOUNTAIN & PROTECT OUR COMMUNITY**

## **COMMENTS**

### **Included in the Preserve Sugarloaf Mountain Petition**

**Matthew Moran, Adamstown, MD**

I believe that Baker Valley should be included because it is a part of the Sugarloaf area community. The river should be the northern boundary and interstate 270 the eastern boundary.

**Karla Stoner, Frederick, MD, United States**

We believe that the Sugarloaf plan should preserve the current character and use of the Sugarloaf area, including all the area to the west of I-270, from the Monocacy Battlefield National Park, with inclusion of the Hope Hill Community, all the way to the Montgomery County line. Preserving current land use would include continuing the commercial activities already in existence in the vicinity of the I-270 / Rt. 80 interchange.

Further, we strongly support the open, public, and transparent development of this comprehensive plan for the Sugarloaf region. Failure to achieve these protection goals would likely result in the permanent loss of the biodiversity and environmental benefits of this treasured area.

**Hulya McAdoo, Monrovia, MD**

I love being in Frederick county because of its rural nature and I don't want to see any further development encroaching on our wide, nature-filled spaces for any more cheap-looking, crappy housing and the same old stores that developers stick in every space they see as "unused"; residents use and appreciate that land and choose to live here because of it. And if you want to look at it as a financial issue, real estate values are tied to the nature of the county; people choose to move here because of the spacing among houses and neighborhoods, and that it's mixed with wide spans of forest.

**Pandora Gunsallus, Canonsburg, PA, United States**  
(Owns property on Parks Mill Road)

Please keep development away from the Sugarloaf Mountain area by maintaining the existing buffers that allow for a peaceful and graceful entrance to our treasured landscape. Hold the line at I270. Protect our rural roads...Thurston Road, Park Mills Road and help maintain our historic battlefields. Please act with integrity and don't turn areas in Frederick county that should remain rural into a 3 ring circus.

**Javier Saavedra**

We need to keep the land west of 270 protected from any more building. I live on thurston rd and it's already a mess when traffic detours thru there when 270 has an incident . If any more development continues it will be a total nightmare. We are pushing out all the amazing animals that live there and getting rid off all the beautiful landscape . So I really hope that we can hold the boundary line on 270 !!

**Ida Smith**, Frederick, MD, United States

I was born in NYC. I know how wonderful it is to live in a beautiful place. Don't permit people to despoil nature for profit. Hold the line!

**Arthur Spitzer**, Chevy Chase, MD, United States

I'm a frequent hiker at Sugarloaf and I love the peaceful views and the sounds of nature. Commercial activity should be kept far away.

**Krista Abbaticchio**, clarksburg, MD, United States

The Sugarloaf area is a treasure and so important to the quality of life for not just the people who live nearby, but those is the entire DC area.

**Tim Fortin**, Brownsville, MD, United States

Sugarloaf is one of the last remnants of wild land in the area, and one of the last remnants of agriculture and open space, and it should be protected. We do not want or need Amazon data centers, business parks, industry, commercial development, or any other development to irreversibly change the landscape there.

**Liz Matejovich**, Middletown, MD, United States

I want to preserve this beautiful area for future generations.

**Veronica M. James-Rose**, Lisbon, ND, United States

This is one of the few areas of southern Frederick County and northern Montgomery County that remains relatively a unspoiled greenspace. It needs to stay that way.

**Renee Delosier**, Frederick, MD

Saving such an important natural reserve is important to the environment.

**Clayton Name, Poolesville, MD**

I grew up in Dickerson and would regularly spend time on and around Sugarloaf mountain. It is a beautifully preserved natural environment steeped in history and Maryland culture. It should be preserved in perpetuity.

**Ben Bell, Frederick, MD**

I oppose any further development in southern Frederick Country until 270 is expanded to handle it.

**Caroline Schrider, Bridgewater, VA**  
Preserve Sugarloaf's Nature

**Jonathan Boehman, Frederick, MD**

Sugarloaf Mountain is a treasure in our county, and should be preserved as such.

**Karen Anderson, Poolesville, MD**

Beauty can't be destroyed. The land around our mountain is not for defacing the countryside. Any corporations interested should not rape our lands□

**Emily Williams, Dickerson, MD**

Future generations need clean water, pollinators and land for agriculture

**Betty Mcfadden, Arlington, VA**

We need to have more outdoor trails.

**Christy Bumanis, Germantown, MD**

We're feeling the effects of climate change, seeing the impacts of the sixth extinction, and now is NOT the time to continue the business of "development" as usual. We need more preservation and natural habitat, not more buildings and pavement.

**Linda Norris-Waldt**

I believe we need to keep the land west of I270 in conservation.

**Margy Simpson, Frederick MD**

The Sugarloaf area needs to be preserved and protected from development.

**Melissa Clarke, Frederick, MD**

Stop the expansion into the Treasured Land area.

**John Carrera, Frederick, MD**

Not only is this an area of the County that MUST be preserved to help maintain a corridor of land that can sustain natural ecosystems, but the county should consider pausing growth for a bit,

just as our society should on the whole, to determine whether our quality of life is improving with ever more houses and higher-speed of internet etc. while our highways become more clogged with traffic and accidents. Can humanity sustain the level of growth or is this a cancerous pace that will kill us all?

**Suzannah Moran, Adamstown, MD**

This is an area of amazing ecological value and cultural heritage. It should be protected from development.

**Janis Crichton, Silver Spring, MD**

Preserving nature is more important than building more housing. Roads cant handle the traffuc now.



December 12, 2021

Dear Planning Commission members:

I am writing again to urge you to preserve the Sugarloaf area by extending the entire boundary along I-270 to the Monocacy River. You have already heard from me and many other concerned citizens regarding this issue. I believe your action on the boundary will have long-lasting consequences. It will signal to all concerned if the County is truly committed to preservation.

I am in support of retaining already existing commercial properties at the I-270/Rt. 80 interchange. They should be allowed to continue and not be a part of a preservation overlay.

While Livable Frederick is your current guide, it will certainly be updated in several years. And, building new interchanges on I-270, for example at Parks Mill Rd., is not a priority in the State's transportation plan. It could be decades before any such projects are implemented, if ever. So, let's make decisions for the Sugarloaf area that make sense right now.

Thurston Rd. and Parks Mill Rd. are key entryways into the Sugarloaf area. Let's preserve them and the rural character of the area. Any development on the west side of I-270 will forever change that character and will be irreversible. The environmental and community damage will undermine the whole preservation effort. And, property owners adjacent to any development will seek to also change their zoning from agricultural. Over time, this will surely have a deleterious effect.

I hope that you will vote to extend the boundary to I-270 all the way to the Monocacy River. I am confident that such a vote will truly preserve Sugarloaf for generations to come.

Sincerely,

Johanna M. Springston  
8101 Fingerboard Rd.



**From:** [Planning Commission](#)  
**To:** [bcpoteat@gmail.com](mailto:bcpoteat@gmail.com)  
**Cc:** [Brandt, Kimberly G.](#); [Goodfellow, Tim](#)  
**Subject:** RE: Comments: Protect the Sugarloaf Landscape  
**Date:** Tuesday, December 14, 2021 9:43:02 AM

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Good morning:

Thank you for taking the time to express your thoughts on the Sugarloaf Treasured Landscape Management Plan.

Your comments will be shared with the Planning Commission for their consideration.

Karen L. James  
Administrative Specialist  
Division of Planning & Permitting  
Frederick County Government  
30 North Market Street  
Frederick, Maryland 21701  
301-600-1138

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**From:** bcpoteat@gmail.com <bcpoteat@gmail.com>  
**Sent:** Monday, December 13, 2021 12:56 PM  
**To:** Planning Commission <PlanningCommission@FrederickCountyMD.gov>  
**Cc:** Council Members <CouncilMembers@FrederickCountyMD.gov>; County Executive Gardner <jangardnerexec@mailgun.smcore.com>  
**Subject:** Comments: Protect the Sugarloaf Landscape

**[EXTERNAL EMAIL]**

To: Frederick County Planning Commission  
From: Blanca Poteat, Member, Sugarloaf Plan Advisory Group

**Protect the Sugarloaf Treasured Landscape.**

**-To protect the integrity of Frederick County's planning process and the County's future quality of life, do not allow the "tail to wag the dog."**

Stop the inexorable and insidious influence on the public planning process of non-elected persuaders including developers and corporations.

Their private interests and profits do not supersede the best interests of Frederick County.

Their "opportunities" are not bona fide advantages for County residents and do not assure tax revenues that will offset the long-term public costs of infrastructure additions and maintenance or of environmental damage and restoration.

**-Locate data centers, distribution centers, and other industrial, utility and commercial facilities in industrial areas** with appropriate infrastructure including electric power capacity, water supply, and transportation.

In a technology-driven world, data storage, redundancy and security are important but do not

supersede the value of farmlands, open spaces, natural landmarks and environmental conservation and do not justify their destruction.

These industrial uses are incompatible with the Sugarloaf Treasured Landscape.

**-Learn from your neighboring jurisdiction, Montgomery County.**

In the past, the agricultural and conservation areas of that County's up-county were viewed by many as merely undeveloped areas with few voters and little resistance to facilities that would change the character of neighborhoods and encounter strong down-county community resistance.

Among these unneighborly facilities: a coal-fired electric power plant and its expansion, a major wastewater treatment plant, a major landfill and solid waste facility, a jail and an outer beltway for the Washington DC and northern Virginia region.

Ultimately, the County established the Agricultural Reserve in the up-county area.

But the power plant was allowed to expand and erect taller smokestacks (in full view of Sugarloaf Mountain with no protection of the "view shed"), the outer beltway idea is still discussed, a backup landfill site is reserved for future needs, leaves are trucked from down-county to an up-county leaf composting facility, and a jail or "detention" facility was constructed at the northern end of Montgomery County's so-called I270 technology corridor. Further, Montgomery County is not reserving properties along the west side of I270 based on multimodal transit nor planning new up-county I270 interchanges.

Apparently, the developer of the east side of I270 in Urbana and Amazon Web Services have avoided Montgomery County and perceive Frederick County as a much easier place to superimpose their self-serving plans.

**-Extend the boundary of the Sugarloaf Treasured Landscape Management Plan** from the Montgomery County line to the Monocacy National Battlefield and the Monocacy River.

The growth of virtual work, the need to limit vehicular traffic due to climate change, and other trends indicate little justification for reserving land on the west side of I270 near Urbana based on future "multi-modal" transit or new I270 interchanges.

The fact that a developer continues to purchase properties along the west side of I270 in the Urbana area and is banking on development does not obligate the County to accommodate his plans, which conflict with and undermine the visionary Sugarloaf Plan.

**From:** [Planning Commission](#)  
**To:** [Sue Trainor](#)  
**Cc:** [Brandt, Kimberly G.](#); [Goodfellow, Tim](#)  
**Subject:** RE: Natelli is still buying land on Rt. 80  
**Date:** Tuesday, December 14, 2021 9:45:41 AM  
**Attachments:** [image001.jpg](#)

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Good morning:

Thank you for taking the time to express your thoughts on the Sugarloaf Treasured Landscape Management Plan.

Your comments will be shared with the Planning Commission for their consideration.

Karen L. James  
Administrative Specialist  
Division of Planning & Permitting  
Frederick County Government  
30 North Market Street  
Frederick, Maryland 21701  
301-600-1138

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**From:** Sue Trainor <sue.trainor.music@gmail.com>  
**Sent:** Monday, December 13, 2021 4:14 PM  
**To:** Planning Commission <PlanningCommission@FrederickCountyMD.gov>  
**Cc:** Council Members <CouncilMembers@FrederickCountyMD.gov>  
**Subject:** Natelli is still buying land on Rt. 80

**[EXTERNAL EMAIL]**

This weekend we were startled to learn that, in November and in the midst of your Sugarloaf Treasured Landscape Management Plan deliberations, Mr. Natelli purchased the Black Dog Farm acreage on Rt. 80, which is adjacent to his Parks Mill Road property.

Mr. Natelli's land is across Rt. 80 from properties that have been in our family for a century. We knew that the Black Dog Farm was under contract and had heard that the purchase price was high. Now we have confirmation - see below. That's a very high price for farmland; it's not what our property assessments look like! His actions clearly demonstrate that he believes he can develop on the west side of I-270. Is that what the Planning Commission wants?

Will Natelli be allowed to develop multi-family, commercial or even industrial projects across the narrow, winding road from us? Will he be allowed to destroy the rural quality of life in our neighborhood and tank our property values? What say you?

Again, we urge you to vote in favor of keeping I-270 from Montgomery County to the Monocacy Battlefield as the boundary for the Sugarloaf Treasured Landscape Management Plan.

Sincerely,  
Sue Trainor and Ingrid Rosencrantz

The buyer is listed as Fingerboard Properties, LLC; 506 Main St. 3rd floor, Gaithersburg, MD 20878.

See link below - owner is Thomas Natelli

<https://www.bizapedia.com/md/fingerboard-road-properties-llc.html>

Here is the MD Dept. of Assessments and Taxation listing:

The screenshot shows the Maryland Department of Assessments and Taxation website. The header includes the Maryland logo and the department name. A navigation bar lists: HOME, ABOUT, REAL PROPERTY, BUSINESSES, FORMS, REPORTS, TAX CREDITS, SERVICES. Below the navigation bar is a search bar labeled "Real Property Data Search" with a link to "Guide to searching the database". The search results are for "FREDERICK COUNTY". There are "New Search" and "Previous" buttons. The results are displayed in a table with the following columns: Street Location, Account Identifier, Grantee, Property Type, Stories, Year Built, Quality, Living Area, Land Area, Transfer Date, and Sale Price.

Street Location	Account Identifier	Grantee	Property Type	Stories	Year Built	Quality	Living Area	Land Area	Transfer Date	Sale Price
8012A FINGERBOARD RD	07 233205	FINGERBOARD ROAD PROPERTIES LLC	Standard Unit	1	1987	4	2,351 SF	28.0800 AC	11/10/2021	926640
8012 FINGERBOARD RD	07 233213	FINGERBOARD ROAD PROPERTIES LLC	Standard Unit	2	1910	3	2,228 SF	25.6700 AC	11/10/2021	853710
8433 FINGERBOARD RD	07 197020	KELLY ELIZABETH J	Standard Unit	1	1990	4	3,318 SF	3.4700 AC	11/04/2021	700000

Below the table are "New Search" and "Previous" buttons. The footer contains contact information: "Contact Us | Privacy Notice | Accessibility", "301 W. Preston St., Baltimore, MD 21201-2395; (410) 767-1184", "Outside the Baltimore Metro Area (888) 245-5941", "Maryland Relay (800) 735-2258", and a "SOCIAL MEDIA DIRECTORY" link.

**From:** [Planning Commission](#)  
**To:** [Peter Luchsinger](#)  
**Cc:** [Brandt, Kimberly G.](#); [Goodfellow, Tim](#)  
**Subject:** RE: sugarloaf protection  
**Date:** Tuesday, December 14, 2021 9:39:08 AM

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Good morning:

Thank you for taking the time to express your thoughts on the Sugarloaf Treasured Landscape Management Plan.

Your comments will be shared with the Planning Commission for their consideration.

Karen L. James  
Administrative Specialist  
Division of Planning & Permitting  
Frederick County Government  
30 North Market Street  
Frederick, Maryland 21701  
301-600-1138

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**From:** Peter Luchsinger <urbfarm@gmail.com>  
**Sent:** Monday, December 13, 2021 9:12 AM  
**To:** Planning Commission <PlanningCommission@FrederickCountyMD.gov>  
**Subject:** sugarloaf protection

**[EXTERNAL EMAIL]**

Dear Planing Commission

We believe that the Sugarloaf plan should preserve the current character and use of the Sugarloaf area, including all the area to the west of I-270, from the Monocacy Battlefield National Park, with inclusion of the Hope Hill Community, all the way to the Montgomery County line. Preserving current land use would include continuing the commercial activities already in existence in the vicinity of the I-270 / Rt. 80 interchange.

Further, we strongly support the open, public, and transparent development of this comprehensive plan for the Sugarloaf region. Failure to achieve these protection goals would likely result in the permanent loss of the biodiversity and environmental benefits of this treasured area.

Peter Luchsinger, 2750 Thuston Rd

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**From:** [Planning Commission](#)  
**To:** [James Coulombe](#)  
**Cc:** [Brandt, Kimberly G.](#); [Goodfellow, Tim](#)  
**Subject:** RE: Sugarloaf Treasured Landscape Management Plan boundaries  
**Date:** Tuesday, December 14, 2021 9:40:39 AM

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Good morning:

Thank you for taking the time to express your thoughts on the Sugarloaf Treasured Landscape Management Plan.

Your comments will be shared with the Planning Commission for their consideration.

Karen L. James  
Administrative Specialist  
Division of Planning & Permitting  
Frederick County Government  
30 North Market Street  
Frederick, Maryland 21701  
301-600-1138

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**From:** James Coulombe <duetto14@gmail.com>  
**Sent:** Monday, December 13, 2021 12:31 PM  
**To:** Planning Commission <PlanningCommission@FrederickCountyMD.gov>  
**Subject:** Sugarloaf Treasured Landscape Management Plan boundaries

**[EXTERNAL EMAIL]**

Members, Frederick County Planning Commission,

I would like to once again urge you to vote to have the boundaries of the Sugarloaf planning area extend along the West side of I270 and North to the Monocacy River. This simply makes sense geographically and would be hoped to provide an additional layer of consideration for any future development in this area so that any new building is in keeping with the surrounding geographic and historic area.

This is an area which has not been planned for further growth while to the east of I270 considerable land is still within the boundaries of a planned growth area. Despite not being planned for growth and entirely reliant on well water and septic systems the current Frederick County zoning and planning processes have not proven adequate to prevent additional development, and a further layer of consideration is warranted for any development within this region.

County zoning and planning processes are not sufficiently robust and fail to adequately consider potential impacts of development for the surrounding areas. There is no consideration for runoff from paved areas, light pollution from unattended night lighting, traffic on state or federal roads, or additional nitrate and other pollution burdens for surrounding streams.

Nowhere in the approvals process is consideration of electrical power consumption and the additional transmission infrastructure that might be required. Consideration of water usage and potential impacts on neighboring wells by the state of Maryland is nominal at best, nor is

water or septic usage monitoring in any way.

The boundaries of the Sugarloaf area should be part of a logical geographic area. Carving out parcels of land for some still to be scheduled “study” area is unnecessary. If future needs of the community warrant these areas can be revisited in consideration of future needs. Clearly planning efforts are not permanent and if the need to allow further growth this could certainly be accommodated in future planning efforts, warranted. Any future development should be considered along with the attendant impacts to the surrounding Sugarloaf region. Development is a one-way ratcheting process and should be done in logical geographic portions and not fragment by fragment without regard to all impacts on the surrounding region.

Small portions should not be set aside to favor or avert a litigious threat from a small group of land speculators. Moreover, as a resident of Frederick County, I am embarrassed by the extreme deference displayed by Planning Commission members to one of these land speculators who is not a resident of the area in question nor even a resident of this County.

Planning Commission members deference in addressing Mr. Natelli, while formally correct, is in notable contrast to the forms of address and tone extended to county residents and suggests prejudice in favor of large landowners and speculators over the desires of County residents.

Thank you,

James N. Coulombe, Ph.D.

2770 Lynn Street

[Duetto14@gmail.com](mailto:Duetto14@gmail.com)

**From:** [Planning Commission](#)  
**To:** [Frank Becker](#)  
**Cc:** [Brandt, Kimberly G.](#); [Goodfellow, Tim](#)  
**Subject:** RE: Thurston Rd  
**Date:** Tuesday, December 14, 2021 9:46:39 AM

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Good morning:

Thank you for taking the time to express your thoughts on the Sugarloaf Treasured Landscape Management Plan.

Your comments will be shared with the Planning Commission for their consideration.

Karen L. James  
Administrative Specialist  
Division of Planning & Permitting  
Frederick County Government  
30 North Market Street  
Frederick, Maryland 21701  
301-600-1138

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

From: Frank Becker <samples3@comcast.net>  
Sent: Monday, December 13, 2021 7:35 PM  
To: Planning Commission <PlanningCommission@FrederickCountyMD.gov>  
Subject: Thurston Rd

[EXTERNAL EMAIL]

Please keep the Thurston Rd area rural as it was intended and as previously promised. There is no need to develop the sugarloaf Mountain side of 270. For our children and grandchildren, please preserve the rural legacy!

Frank Becker  
2417 Thurston Rd.

Sent from my iPad



**From:** [Planning Commission](#)  
**To:** [Barbara Luchsinger](#)  
**Cc:** [Brandt, Kimberly G.](#); [Goodfellow, Tim](#)  
**Subject:** RE: Sugarloaf Area future  
**Date:** Tuesday, December 14, 2021 1:15:30 PM

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Good afternoon:

Thank you for taking the time to express your thoughts on the Sugarloaf Treasured Landscape Management Plan.

Your comments will be shared with the Planning Commission for their consideration.

Karen L. James  
Administrative Specialist  
Division of Planning & Permitting  
Frederick County Government  
30 North Market Street  
Frederick, Maryland 21701  
301-600-1138

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**From:** Barbara Luchsinger <blagluch@gmail.com>  
**Sent:** Tuesday, December 14, 2021 10:22 AM  
**To:** Planning Commission <PlanningCommission@FrederickCountyMD.gov>  
**Cc:** peter luchsinger <urbfarm@gmail.com>  
**Subject:** Sugarloaf Area future

**[EXTERNAL EMAIL]**

To the Planning Commission:

My husband and I object to the Natelli cutout which appeared with no explanation in the Sugarloaf overlay area after the study group had done their work. The entire area under discussion must adhere to a strict restricted boundary to protect the Mountain and the rural character of the land surrounding it. The plan should include the entire area west of I-270 from the Monocacy Battlefield National Park to the Montgomery County line.

The roads in the Sugarloaf Area have significant visual elements, such as majestic roadside trees, wooded landscapes, bucolic fields, historic buildings and structures, interesting topographic gradients, and other natural features. These scenic and cultural resources and rural and agricultural areas are part of the area's heritage and should be retained.

The format of public hearings about the Plan has been insufficient for such a significant decision. The online meeting format puts county residents at a clear disadvantage. Unlike Zoom or similar platforms, participants in the meetings can't know who has joined the meeting. Participants can't communicate with each other. Citizens have reported difficulty calling in to make statements. The power point is not clearly visible

to viewers at home.

The County held meetings in August 2021 that were deemed not legally closed by the Open Meeting Compliance Board. One might presume, therefore, that information from those meetings should be public. We know from the public record that the meetings were attended by Amazon Web Services execs and people who represent the same developer who owns the properties carved out of the currently published preservation Plan. Such information has resulted in a negative and suspicious reputation for County Government. Based on their (non)responses to questions, members of the County Council and County planning staff appear to be bound by a non-disclosure agreement which has fostered a serious mistrust among county citizens, an extremely poor taste in everyone's mouths and makes future concerns of this nature take on a negative connotation even before any debate begins.

Barbara Luchsinger

**From:** [Planning Commission](#)  
**To:** [Charles Seymour](#)  
**Cc:** [Brandt, Kimberly G.](#); [Goodfellow, Tim](#)  
**Subject:** RE: Sugarloaf Treasured Landscape Management Plan  
**Date:** Wednesday, December 15, 2021 7:25:40 AM  
**Attachments:** [~WRD000.jpg](#)

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Good morning:

Thank you for taking the time to express your thoughts on the Sugarloaf Treasured Landscape Management Plan.

Your comments will be shared with the Planning Commission for their consideration.

Karen L. James  
Administrative Specialist  
Division of Planning & Permitting  
Frederick County Government  
30 North Market Street  
Frederick, Maryland 21701  
301-600-1138

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**From:** Charles Seymour <charleseseymour@gmail.com>  
**Sent:** Tuesday, December 14, 2021 10:28 PM  
**To:** Planning Commission <PlanningCommission@FrederickCountyMD.gov>  
**Subject:** Sugarloaf Treasured Landscape Management Plan

**[EXTERNAL EMAIL]**

Dear Planning Commission Members. I previously recorded my thoughts to you via your online platform, but had no acknowledgement that my comments were received. I will highlight my comments below:

- 
- 
- It's my understanding that the Livable Frederick Master Plan seeks to have balance between the preservation of
  - an area and the need to develop land for future economic growth and vitality. This planning also involves providing enough "zoned" land to meet needed services and employment for thriving communities like Urbana.
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- Development of valuable land along highways and interchanges draws national services and "high paying" employers
- and is vital to the future economic needs and tax base of the County and helps provide for that balance. Buildings and landscape can be tastefully designed to compliment needs for preservation.
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- Highway areas and existing and future interchanges are typically designated for development for a logical reason...
- visibility and convenience. You will be serving the greater population of Urbana and our Frederick I-270 commuters by planning more land for retail services and employment opportunities near the interchange and on the 270 corridor. Additionally, this will
- keep service-seeking commuters from entering our residential communities along the 355 and 80 corridors where the only lands remain for possible development.
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- Please don't use the Sugarloaf process to eliminate future development on the west side of the I-270 corridor.
- Many owners of these Interchange properties invested heavily (long ago) with the belief that they would be able to provide for a greater future purpose.
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- The Sugarloaf planning effort is exclusively focused on preservation. The broader interests of the Urbana Community
- are not being represented in the Sugarloaf Stakeholders Advisory Group.. It is not balanced and only represents the interests of preservation. I believe in the preservation of the area surrounding Sugarloaf and the battlefields, but this Sugarloaf plan is
- too "far reaching" and does not allow for the many additional amenities needed in our Urbana Community. I believe that information has been slanted, misrepresented, and in many ways inaccurately presented.
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- There are very limited opportunities for further development along the I- 270 corridor. Losing the Urbana Interchange
- properties and other lands along the highway will forever impact the growth of vital commercial resources that will give Frederick commuters independence from daily treks to Montgomery County and beyond. Let's not be a "bedroom community" forever.
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- 
- Commercial businesses already exist on the west side of I-270, and the County's long-term growth plans have consistently
- re-affirmed that development near the interchanges should be accommodated.
-

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- The areas along both sides of I-270 south of Frederick City to the county line should be studied in a separate
- area or corridor plan...perhaps the "I-270 Technology Corridor Plan of Frederick". ..or, perhaps the "Technology Corridor" should just start in Montgomery County.
- 

Thank you very much for allowing me to share my thoughts. I am pleased to be a long-time Urbana resident promoting balanced and common sense growth in Urbana. Our businesses in Urbana "give back" to our community and to many non-profit entities. I can be reached via this email or 301-606-6217. Thank you again, Charlie

Charlie Seymour, President

301 606 6217 Direct | 240 436 6040 Office | 8923 Fingerboard Road, Frederick, MD 21704



**From:** [Planning Commission](#)  
**To:** [Nancy Izant](#)  
**Cc:** [Brandt, Kimberly G.](#); [Goodfellow, Tim](#)  
**Subject:** RE: The Sugarloaf Treasured Landscape Management Plan Comments  
**Date:** Tuesday, December 14, 2021 9:47:25 AM

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Good morning:

Thank you for taking the time to express your thoughts on the Sugarloaf Treasured Landscape Management Plan.

Your comments will be shared with the Planning Commission for their consideration.

Karen L. James  
Administrative Specialist  
Division of Planning & Permitting  
Frederick County Government  
30 North Market Street  
Frederick, Maryland 21701  
301-600-1138

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**From:** Nancy Izant <nizant@toast.net>  
**Sent:** Tuesday, December 14, 2021 12:49 AM  
**To:** Planning Commission <PlanningCommission@FrederickCountyMD.gov>  
**Cc:** Council Members <CouncilMembers@FrederickCountyMD.gov>; Gardner, Jan <JGardner@FrederickCountyMD.gov>  
**Subject:** The Sugarloaf Treasured Landscape Management Plan Comments

**[EXTERNAL EMAIL]**

Dear Planning Commissioners:

The Livable Frederick County plan includes Maryland's 12 Planning Visions. The first is:

1) Quality of Life and Sustainability: A high quality of life is achieved through universal stewardship of the land, water, and air resulting in sustainable communities and protection of the environment.

The Sugarloaf Area Plan was born out of this first vision, was it not? Then, why take a very good plan and cut out 'stewardship of land, water and air' from over 400 acres of it? Are rail transportation needs imminent? No. As a matter of fact, fewer people are commuting from Frederick County to Montgomery County and D.C. than ever before.

During one of the hearings, a member of the planning staff recommended that you take the 'conservative' approach and hold the 'cut-out' portion of land open to development; ie: future transportation needs, just in case. In this circumstance, though, he has the wrong idea of what

'conservative' means. The dictionary describes the adjective 'conservative' as: 'disposed to preserve existing conditions, institutions, etc., or to restore traditional ones, and to limit change.' Opening this area for further development is the opposite of a conservative approach.

I have also heard discussion and arguments about the term 'interchange', used in context with I270 and route 80. It is hard to imagine that 400 acres far away from where cars enter and exit a freeway, as part of an 'interchange'. You may think that what you are voting on is protection for a rail system in the future, but really, you have no idea of what some other politicians or Planning Commissioners in the future will want to do with that 400 acres, so it should come under the heading of 'be careful what you wish for'. What the 'cut-out' area needs is additional protection from development. 10 or 15 years down the road, the county can always go through the process of rezoning, if it becomes absolutely necessary. But, once it has been decided to separate this 400 acres from the protected area, there will be no going back. You can't undo development once it gets started. So, please, take the true 'conservative' route and do no harm.

Let's be real here: the reason for the crazy shape of the cut-out area is due to one developer and a handful of additional real estate speculators. In his phone calls to the Planning Commission meetings, Tom Natelli wants you to 'protect the rights of the property owners!' He would have you believe that the property owners in this area are also primarily interested in the investment value of their land rather than the quality of their lives. Does he live on that property? Does he even reside in the area, at all? Is this the only property he owns? The overwhelming majority of individuals you have heard from do live in this area, but he does not. Will his world be irrevocably changed due to the decision that you make about the boundary of the conservation area? We all know that the answer to that is, 'NO', but that IS the case for the majority of residents in the Sugarloaf area, and most especially for the ones in the vicinity of the cut-out area. With his money, property, employees and lawyers, Tom Natelli has lobbied the 'powers that be' of this county to the Nth degree, to get what he wants. The rest of us have a few letters like this and perhaps a phone call into the meetings (if we are lucky enough to get away from work), and that's all the voice we have. Please listen to what the majority of residents of the Sugarloaf area are telling you. Include all of the land West of I270 and South of the Monocacy River in The Sugarloaf Treasured Landscape Management Plan and adopt it.

Thank you for your time and consideration,

Nancy Izant  
2770 Lynn St  
Frederick, MD 21704

**From:** [Planning Commission](#)  
**To:** [Darlene Joy Bucciero](#)  
**Cc:** [Brandt, Kimberly G.](#); [Goodfellow, Tim](#)  
**Subject:** RE: Plan for Sugarloaf  
**Date:** Thursday, December 16, 2021 7:42:09 AM

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Good morning:

Thank you for taking the time to express your thoughts on the Sugarloaf Treasured Landscape Management Plan.

Your comments will be shared with the Planning Commission for their consideration.

Karen L. James  
Administrative Specialist  
Division of Planning & Permitting  
Frederick County Government  
30 North Market Street  
Frederick, Maryland 21701  
301-600-1138

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**From:** Darlene Joy Bucciero <dbuccier@umd.edu>  
**Sent:** Wednesday, December 15, 2021 1:38 PM  
**To:** Planning Commission <PlanningCommission@FrederickCountyMD.gov>  
**Subject:** Plan for Sugarloaf

**[EXTERNAL EMAIL]**

Dear Planning Commission,

I have been a Frederick resident for 20 years. With the significant growth during this time throughout Frederick County, it is more important than ever to preserve open greenspace not only for wildlife habitat and environmental integrity for the community but also to help reduce climate change effects.

I support the open, public, and transparent development of a comprehensive plan for the Sugarloaf region. This plan should have the purpose of *preserving the character of Sugarloaf Mountain, its surrounding area - including the area west of I-270 from the Monocacy Battlefield National Park to the Montgomery County line - and the precious natural resources of the region.*

The "cutout" that is proposed to be excluded from the conservation overlay should not be approved! This is currently ag/conservation land. Opening this area up for development will not only decrease our county's environmental integrity but will also increase traffic on I-270 significantly. It is already a very difficult commute in this area with the development of Urbana. Please do not approve this proposal and keep the preservation of Sugarloaf Mountain and its surrounding area.

Sincerely,

**Darlene Bucciero**

Darlene J Bucciero, Manager, PMP, LEED GA  
Research Facilities Management Office  
College of Agriculture and Natural Resources  
1209 Symons Hall  
College Park, MD 20742  
(o) 301.405.5429  
(c) 240.446.6451  
(f) 301.405.2963

**From:** [Planning Commission](#)  
**To:** [Joanne Horn](#)  
**Cc:** [Brandt, Kimberly G.](#); [Goodfellow, Tim](#)  
**Subject:** RE: prospective development around Sugarloaf  
**Date:** Thursday, December 16, 2021 4:22:24 PM

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Good afternoon:

Thank you for taking the time to express your thoughts on the Sugarloaf Treasured Landscape Management Plan.

Your comments will be shared with the Planning Commission for their consideration.

Karen L. James  
Administrative Specialist  
Division of Planning & Permitting  
Frederick County Government  
30 North Market Street  
Frederick, Maryland 21701  
301-600-1138

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**From:** Joanne Horn <jhornbioservices@gmail.com>  
**Sent:** Thursday, December 16, 2021 11:59 AM  
**To:** Planning Commission <PlanningCommission@FrederickCountyMD.gov>  
**Subject:** prospective development around Sugarloaf

**[EXTERNAL EMAIL]**

Dear Planning Board Members,

As a taxpaying citizen of Frederick County and City, I would like to voice my opinion on the development of the Sugarloaf area. In my view, the development of the County is occurring at an alarming rate and without thought to conservation, sustainability, critical climate change or even quality of life. I travel throughout the county frequently, and often by bicycle, so I see a lot. What I am seeing in terms of development is that the massive housing projects that are being built have not been designed with any thought to livability in terms of traffic, density, walkability, green space, anticipated impacts to waterways, forestlands, soils, runoff--- basically they are still being built in the mode of a 1950s suburb. In short, this is not Smart Development, it just the fastest, most expedient way for developers to make money, and Urbana is a prime example---it basically still looks like a sterile, biological desert years after it was built. Myself, along with almost everyone I have spoken with seems to agree that we need to preserve the fast-disappearing wild and ag lands we have---that's the charm of the area, that's why most of us moved here. Please help us preserve our unique region and stop the development of the Sugarloaf area.

Respectfully,  
Joanne Horn

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***Joanne Horn, Ph.D.***



**J. Horn Bioservices LLC**  
**mobile:240-578-0996**

**From:** [Planning Commission](#)  
**To:** [Kristen Morrison](#)  
**Cc:** [Brandt, Kimberly G.](#); [Goodfellow, Tim](#)  
**Subject:** RE: Sugarloaf Mountain Treasured Landscape Plan  
**Date:** Thursday, December 16, 2021 7:46:17 AM

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Good morning:

Thank you for taking the time to express your thoughts on the Sugarloaf Treasured Landscape Management Plan.

Your comments will be shared with the Planning Commission for their consideration.

Karen L. James  
Administrative Specialist  
Division of Planning & Permitting  
Frederick County Government  
30 North Market Street  
Frederick, Maryland 21701  
301-600-1138

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**From:** Kristen Morrison <klmkmor@gmail.com>  
**Sent:** Wednesday, December 15, 2021 3:31 PM  
**To:** Planning Commission <PlanningCommission@FrederickCountyMD.gov>; Council Members <CouncilMembers@FrederickCountyMD.gov>  
**Subject:** Sugarloaf Mountain Treasured Landscape Plan

**[EXTERNAL EMAIL]**

Hello,

Below is the corrected text that I had hoped to leave on the meetings voice message recording. Please erase my broken spoken testimony from today, 12/15/2021 and accept my corrected email text in place of the recording. I'd like to rerecord it in the future if that is possible.

All the best,

Kristen Lyn Morrison

My thanks to the committee and everyone who has worked on 'Our Mountain's, Sugarloaf Mountain's land whose view-shed, homesteads

and farms zoning is under review today. Some of these lands are all already being developed and we need what is left of our National Treasure, Sugarloaf Mountain and its surrounding environs to be preserved for future generations and for the continued enjoyment that has traditionally been enjoyed by the peoples of the tristate DMV area , and by other regional, national and international visitors.

The future of some of these properties is dependent upon the outcome of the end result of the zoning change. I do appreciate that it is an individuals right to profit upon their investments, yet witnessed the Eminent Domain seizure of not one but two of my relatives properties in Montgomery County. So that was bad for the families but was it also good that ‘we’ gained a state park, Seneca State Park, (<https://dnr.maryland.gov/publiclands/pages/central/seneca.aspx>) and a metro station?

And, I do object to the individuals who speculate and profit upon overdevelopment and environmental degradation. Will I personally like the rezoning of my property, most likely not. Does my and opinion put me in a dangerous position in our community, pit some of my neighbors and people abroad against me. Yes. Then why speak out! I speak out perhaps for the same reason a person sings a song when they see injustice. Its ‘Our Mountain!’ Not Frank Loyd Wrights or Mr Natelli!

I look forward to continuing these debates and hope all of our voices are heard.

Kristen Lyn Morrison  
1820 Mt Ephraim Road  
Adamstown, MD 21710

**JANICE R. SHAFF**  
**234 South Market Street**  
**Frederick, MD 21701**

December 13, 2021

Members, Frederick County Planning Commission  
Winchester Hall  
12 East Church Street  
Frederick, MD 21701

RE: Sugarloaf Treasured Landscape Management Plan

Ladies and Gentlemen:

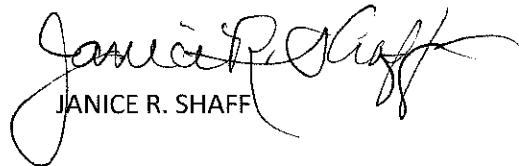
I read with interest articles in The Frederick News-Post regarding the above-referenced plan. Though I do not live in the area, I have strong ties to it because my grandfather William M. Cavell and his parents lived on Covell Road – which should be Cavell Road given their residence on that road for many years. I am 75 years old, and have fond childhood memories of family gatherings at my grandfather's home. This area is one of the most beautiful in the county.

Needless to say, I join with residents of the area and other interested persons who oppose the proposal by Mr. Natolli to exclude his property from the Management Plan. I-270 is the natural boundary. I cannot add to nor improve on what has already been written or said to support this view, but simply add my voice to those who request that the boundary be I-270.

Please vote NO to Mr. Natolli's request and include this property in the Sugarloaf Treasured Landscape Management area.

Thank you for your consideration.

Very truly yours,

  
JANICE R. SHAFF



**From:** [jgehman@hughes.net](mailto:jgehman@hughes.net)  
**To:** [Goodfellow, Tim](#)  
**Cc:** [John Gehman](#)  
**Subject:** Comment letter--Sugarloaf Plan  
**Date:** Wednesday, December 22, 2021 9:16:53 AM  
**Attachments:** [Letter to Steve Horn.pdf](#)  
[Japanese Stiltgrass.jpeg](#)  
[Giant slash-pile.jpg](#)

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**[EXTERNAL EMAIL]**

Please find attached a comment letter and two photos regarding the Sugarloaf Management Plan.

John Gehman  
(301)874-0151  
[jgehman@hughes.net](mailto:jgehman@hughes.net)

1875 Mt. Ephraim Rd.  
Adamstown, MD 21710  
December 21, 2021

Frederick County Planning and Permitting  
Steve Horn, Director  
30 North Market St.  
Frederick, MD 21710

Dear Mr. Horn:

I have a number of comments to make about the Sugarloaf Management Plan. The subject is timber harvesting and wildfire management, issues that this plan does and does not address. Two issues that it does address are requirements regarding rare and endangered species and the management of exotic weeds. I can imagine that these requirements would lessen the financial gains that property owners expect to generate from logging projects. It would discourage timber harvesting on Sugarloaf Mountain. But they do not represent a major departure from county code, the requirements that define a resource conservation zoning district, and they are important to maintaining the integrity of this natural environment.

Regarding rare and endangered species, county code speaks to the importance of an assessment by the Department of Natural Resources, their Wildlife and Heritage Service, something that a property owner might or might not think to do. By contrast, the Management Plan calls for this assessment. Both of these documents call for a mitigation plan to address any adverse impact from a timber harvest.

*County code:* "Habitats of threatened and endangered species, as identified by the Maryland Department of Natural Resources, shall be protected from development or disturbance. ... On sites where a habitat is identified, a mitigation plan will be required to show that adverse impacts on habitat sites are minimized." (1-19-7.200)

*Sugarloaf Management Plan:* "A review by the Maryland Department of Natural Resources' Wildlife and Heritage Service (DNR) that documents the presence/absence of any rare, threatened, or endangered species and/or habitats on site. On sites where a rare, threatened or endangered species or habitat is identified ... a mitigation plan is required to minimize the identified adverse impact." (p.A-23)

By contrast, the requirement regarding exotic weeds is something that county code, a product of the 1970's, does not say anything about. One reason is plain to see. These weeds were not the issue then that they are now, given the dramatic appearance of certain species in

the period since the 1970s. The biggest issue today, Japanese stiltgrass, came to this country about 100 years ago as packing material for porcelain from China. It spread from the point of origin, Tennessee, across the whole eastern United States, from Maine to Florida. It became a major issue in Frederick County about 25 years ago. The reality today is stiltgrass lining practically every road in the Sugarloaf area.

The issue regarding timber harvesting on the mountain is loggers that track this seed wherever they go, from one logging project to another. This is a sun-loving plant, meaning that wherever loggers open up the canopy, this plant will flourish. There are no natural controls. It will grow to about three feet and thicken up to the point that other plants cannot germinate or grow to term. Also, it does not naturally break down or thin out over time. It establishes a seed base that will produce this plant for the foreseeable future. A single plant can produce as many as a thousand seeds. Also, it can grow in practically any kind of soil. And finally, it is sun-loving, but shade-tolerant. The only native plant that is tough enough to compete with this exotic weed in these open areas is brambles.

The worst infestation on the mountain is the result of a logging project at 7621 Stewart Hill Road, a property that is directly adjacent to my property at 1875 Mount Ephraim Road. I saw first hand the desecration of a perfectly viable forest—10 acres—at the hands of a property owner and a logger that did not demonstrate any regard for the integrity of this forest or this neighborhood—a residential subdivision, Sugarloaf West. The reality is a giant gouge in the forest, a meadow that is chock-a-block with Japanese stiltgrass from one end to the other. I suggest that you come and take a look at this weed-infested wasteland.

What can loggers do to mitigate this infestation? For one thing, they can wash down their equipment before entering a new job site. But that will not totally eliminate this seed. This plant will inevitably appear the next year, after they have left this site. Property owners will have to take charge of this issue. What they can do is to pull or spray this plant before it goes to seed in September. If they fail to do this, the infestation will become far worse the next year. A more extensive infestation might take years—five or 10 or more years—to eradicate.

My only concern about these requirements regarding endangered species and exotic weeds is the regulators that would have to administer these controls. The call for an external assessment or a mitigation plan might be a permit requirement, but what about the issue regarding weeds, something that might not even show up until after the logger has left the site? The time-frame regarding a requirement for timber harvesting and the time-frame regarding a weed cleanup demonstrate two different time-frames.

A close at this logging project at 7621 Stewart Hill demonstrates the larger issue here, something that the Sugarloaf Management Plan does not address—a county government that is



far more adept at facilitating than regulating a timber harvest. There are two issues that merit a close look. One is a virtual clearing of the forest, the perfect invitation to a giant stiltgrass meadow. What the Frederick County Forestry Board formally approved was not a clearing. It was 142 marked trees, the biggest and the best for commercial purposes. A responsible logger would have worked carefully through the forest to minimize the damage to other trees, something that would secure the future of this forest. What this logger did is something else altogether. He took practically every tree of any value, something that totally opened the forest canopy to direct sunlight and a major stiltgrass infestation. He ran a military-scale front-loader through practically every square foot of this 10-acre site. What he left was mostly dead trees and trees that demonstrate little or no commercial value.

The important issue here is a logger that knew what he could do. The marks on the trees might look like a regulatory exercise, but there is nothing regulatory about it. I would call it a formality—a song and a dance. The Forestry Board did not challenge any of these markings when they approved this logging project, nor did your agency challenge this logger on his disregard for this nominally-regulatory exercise.

This monstrous opening of the mountain canopy was for all practical purposes illegal, demonstrably out of bounds regarding a zoning concept, resource conservation. Take a look at what county code has to say about this. Residential property owners shall not clear more than 40,000 square feet for a home site. (1-19-2.110) For one thing, this lot had already been cleared 50 years ago to build a residence. Also, 40,000 square feet is less than one acre. This giant gouge is multi-acre, practically-speaking the entire 10-acre lot. The fact that the logger left some dead or commercially-useless trees here or there does not rationalize this aggressive violation of county code or this mountain landscape.

After this project was closed out, I asked a number of local tree experts to take a look at this logging site and tell me what they think. One is Mr. Ryan Carroll, a certified arborist with Bartlett Tree Experts, a company that does work on my property. What he said is important. This area of the forest will not recover, and the reason is plain to see. There was not enough of a forest left to establish a viable base for growth going forward. I also asked another certified arborist, Mr. Eric Baker, owner of Baker Tree Service, another company that does work on my property, to take a look. He called it what it is—a weed-invested wasteland. Also, I asked Mr. Jimmy Polino, a manager for Arbormetrics, a company that does tree pruning and removals for Potomac Edison, to take a look at this cite when he was assessing the power line right-of-way between my property and this logging cite. His exact words were “a scalping of the forest.”

How does all this happen? The best answer is the absence of adequate controls, exactly the issue that the Sugarloaf Management Plan is addressing. I asked Mr. Eric Dodson, the Frederick County Environmental Inspector, the person that approved this project from

beginning to end, to explain this issue. What he said is telling. Once a logger has a permit from the county, he is free to do more or less what he wants, no questions asked, for 12 months. The results are plain to see. Absent stricter controls, this permit is a commercial free-for-all, a ticket to exploit this environment for all that it's worth—dollars and cents. The natural environment and the neighbors that build homes here to enjoy and support this environment simply take what they get—a drubbing.

Your agency could have prevented or mitigated this desecration. For one thing, the property owner and the logger decided to start taking down trees before they were given any permit to proceed. You issued a stop-work order, something that they deliberately defined. In other words, they broke the law. This was a red flag of major proportions, the perfect occasion to either cancel this project or take special precautions regarding this timber harvest. You did neither of these two things. You levied a fine on this property owner, something that he did not pay. You did nothing to stop or diminish the desecration of this forest.

Why did you give this property owner a permit? For one thing, people that flip a finger at your legal infrastructure should not be guaranteed the right to a permit. You could have said no and stood your ground. Also, this misconduct was egregious. There is an important difference between permit violations that pertain to a structure, a house or a garage, something that can be done and undone and redone, and permit violations that pertain to a natural resource, notably something that is subject to county code—resource conservation.

Also, why did you not give the residents of this neighborhood any advance notice, let alone any opportunity to express their concerns about a project that was directly adjacent to their properties? We knew where this project was headed—a desecration of this forest. When we saw the logging truck come up the road, we wrote letters expressing our concerns about this project to Mr. Gary Hessong, Director, Permits and Inspections, letters that went to his office before the permit was issued. Mr. Hessong could have delayed the issuance of this permit long enough to hear us out, something that might have diminished this desecration. But we never heard back from anybody. Our concerns were not important to your agency.

How does all this happen? For one thing, you do not demonstrate any regard for the spirit or the letter of the law, a zoning concept, resource conservation. Also, you do not demonstrate any regard for the parties that you are supposed to serve, the residents of this county, notably parties that have to suffer the consequences of a careless and irresponsible logging project on Sugarloaf Mountain. Not good enough. Your decision regarding a permit speaks to your time-honored allegiance to this outside party, the state-based Forestry Board, a group that demonstrates a strong bias toward commercial logging, which is to say the property owners that apply for a permit and their loggers—contrast anybody else, notably the residents of this neighborhood. What you call “public administration” is a sham.

The other major issue is two giant slash-piles, the preponderance of the debris left from this timber harvest. Loggers are supposed to leave this debris where they cut it or remove it altogether from the property to minimize the potential for wildfire. The largest pile is about 150 feet long, about 30 feet wide and up to 10 feet tall on the downhill side. I estimate the total volume at approximately 25,000 cubic feet. The smaller slash-pile is about half that size. The logger was careful to place these piles as far away from the road as he could, at the very back and side of this property. Naturally. They are a major eyesore. He located these piles down the hill from the house on this property, largely out of sight. Also, he was hiding these piles from public view. He knew full well that giant slash-piles closer to the road would have called attention to a problematic logging practice.

The biggest issue with these major piles is not an eyesore. The issue is a fire hazard, something that might not look important given the rainfall that we have enjoyed for a number of years, but all that can change at any time. We are long overdue for a major drought. The state of Maryland could begin to look like the state of California at any time. Also, these giant piles will be here for the foreseeable future. We have no idea what climate change might mean to this area five or 10 or 15 years from now. We could be facing some dangerous circumstances. These piles are absolutely indefensible.

The Sugarloaf Management Plan recognizes the potential for a major fire on the mountain. For one thing, it cites exactly the issue that I am raising, "improper debris or outdoor burning," as "Maryland's leading cause of wildfires." Also, "Frederick County has a disproportionally high number of wildfire ignitions due to the abundance of people in close proximity to wildland fuels." Regarding Sugarloaf, it proposes "a network of water tanks to be owned and maintained by the County for rural fire suppression." (pp.110-12)

What these slash-piles represent is a serious threat to this neighborhood and this whole side of the mountain. Absent any firebreaks on this mountain, a fire that began here could easily spread up and across the northwest side. Also, these slash piles are nowhere near the road. They are at the very back of the property. There is no access for fire fighting equipment, notably large trucks. Also, they are directly adjacent to the local power line, something that is not accessible for major maintenance, notably tree pruning. There are at this time large trees overhanging this line. Mr. Chis Hixon, the county engineer for Potomac Edison, has surveyed this sight and told me that the company might have to wait for these trees to come down on their own. This is a dangerous scenario—a downed power line, giant slash-piles and the absence of any access regarding fire-fighting equipment. These piles should not be there to begin with, let alone adjacent to a power line that is not properly maintained in a heavily-wooded residential area.

I contacted Ms. Ann Hairston-Strang, the Associate Director of the Maryland Forest

Service, and asked her to address this issue. She asked Mr. Chris Robertson, the State Fire Supervisor, to take a look. He sent someone on his team, Mr. Shannon Wolfe, a Wildfire Program Coordinator, to assess this situation. Mr. Wolfe came out to take a look. For one thing, he recognized that these piles should not be there. What he saw is a fire control issue, meaning that an ignition of any kind—a spark from a chain saw, a cigarette butt, a lightning strike, arson, etc.—could mean big trouble—piles that burn out of control for hours, an issue that the fire department would not be able to access because of this remote location. Given a windy day, this blaze could throw burning embers across the entire neighborhood and up and across the mountain.

I asked Ms. Hairston-Strang to resolve this issue. Mr. Robertson contacted me. What he said is the following:

“Thank you for your response and providing the videos of the large slash piles located on property adjacent to yours in Frederick County. I have spoken to Shannon Wolfe in regards to his site visit and meeting with you on the property. I certainly understand your concern for having these large piles in close proximity to your property and the neighborhood. Unfortunately the MD Forest Service has no legal authority to order the dispersal of the piles as they are on private property and are not in violation of any DNR regulations as it pertains to wildfire hazard.”

In other words, Mr. Robertson can see the issue, but he does not have the authority to address it. Who, then, does have this authority? What about Frederick County, the responsible party regarding this permitted project? This whole episode happened on your watch. Your agency approved this project. Your responsibility regarding these slash-piles is crystal clear. There is no question that somebody working with the proper equipment could resolve these piles. What, then, is Frederick County willing to do about this issue?

This timber harvest gone awry demonstrates the importance of a more regulatory approach to managing the natural environment on Sugarloaf Mountain and anywhere else in Frederick County. What I recommend is a Management Plan that includes more—not fewer—controls regarding timber harvesting and wildfire management and a serious look at the governmental issue—how you people operate. The attached pictures do not demonstrate the severity of this giant gouge in the forest, this weed-infested wasteland. I would like to show you face-to-face what exactly I am talking about. Call me, and I will give you a tour.

cc: KGBrandt  
Planning Commission  
Council members  
JGardner  
TGoodfellow

Best regards,  
  
John Gehman  
(301) 874-0151  
jgehman@hughes.net



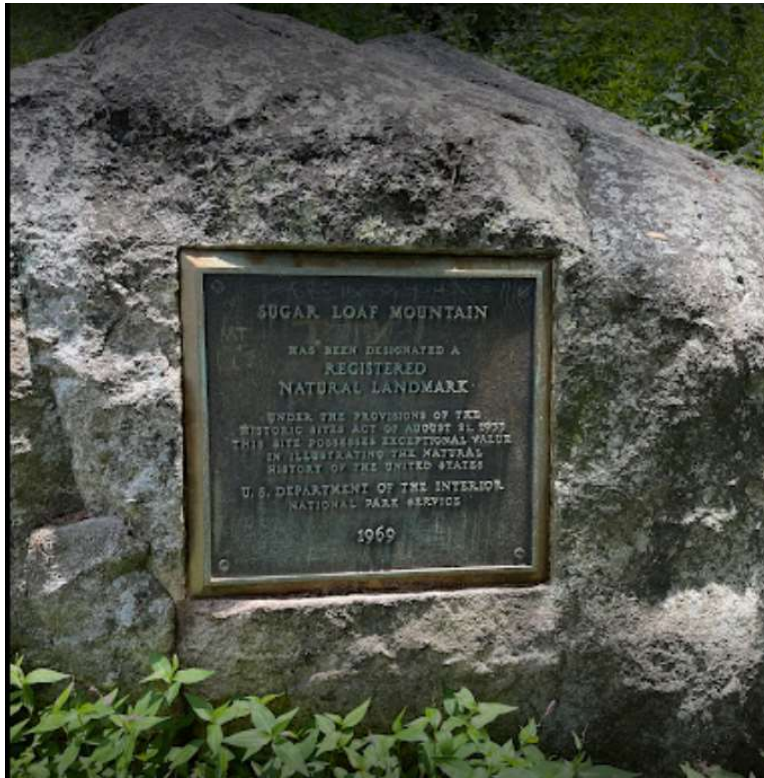












# Sugarloaf Treasured Landscape Management Plan Draft

FREDERICK COUNTY SUSTAINABILITY COMMISSION REVIEW

| December 2021 |







**COMMISSION**  
**MEMBERS**

John Ferri  
*Chair*

Faith Klareich  
*Vice-Chair*

Mark Sankey  
*Secretary*

Jennifer Bird

Tiffany Fossett

Ronald Kaltenbaugh

Elizabeth Law

James Reed

Ben Springer

William Steigelmann

Kai Hagen  
Frederick County Council  
Liaison

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**EXECUTIVE OFFICE**  
**OF SUSTAINABILITY**  
**& ENVIRONMENTAL**  
**RESOURCES**

Dawn Ashbacher  
Sustainability  
Program Manager &  
Commission Liaison



**FREDERICK COUNTY SUSTAINABILITY COMMISSION**

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[www.sustainablefrederickcounty.org](http://www.sustainablefrederickcounty.org)

Frederick County Maryland Planning Commission,

The Frederick County Sustainability Commission (FCSC) has reviewed the plan as developed by the Livable Frederick Planning Office. The FCSC strongly support efforts to manage development within this regional treasure. We also recognize the challenges related to development and preservation of natural resources. As we exist to assist in supporting the efforts to sustain a quality of life in the county as a whole, we see the value of maintaining the Sugarloaf area in its current natural state as far as practical. Environmental preservation is the highest priority for this Plan.

The area studied is a small portion of Frederick County representing about 4% of its total acreage. The area's proximity to the confluence of the Monocacy and Potomac adds to its value. Here are National Park and other protected lands. It also adjoins the Agricultural Reserve of Montgomery County. Such an area as the Sugarloaf region deserves special treatment related to preservation. Such pockets add to the quality of life. Once developed the treasure cannot be recovered.

The report has a strong educational value and we encourage sharing of copies with appropriate staff at FCPS as well as private schools within the County. Local colleges and universities may benefit as well as it provides a study framework providing local awareness. This review shows how community organizations can meaningfully contribute to the efforts for local planning. Sustainability Commission members may be available to facilitate the use of the plan and this review within the schools.

The Commission is pleased to submit this review for your consideration. We are available for continued cooperation in planning for the future of Fredrick County.

  
John Ferri  
Chair

## **2021 – 2022 Sustainability Commission**

**John Ferri (Chair)** has over 40 years of Architecture, Urban Planning, and Project Management experience. He is also a LEED AP (Leadership in Energy & Environmental Design Accredited Professional) and a CCP (Climate Change Professional). He currently is contracted by the Department of Labor to oversee the design and redevelopment of two major Job Corp campuses in Puerto Rico.

**Elizabeth (Betty) Law (recent past Chair)** Betty's interests include renewable energy and community outreach. She has a Master of Engineering in Electric Power. She has investigated blackouts for FERC, performed contingency analysis of the New York City electrical system for Con Edison and designed gas and steam power plants for Bechtel Power. Betty also has a master's in special education and worked as a special educator for many years.

**Faith Klareich (Vice Chair)** has a background in technology management and deployment and has worked for over 35 years in the research, development and deployment of clean energy technologies, assisting Fortune 500 firms, Utility Commissions, National Laboratories, Federal, State and local governments in sustainable, climate-focused programs. Prior to living in Frederick, she chaired the Environment Commission of the City of Rockville.

**Mark Sankey (Secretary)** spent over 40 years in industrial air pollution control gaining perspective in the challenges of maintaining availability of electric energy. Two trips to Uganda with Engineers without Borders and two more pursuing consulting provided a real-world education in infrastructure development.

**Jennifer Bird** is an environmental scientist with experience conducting wetland and forest stand delineations and coordinating environmental permits for a variety of projects including living shorelines, stream restorations, highway and bridge projects, water/sewer, and stormwater management facilities.

**Ron Kaltenbaugh** is an EV driver since 2012, Ron has been active in demonstrating electric vehicles, presenting on transportation electrification, and working on EV policy. Trained by The Climate Reality Project in 2017, Ron has given dozens of presentations on the various aspects of Climate Change. Ron combines his EV and climate knowledge to work on a systemic approach to climate impacts, solutions, and policy.

**Jim Reed** has decades of experience in private, public and Tribal land conservation transactions in the US and abroad with emphasis on wildlife habitat conservation for Rare Threatened & Endangered species while ensuring the protection and defense of indigenous and private property rights. He also has extensive experience in resolving conflicts arising from the recreation, transportation and industrial sector's environmental impacts and mitigating habitat fragmentation through wildlife corridor establishment.

**Ben Springer** has over a decade of experience working with government, non-profit and private sector organizations on climate, clean energy and sustainability issues. In particular, he focuses on policy and communications, with expertise in the power sector. He also has a personal passion for land use and sustainable agriculture.

**Bill Steigelmann** has been working in the energy efficiency field for more than 40 years, and also has had extensive experience in electricity generation, including systems using nuclear, fossil fuels, and renewable energy, both large (utility) installations and smaller one installed by utility customers.

**Tiffany Fossett** is a Planning Technician finishing up her Urban Planning degree at Arizona State University where her studies have included housing, zoning, transportation, and sustainability.



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# OVERVIEW

## Approach

The Frederick County Sustainability Commission (FCSC) reviewed the Sugarloaf Treasured Landscape Management Plan Draft. The review is based on the tasks listed in the adopted FCSC Bylaws.

The FCSC acts as an advisory body to the County Executive in the development or initiation of programs or actions that will enhance and create sustainable practices within the County and the community. The tasks include identifying and prioritizing concerns or issues related to **long-term environmental, social, and economic sustainability** of the Frederick County community. The list of identified and prioritized concerns or issues are developed and proposed as a comprehensive set of sustainability principles (*goals*) to inform County policies.

The FCSC principles are numbered and listed into three categories; long-term environmental, social, and economic sustainability. The Review Chart identifies which FCSC principle and category align with the Sugarloaf Treasured Landscape Management Plan Policies and Initiatives. The list of the FCSC principle and categories are included as Exhibit F in the Appendix.

The Review Chart designates what Policies and Initiatives of the Sugarloaf Treasured Landscape Management Plan Draft that the FCSC support and added suggestions where warranted.

## Executive Summary

Livable Frederick, the American Planning Association's award winning Master Plan, embraces comprehensive planning that is centered on creating and sustaining "Livability". It takes a concept from a vague notion to a vivid illustration that serves to create and sustain the communities "Livability" in the target year of 2040.

To define the 2040 Vision, the community submitted 2,223 surveys and over 15,000 separate qualitative comments from both residents and business owners. The result is summarized in one overarching Vision Statement: *"It is 2040. Frederick County is a vibrant and unique community where people live, work, and thrive while enjoying a strong sense of place and belonging."* LFMP further defined 4 distinct Vision Statements: Vision of Our Community, Vision of Our Health, Vision of Our Economy, and Vision of Our Environment. The Action Framework defines the Goals for each Vision category, and Initiatives & Supporting Initiatives were established as a guide.

The Sugarloaf Treasured Landscape Management Plan is the first Area Plan to be developed under the Livable Frederick Master Plan process. The FCSC referred to the 4 distinct Vision Statements and "Place-making" during the review process.

Environmental preservation should be stressed as a priority to the Planning Commission and every affected part of County government and administration. The beauty of the countryside is reason enough but consideration of watershed, aquifer protection, and wildlife issues should be in the forefront. This relates to a need for the report to identify priorities among the several initiatives and policies identified. **The FCSC identifies the following as general priorities:**



- **Forest preservation and maintenance**
- **Land use with prudent and limited development**
- **Watershed protection**
- **Climate change impact awareness**

**The FCSC supports all of the Policies and Initiatives of the Sugarloaf Treasured Landscape Management Plan with six noted as specific priorities.** There are 26 policies or initiatives where the FCSC has made suggestions. There are individual suggestions for 7 policies or initiatives, 2 suggestions for a group of 2 policies or initiatives, 1 suggestion for a group of 3 policies, 1 suggestion for a group of 5 policies or initiatives, and 1 suggestion for a group of 9 policies or initiatives.

The group of 9 policies or initiatives has the common element of development as their theme. The FCSC suggests utilizing an orderly Planning Tool, known as "The Transect" to achieve the results envisioned in these 9 policies or initiatives.

The Transect is a categorization system that organizes all elements of the urban environment on a scale from rural to urban. There are 6 Transects ranging from Rural Preserve to Core (i.e. Central Business District).

The FCSC suggests incorporating a "Transect zoning" concept for the Sugarloaf Treasured Landscape Management Plan land-use regulations. The concept can be implemented through the familiar legal framework of Euclidian zoning districts. The zoning districts should be keyed to the desired Transect zones T1- Rural Preserve, T2-Rural Reserve, and T3-Edge. The majority of land can be classified in these 3 Transect Zones.

The FCSC suggest creating new Transect Zone 4-General for area associated with non-residential uses. Due to the environmental and historic nature of the area, the FCSC suggests a Form Based Code be developed and instituted for the Transect 4 defined planning area.

Form-based codes are drafted to achieve a community vision, which is the basis of the Livable Frederick Master Plan. Ultimately, a Form-based code is a tool; the quality of development outcomes is dependent on the quality and objectives of the community plan that a code implements.

Form-based Codes have 4 main regulations: a regulating plan, public space standards, building form standards and administration of the permitting process.

The FCSC suggests adding a 5<sup>th</sup> regulation, Performance Standards, to implement climate change related policies or initiatives.

As the Planning Commission finalizes the report and it passes to the County Council, it is important to prioritize the recommendations. This provides for a more effective outcome in enacting ordinances and other actions to maintain the region as the treasure it is.

Lastly, the FCSC recognizes that a modification to the draft plan has been made by the Planning Commission since the September 2021 public release. The modification adopted by the Planning Commission extends the eastern boundary to I-270 and includes approximately 500 acres. The FCSC supports this modification.

Frederick County Sustainability Commission Review					November 2021	
Frederick County Sustainability Commission Categories			Livable Frederick Master Plan - Large Area Plan Draft - September 2021			Frederick County Sustainability Commission
Long term Environmental	Social	Economic Sustainability	Sugarloaf Treasured Landscape Management Plan Policies & Initiatives			Support Suggestion
I, II, IV			Policy 1.1	Support natural resource protection, respond to climate change, and ensure the scale and location of development is compatible with surrounding rural land uses and achieves the Vision for the Sugarloaf Planning Area.		A, K
IIIA			Policy 1.2	Sugarloaf Planning Area to ensure its continued beauty and unique charm.		K
	IIB		Policy 1.3	Ensure that residents, businesses, and students have access to practical and affordable high-speed data services.		
IB			Policy 2.1	Design new buildings, subdivisions, infrastructure, and signs in the Sugarloaf Planning Area to be compatible in scale and siting with existing, adjoining historic structures and settlements.		A
III			Initiative 2A	Develop historic context statements for the Planning Area, with potential themes including prehistoric use of the area, the communities established by African-American residents, and settlement and development from 1700 to the 1960's.		
III			Initiative 2B	Utilizing research from the context statements, conduct architectural and archaeological surveys to identify sites of significance in the Planning Area.		
III			Initiative 2C	Update the Maryland Inventory of Historic Properties for the Planning Area.		
III			Initiative 2D	Pursue a National Register District nomination for the Stronghold Survey District, which is included in the Maryland Inventory of Historic Properties as record F-7-32.		
III		III	Initiative 2E	Grant Program to eligible property owners in the Sugarloaf Planning Area.		
III		III	Initiative 2F	Study the creation of a locally designated Rural Historic District within the Sugarloaf Planning Area.		
III			Policy 3.1	Promote Sugarloaf Mountain and the surrounding lands owned by Stronghold, Incorporated as a national model for privately-owned, publicly-accessible open space conservation that provides environmental and health benefits to residents of a major metropolitan area.		
		III	Initiative 3A	Work with Stronghold, Incorporated, the State of Maryland, and Frederick County Tourism to clarify Sugarloaf Mountain's status as a privately-owned and operated park.		
	IIB		Initiative 3B	Collaborate with Stronghold, Incorporated and DNR to explore the desire and feasibility of extending and connecting the Monocacy Natural Resource Management Area's Rustic Trail Network to the Sugarloaf Mountain trail network to create a longer and linked trail system.		
	II		Initiative 3C	Partner with Stronghold, Incorporated to establish mechanisms to ensure long-term public access to Sugarloaf Mountain and identify ways in which the Frederick County community (residents, government, private organizations) can assist in these endeavors.		
IIIA			Initiative 3D	Initiate inter-governmental communication with the Maryland State Highway Administration to request a revised signage palette along 1-270 and Comus Road for Sugarloaf Mountain that contains variations in color, style, and type design to distinguish the privately-owned mountain from publicly-owned parkland.		
I, II			Initiative 3E	Support the preservation of Stronghold, Incorporated's 3,400 acres through a conservation easement device to ensure permanence and protection of all of its resources - cultural, environmental, historic -with no reduction in size, integrity, or ecological function.		
IIB			Policy 4.1	Limit forest loss, forest fragmentation, and increased impervious cover through modifications I to land use designations, zoning classifications, and development densities.		
IIIA			Policy 4.2	Assess future land use changes in the context of the rural character of the Sugarloaf Planning Area.		A

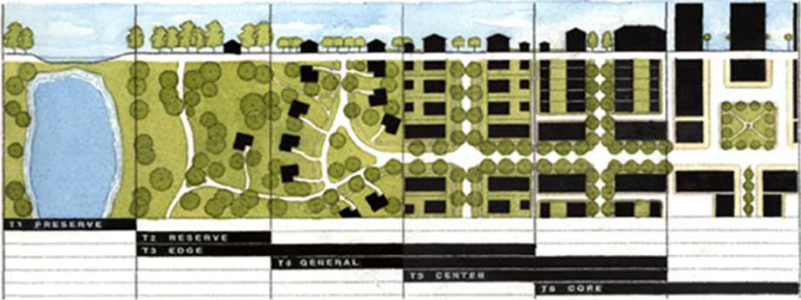
III			<b>Policy 4.3</b>	<b>Minimize the growth of new residential development that utilizes wells and septic systems by prohibiting the expansion of the Rural Residential Land Use Designation into Agricultural and Natural Resource areas.</b>	<u>Priority</u>	<b>A, L</b>
IA			<b>Initiative 4A</b>	Expand the County's stream survey program to include monitoring of local groundwater conditions and aquifer recharge areas, with a focus on the northeast portions of the Sugarloaf Planning Area adjacent to lands with existing or planned higher density development, in order to study land use impacts to groundwater resources. The Sugarloaf Planning Area relies solely on groundwater wells and contains a portion of the Piedmont Sole Source Aquifer.		<b>A</b>
IIA			<b>Initiative 4B</b>	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.		<b>A</b>
	III		<b>Initiative 4C</b>	equipment at the Urbana Volunteer Fire and Rescue Company and the Hyattstown Volunteer Fire Department in order to respond to a hazardous material spill within the Piedmont Sole Source Aquifer along 1-270 and local roadways in both Montgomery and Frederick Counties.		
III			<b>Initiative 4D</b>	Establish and apply the land use plan designation of "Treasured Landscape-Sugarloaf" in the Sugarloaf Planning Area		
II			<b>Initiative 4E</b>	Evaluate the extent and location of natural resources that currently lack the Natural Resource (NR) Land Use Plan designation and Resource Conservation (RC) Zoning, and apply the NR Plan designation and RC Zoning to those resource features.		
IIIA			<b>Initiative 4F</b>	Adopt and apply the Sugarloaf Rural Heritage Overlay Zoning District and its ordinance to achieve the goals and vision articulated in the Sugarloaf Treasured Landscape Management Plan.		
I			<b>Policy 4.4</b>	Future planning efforts in the Urbana Corridor (Urbana CGA and the 1-270 TOD Corridor) shall include visually attractive and high-quality design elements, enhanced mitigation of negative environmental impacts, and significant improvements to the localized road networks.		
		IV	<b>Policy 4.5</b>	Maintain agriculture as a significant land use in the Sugarloaf Planning Area through easements, incentives, policies, and regulation.		
IIB			<b>Initiative 4G</b>	Pursue the proposed expansion of the Carrollton Manor Rural Legacy Area to include all of Stronghold, Incorporated's holdings, adjacent forestlands, and agricultural lands within the Sugarloaf Planning Area.		
		IV	<b>Policy 4.6</b>	<b>Support an evolving agricultural industry and farming at many scales that contributes to a local food supply and conservation of agricultural land, rural open space, and environmental resources in the Sugarloaf Planning Area.</b>	<u>Priority</u>	
		IV	<b>Policy 4.7</b>	Promote local agricultural growers and producers in the Sugarloaf Planning Area and assist with reaching residents through on-farm, wholesale, regional grocery, and culinary outlets.		
		IV	<b>Policy 4.8</b>	Support innovative and high-tech farmers and agricultural practices that enhance the competitiveness of local farms in the Sugarloaf Planning Area.		
	IIB		<b>Initiative 5A</b>	With the Sheriff's Office and the Division of Public Works, explore the application of speed calming techniques to deter motorists who exceed the speed limit on Thurston Road and Park Mills Road.		
		II	<b>Policy 5.1</b>	Maintain coordination and collaboration with the Maryland Department of Transportation-State Highway Administration in all aspects of the 1-270/1-495 Managed Lanes Study and 1-270 Transit Enhancement Project.		
IID			<b>Initiative 5B</b>	Work with Maryland Department of Transportation-State Highway Administration to support localized mitigation of forest and wetland impacts from the 1-270/1-495 Managed Lanes Project as it moves through the Sugarloaf Planning Area.		

		II	<i>Initiative 5C</i>	Coordinate with Maryland Department of Transportation-State Highway Administration and Montgomery County to retain full operational movements at the MD 109/1-270 interchange for efficient access to the southern Sugarloaf area once the MD 75/1-270 interchange is constructed.		B
IIIA			<i>Policy 5.2</i>	Future transit centers, park-and-ride facilities, and transit-oriented development projects associated with the future MD 75/Mott Road/Dr. Perry Road interchange with 1-270 should be thoroughly evaluated in order to serve the existing southern Urbana Community Growth Area, as well as critical focal points along the 1-270 Corridor supporting compact employment and mixed-use development.		A, C
IIIA			<i>Policy 5.3</i>	Support and perpetuate the Sugarloaf Area's rural character and unique elements in the forthcoming redesign of the County's Rural Roads Program.		
IIIA			<i>Initiative 5D</i>	Establish a new "Scenic Road" designation to augment and compliment the County's Rural Roads Program		
IC			<i>Policy 6.1</i>	<b>Foster increased awareness and appreciation of environmental resources in the Sugarloaf Planning Area and their relationship to man-made systems, and support management actions to sustain and protect resource function, resilience, and quality.</b>	Priority	L
IIC			<i>Policy 6.2</i>	Enhance biological, physical, and chemical monitoring of streams, including evaluation of physical impediments that block brook trout movement and acute "hot spots" with degraded in-stream conditions that imperil survival of coldwater aquatic communities.		D, L
IIC			<i>Policy 6.3</i>	Minimize parallel streamside roads and road crossings of streams in all future planning, subdivision and site plan approvals, and construction designs in the Sugarloaf Planning Area.		D, L
IIIA			<i>Initiative 6A</i>	Establish non-residential and non-agricultural building size thresholds in the Sugarloaf Planning Area to reduce impervious surfaces, stormwater runoff, and degradation of aquatic resources		A
IA			<i>Policy 6.4</i>	<b>Support and adequately fund watershed restoration initiatives such as stormwater management system upgrades and retrofits, infrastructure repair, reforestation, and stream restoration projects that minimize riparian vegetation removal in the Sugarloaf Planning Area.</b>	Priority	E
IIC			<i>Policy 6.5</i>	Maintain high-quality watershed conditions to sustain coldwater biological communities.		
IIC			<i>Initiative 6B</i>	Engage the Division of Public Works' Highway Operations Division in a critical examination of the need and use of road salt within the Sugarloaf Resource Watersheds of Concern in order to protect high quality waters that support brook trout and coldwater aquatic organisms from the threat of elevated chloride levels.		
IIC			<i>Policy 6.6</i>	Protect sensitive aquatic resources, including brook trout populations, in Bear Branch Watershed.		
IIC			<i>Policy 6.7</i>	Support efforts to achieve Tier III Use Class Status for additional streams in the Sugarloaf Planning Area and ensure that the unique high-quality features of these streams are maintained.		F
IIC			<i>Policy 6.8</i>	Improve and restore wildlife habitat and biological diversity, including brook trout populations, in the Furnace Branch Watershed.		
IIC			<i>Initiative 6C</i>	Continue engagement with and support of the Eastern Brook Trout Joint Venture, a unique partnership between state and federal agencies, regional and local governments, businesses, conservation organizations, academia, scientific societies, and private citizens working toward protecting, restoring, and enhancing brook trout populations and their habitats across their native range.		
IIC			<i>Policy 6.9</i>	Focus existing incentive programs in the Urbana Branch and North Branch Watersheds to expand and increase the amount of forest cover to address environmental and climate resilience and aid in water quality protection.		
IIC			<i>Policy 6.10</i>	Critically examine quantities of groundwater requested for future withdrawals by large-scale commercial and institutional uses in order to maintain springs and seeps, and to ensure stream base flows needed for sensitive cold-water aquatic biota and protection of nearby private residential wells.		

IIC			<i>Initiative 6D</i>	Preserve and enhance environmental functions, such as flood control, temperature modulation, and downstream water quality protection, by enhancing the buffering of aquatic systems, including headwater areas and mapped natural flow and drainage paths.		
IIC			<i>Initiative 6E</i>	Establish a physical, chemical, and biological water quality monitoring program for the Urbana Branch Watershed to assess current conditions and evaluate the effects of land use change on stream quality.		
IID			<i>Policy 6.11</i>	Support conservation practices on all agricultural lands, including livestock exclusion from streams, wetland protection and enhancement, and regenerative agricultural practices to sequester carbon and increase soil and water health.		
IIB			<i>Policy 7.1</i>	Promote the creation of Forest Management Plans and Forest Stewardship Plans that address increasing species and landscape diversity over time, including the extent and quality of older forests and early successional habitat. Such plans should include methods to control invasive pests, destructive insects, and diseases to prevent widespread forest mortality and loss of native forest types.		<b>G</b>
IIB			<i>Policy 7.2</i>	Ensure timber harvesting activities in the Sugarloaf Planning Area achieve: enhanced protection of all waterways and drainages; minimal risk of stream sedimentation; protection of forests during critical breeding seasons for FIDS; and no degradation or negative impacts to forest quality, resilience, and wildlife habitat.		<b>G</b>
IIB			<i>Policy 7.3</i>	Support efforts of landowners and organizations to improve deer herd management to reduce deer browsing of native trees.		
IIB			<i>Initiative 7A</i>	Infrastructure Plan for the County that prioritizes areas for forest restoration and conservation across ownerships to increase natural landscape continuity and reduce forest fragmentation		
IIB			<i>Policy 7.4</i>	<b>Retain existing forestlands, promote sound forestry management, and expand tree planting, including riparian forest buffers and the conversion of lawn to forest in the Sugarloaf Planning Area, to help achieve climate change resilience.</b>	<b>Priority</b>	<b>I</b>
IIB			<i>Policy 7.5</i>	Collaborate with stakeholders, agencies, and organizations to use forests and trees to improve watershed conditions, including the conservation of forests critical for protecting high quality waters.		<b>I</b>
IIB			<i>Policy 7.6</i>	Emphasize forest connectivity when Forest Resource Ordinance easements are proposed during the land development process.		<b>I</b>
IIB			<i>Initiative 7B</i>	Establish the Sugarloaf Area Forest Initiative, modeled after the Lingnore Watershed Forest Program, to utilize the County's Forest Resource Ordinance mitigation funds to plant new forest on private lands.		<b>I</b>
IIB			<i>Initiative 7C</i>	Through partnerships with natural resource professionals, provide technical and financial assistance to help private landowners practice sustainable forest resource management and to transition lawn to natural areas.		<b>I</b>
	III		<i>Policy 7.7</i>	Support education and outreach efforts of the Maryland DN R Firewise Program to promote fire awareness and prevention in the wildland-urban interface in the Sugarloaf Planning Area.		
	III		<i>Initiative 7D</i>	Ensure existing capacities (e.g., plans, personnel, equipment) of local fire departments and emergency response agencies are sufficiently adequate for effective wildfire response and suppression.		
	III		<i>Initiative 7E</i>	Engage the services of the Maryland DNR Forest Service to prepare Community Wildfire Protection Plans for eligible areas in the Sugarloaf Planning Area.		
IIB			<i>Policy 7.8</i>	Foster increased awareness and appreciation of environmental resources and their relationship to man-made systems, and support for management action to sustain and protect resource function and quality.		
IIB			<i>Initiative 7F</i>	Collaborate with conservation groups, governmental entities, and willing landowners to establish a "Forest Management for Wildlife" demonstration area to showcase ecological forestry techniques to improve desired wildlife habitats, from managing towards mature forest conditions to designing early successional habitat to benefit declining shrubland species, such as American woodcock, bobwhite quail, and ruffed grouse.		

	III		<i>Initiative 7G</i>	To improve public safety and reduce the costs of property insurance for residents and businesses within the Planning Area, establish a network of water storage tanks to be owned and maintained by the County for rural fire suppression. Once piloted in the Sugarloaf Area, this initiative should be expanded to other rural parts of the County.		
IV	III		<i>Policy 8.1</i>	Factor climate change into all land use and planning initiatives and processes to achieve a natural and built environment that is highly resilient and adaptive.		A
IV			<i>Initiative 8A</i>	Support County efforts to develop policies and plans that address climate change and sustainability in a coordinated and comprehensive manner.		
IV		I	<i>Policy 8.2</i>	Support alternative energy production and storage systems, while carefully evaluating their impact on forestlands, viewsheds, and the transportation network in the Sugarloaf Planning Area.		
IV		IV	<i>Policy 8.3</i>	Support sustainable, regenerative agricultural practices in the Sugarloaf Planning Area that enhance soil productivity and carbon sequestration, and protect water quality, thus providing overall greater resilience to climate change.		
IV		IV	<i>Initiative 8B</i>	Explore the creation of a new County programmatic initiative to engage willing landowners to replace turf grass with conservation landscaping to: reduce greenhouse gas emission (from less mowing), enhance pollinator habitat, and increase vegetative diversity.		
IV		IV	<i>Initiative 8C</i>	Establish, fund, and showcase a pilot program that engages a willing land owner/farm operator in the Sugarloaf Planning Area to convert or enhance an existing agricultural operation to a system that incorporates more regenerative practices and carbon sequestration.		
		IV	<i>Initiative 8D</i>	and other experts to supply technical design, installation, and adoption assistance to implement HB 687/SB 597, the Agricultural Cost Share Program-Fixed Natural Filter Practices in the Sugarloaf Planning Area.		
IIB			<i>Policy 8.4</i>	<b>Preserve vast forestlands in the Sugarloaf Planning Area that comprise an "ecological sanctuary" and acknowledge their importance in providing clean water, sequestering carbon, and mitigating climate change.</b>	Priority	
IIC			<i>Policy 8.5</i>	All future repairs and upgrades of stream culverts in the Sugarloaf Planning Area should be designed to: ensure unimpeded upstream and downstream movement of aquatic organisms and other wildlife; minimize stream scour and erosion; and accommodate more intense storms and frequent flooding events.		H
IIC			<i>Initiative 8E</i>	Explore options with the Department of Public Works and the Office of Sustainability and Environmental Resources to address the compromised stream bank stabilization structure and associated stream channel erosion located along a tributary to Little Bennett Creek, adjacent to Sugarloaf Mountain Road.		
IV			<i>Policy 8.6</i>	Expand the capacity of the Sugarloaf Planning Area to provide essential contributions to the County's efforts to reduce, mitigate, and adapt to climate change.		
IVB		I	<i>Policy 8.7</i>	Endorse and support a variety of "green" principles and technologies and climate-sensitive methods in building and site design to help mitigate and adapt to climate change.		A
		I	<i>Initiative 8F</i>	Accelerate the promotion of the Commercial Property Assessed Clean Energy Loan, (C-PACE) program for investment in clean energy, conservation, and carbon drawdown activities such as energy efficiency, renewable energy, water conservation projects, green infrastructure, grid resilience, and energy management techniques.		
IVA			<i>Policy 8.8</i>	Reduce greenhouse gas emissions by limiting the growth of high vehicle trip-generating land uses.		J



Sugarloaf Treasured Landscape Management Plan Policies & Initiatives	Frederick County Sustainability Commission Suggestions	FCSC Suggestion Number
<p>Policy 1.1, Policy 2.1, Policy 4.2, Initiative 4A, Initiative 4B, Policy 5.2, Initiative 6A, Policy 8.1, and Policy 8.7</p>	<p>The policies and Initiatives being addressed by Suggestion A focus on <u>land development, use, and density</u>. Policy 1.1 is a general approach to achieve a Vision; <i>Support natural resource protection, respond to climate change, and ensure the scale and location of development is compatible with surrounding rural land uses and achieves the Vision for the Sugarloaf Planning Area.</i> The FCSC suggests utilizing an orderly Planning Tool, known as <b>"The Transect"</b> to achieve the results envisioned in Policy 1.1.  <i>From Urban News: September 2000 (partial article)</i>  <b>"Transect" applied to Regional Plans</b>  <i>Rural-urban categorization system is touted as effective in coding, education, and design.</i>  <i>Developed by Andres Duany and DPZ, the <u>Transect is a categorization system that organizes all elements of the urban environment on a scale from rural to urban</u> (see diagram below). Its potential lies in: 1) Education (<i>it is easy to understand</i>); 2) Coding (<i>it can be directly translated into zoning categories</i>); 3) Creating <u>"immersive environments."</u> An immersive environment is one where all of the elements of the human environment work together to create something that is greater than the sum of the parts.</i>  <i>The Transect has six zones, moving from rural to urban. It begins with two that are entirely rural in character: <b>T1 - Rural preserve</b> (protected areas in perpetuity); and <b>T2 - Rural reserve</b> (areas of high environmental or scenic quality that are not currently preserved, but perhaps should be).</i>  <i>The transition zone between countryside and town is <b>T3 -</b> and called the <b>Edge</b>, which encompasses the most rural part of the neighborhood, and the countryside just beyond. The Edge is primarily single family homes. Although Edge is the most purely residential zone, it can have some mixed-use, such as civic buildings (schools are particularly appropriate for the Edge). Next is <b>T4 - General</b>, the largest zone in most neighborhoods. General is primarily residential-limited commercial, but more urban in character (somewhat higher density with a mix of housing, stores, small business types and a slightly greater mix of uses allowed).</i></p>  <p>Courtesy of Duany Plater-Zyberk &amp; Co.</p> <p>The plan illustrates how the Transect classifies the elements of the human environment from rural to urban, in a left-to-right sequence.</p> <p>At the urban end of the spectrum are two zones which are primarily mixed use: <b>T5 - Center</b> (this can be a small neighborhood center or a larger town center, the latter serving more than one neighborhood); and <b>T6 - Core</b> (serving the region — typically a central business district). Core is the most urban zone.</p> <p><b>The FCSC suggests incorporating a "Transect zoning" concept for the Sugarloaf Treasured Master Plan land-use regulations, because it can be implemented through the familiar legal framework of Euclidian zoning districts. The zoning districts should be keyed to the desired Transect zones T1- Rural Preserve, T2-Rural Reserve, and T3-Edge.</b></p>	<p><b>A</b></p>

The FCSC suggests creating new Transect Zone T2-Rural Reserve and Transect Zone T3-Edge to achieve the results envisioned in *Policy 2.1: Design new buildings, subdivisions, infrastructure, and signs in the Sugarloaf Planning Area to be compatible in scale and siting with existing, adjoining historic structures and settlements*, and *Policy 4.2: Assess future land use changes in the context of the rural character of the Sugarloaf Planning Area*. Transect Zone 1 will designate areas for Preservation.

The FCSC suggest creating new Transect Zone 4-General for area associated with non-residential uses. Transect Zone 4 would specifically address *Policy 5.2: Future transit centers, park-and-ride facilities, and transit-oriented development projects associated with the future MD 75/Mott Road/Dr. Perry Road interchange with 1-270 should be thoroughly evaluated in order to serve the existing southern Urbana Community Growth Area, as well as critical focal points along the 1-270 Corridor supporting compact employment and mixed-use development*; and *Initiative 6A: Establish non-residential and non-agricultural building size thresholds in the Sugarloaf Planning Area to reduce impervious surfaces, stormwater runoff, and degradation of aquatic resources*.

Due to the environmental and historic nature of the Sugarloaf Treasured Master Plan, the FCSC suggests a **Form Based Code** be developed and instituted for the Transect 4 defined planning area. Form Based Code:

Form-based codes are drafted to achieve a community vision. Ultimately, a Form-based code is a tool; the quality of development outcomes is dependent on the quality and objectives of the community plan that a code implements.

Form-based codes include four main elements:

**Regulating Plan** . A plan or map of the regulated area designating the locations where different building form standards apply, based on clear community intentions regarding the physical character of the area being coded.

**Public Space Standards** . Specifications for the elements within the public realm (e.g., sidewalks, travel lanes, on-street parking, street trees, etc.).

**Building Form Standards** . Regulations controlling the configuration, features, and functions of buildings that define and shape the public realm.

**Administration** . Approval process management.

The FCSC suggests adding a fifth main element titled "**Performance Standards**". Performance Standards would regulate the requirements of Initiative 4A: Expand the County's stream survey program to include monitoring of local groundwater conditions and aquifer recharge areas, with a focus on the northeast portions of the Sugarloaf Planning Area adjacent to lands with existing or planned higher density development, in order to study land use impacts to groundwater resources. The Sugarloaf Planning Area relies solely on groundwater wells and contains a portion of the Piedmont Sole Source Aquifer, 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, Policy 8.1: Factor climate change into all land use and planning initiatives and processes to achieve a natural and built environment that is highly resilient and adaptive, and Policy 8.7: Endorse and support a variety of "green" principles and technologies and climate-sensitive methods in building and site design to help mitigate and adapt to climate change.



# Frederick County Sustainability Commission Review

November 2021

Sugarloaf Treasured Landscape Management Plan Policies & Initiatives	Frederick County Sustainability Commission Suggestions	FCSC Suggestion Number
<i>Initiative 5C</i>	Also control speeding, allow for bicyclist safety.	<b>B</b>
<i>Policy 5.2</i>	These areas should be developed responsibly to avoid natural resources and promote carpooling, EV usage, and public transit.	<b>C</b>
<i>Policy 6.2</i>	Encourage tree planting along streams on agricultural and residential	<b>D</b>
<i>Policy 6.4</i>	emphasis on minimizing riparian vegetation removal	<b>E</b>
<i>Policy 6.7</i>	Should this Tier III reference be Tier II?	<b>F</b>
<i>Policy 7.1, &amp; Policy 7.2</i>	Include protections for old growth forest/trees	<b>G</b>
<i>Policy 8.5</i>	Could reference recent Chesapeake Bay Program guidance.	<b>H</b>
<i>Policy 7.4, Policy 7.5, Policy 7.6, Initiative 7B, Initiative 7C</i>	Forested areas should be expanded if possible	<b>I</b>
<i>Policy 8.8</i>	Suggest including monitoring of greenhouse gas reductions.	<b>J</b>
<i>Policy 1.1, 1.2</i>	These policies are the foundation of the Plan. Suggest adding "development in the region should be limited". While this is an intent, we should emphasize the obvious.	<b>K</b>
<i>Policy 4.3, 6.1, 6.2, 6.3</i>	The most important elements related to development in the Sugarloaf Region relate to environmental protection. One of the policy statements should include reference to the presence of the Piedmont Sole Source Aquifer. Any development which may impact the integrity of an SSA must be avoided. Such impact has consequences beyond the Sugarloaf Plan Area. Other policies also impact addition of impervious surfaces and runoff.	<b>L</b>

## **APPENDIX**

### **Policy 5.2 & Initiative 6A Implementation Framework**

Conventional methods of zoning, oriented around regulating land use, may not address certain physical characteristics that contribute to the sense of place for a community. While it is important to consider which uses should occur in a given place, we live in a visual world, and conventional methods of zoning often do not sufficiently address the fundamental aesthetic character or desired preservation.

Conventional methods of Zoning (Euclidean Zoning) are focused on what uses are permitted and separation of uses (residential, commercial, industrial). Euclidean Zoning has often shaped the form of the built environment in unintended and occasionally unwanted ways.

Euclidean Zoning often encourages excessive land consumption by setback, parking, minimal open space requirements, density and automobile dependency. It applies standards and design requirements generically, in a "one-size-fits-all" manner, throughout the entire zoning area.

Form-based codes, which emphasize the physical character (form) of development, offer an alternative.

#### **What are Form-Based Codes?**

Form-based codes are a method of development regulation, adopted into municipal or county law that prioritizes the physical character of development (its form) and includes, but de-emphasizes the regulation of land uses and density. As in a conventional zoning ordinance, land uses are regulated, but land use is typically regulated more broadly.

A form-based code focuses on how development relates to the context of the surrounding environment, especially the relationships between the natural environment, buildings, street (automobile), pedestrians, vehicles, public and private spaces. The code addresses these concerns by regulating site design, circulation, and overall building form.

Due to this emphasis on design, form-based codes provide greater predictability about the visual aspects of development, including how well it fits in with the existing context of the environment. They offer a community the means to create the physical development it wants and developers a clearer understanding of what the community seeks.

A form-based code can be customized to the vision of any community, including preserving, enhancing the existing character, dramatically changing and improving the character of another. A form-based code can preserve the unique characteristics that give our diverse community "a sense of place." Form-based Codes have been instituted for any size of land area; waterfronts, small retail area, town center, central business districts, and large cities.

#### **An Adaptable Approach**

Form-based codes are not "one-size-fits-all;" but are tailored to the local context, objectives, and means of each community. These considerations include the community's existing physical character and goals for preservation or transformation, as well as its local political landscape and what financial and staff resources are available to support the effort.

The steps to develop a form based code include:

Step 1: Define the area to be addressed through the form-based code.

Step 2: Establish Stakeholders

Step 3: Create the Vision

- Charrettes
- Developer Open House Meetings
- Public Open House Meetings
- Utility Roundtable Meetings
- Property Owner Meetings
- Planning Commission/Governmental Roundtable Meetings

Step 4: Develop Form Based Code Regulations, Standards, and Administration process.

- Regulating Plan (Exhibit A & B)
- Public Realm Standards (Exhibit C)
- Building Form Standards (Exhibit D)
- Administrative Approval Regulations
- Performance Standards

## **Organizing Principle**

There are many different approaches to regulating the type, scale, form, and intensity of allowable development in a form-based code. One main approach is to use the Transect.

### **Transect-Based Codes**

Many form-based codes are organized using the concept of a rural to urban "transect" (Exhibit E) in which zones are primarily classified by the physical intensity of the built form, the relationship between nature and the built environment, and the complexity of uses within the zone. This allows for a gradual transition between different areas of the environment. Applying the concept of the transect to a particular planning area considers specific area conditions when developing the Vision.

## **Framework**

Before embarking on the creation of a form-based code, a community needs to carefully consider whether a form-based code is the right tool to achieve community goals for the built environment.

Current Zoning regulations may be sufficient. This is the case for the majority of the Sugarloaf Treasured Master Planning area. The current Zoning regulations can easily be integrated into Transect 1, 2, and 3 Transect Zones.

Current Zoning regulations may not be sufficient for more intense development in this sensitive natural environment area. Area(s) that align with Policy 5.2 and Initiative 6A should be classified as a Transect 4 Zone with a new Form Based Code.



**Exhibit A: Regulating Plan**



**Exhibit B: Regulating Plan for  
Neighborhood Retail Redesign**

## Public Realm Standards



Exhibit C: Public Realm Standards

## Building Form Standards

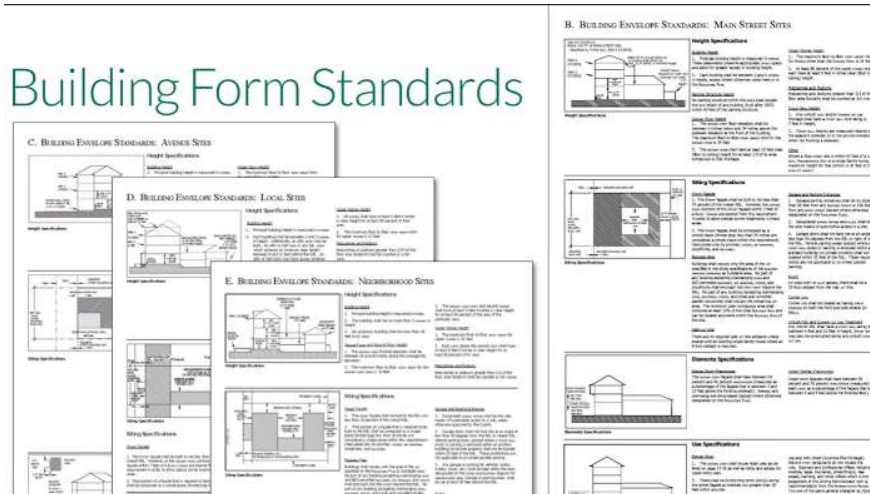


Exhibit D: Building Form Standards



Exhibit E: Transects

Exhibit F		
Frederick County Sustainability Commission		
Category	Main Principle Number	Main Principle
Long Term Environmental	I	Built Environment Resilience
	II	Natural Environment Protection & Conservation
	III	Planning
	IV	Unstable climate effects on Quality of Life
Social	II	Access to critical resources & support systems
	III	Emergency Resources
Economic Sustainability	I	Energy and water availability & resilience
	II	Mobility
	III	Workforce development and education
	IV	Agriculture