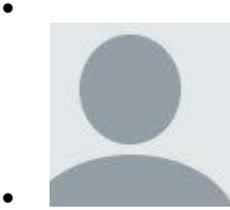


http://www.montgomeryplanning.org/community/plan_areas/I270_corridor/clarksburg/clarksburg_lim_amendment.shtm#comments

June 13, 2013 11:00 AM



[Cathy Jewell](#) • [20 hours ago](#)

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ONE QUESTION: What is the rush to hastily move to the next stage of development before getting the current stages 1, 2 and 3 thoughtfully completed?

I have lived in Clarksburg 30 years and have to say that unfinished work and unfulfilled promises of these past planning stages have seriously eroded my confidence in our county planners and council members to represent the interests of Clarksburg residents or protect the resources within this community. The significant developer violations that occurred in Stage 1 and 2 have NEVER been properly mitigated. Yes, a fine was imposed on the developer at that time, but it has never been paid. Nor, does it seem like it will ever be paid off as intended. Aside from the SERIOUS TRAFFIC issues, Stage 3 brings with it serious questions...not the least of which is the talk of 2 different outlet malls. REALLY? And, then there is the unfulfilled promise of a "Town Center." It seems such a betrayal that discussion of an outlet mall would even be on the table as it would be a death sentence to the local village feel of the promised Town Center.

I hope and I pray, that the planning board has the courage, strength and integrity to just say no to stage 4 and to provide the direction and leadership needed to concentrate on mitigating the past errors and use good sense in conscientiously completing Stage 1-3. The time is now to turn the tide on haphazard development and become leaders in sustainable development and smart-growth. It will no doubt be a challenge to change the current trends in development but by no means is this challenge insurmountable. Our future and the future of 10-Mile Creek depend on it!

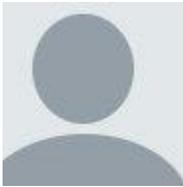


Gary Barone • [2 days ago](#)

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The comments I read below are overwhelmingly in favor of preserving the 10 mile creek's pristine nature. And while some development is desired, i.e., what was promised for a town center many years ago, the idea of Outlet Malls seems foolish, and near-sighted.

You may think people forget being screwed over after the passage of a little time, but you are mistaken. And not everyone is inclined to say what's the use. I say that the developer's are going to be in for a shock this time.

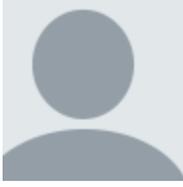


• [Ann Smith](#) • [3 days ago](#)

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I am writing the planning board this evening as we have tornado warnings and flood warnings. One thing I noticed at the planning board meetings about Hydrology and ESD is that compliance by developers is for a standard rainfall. That does not prepare us very well for flooding. At a recent watershed meeting, one conservationist was stating how well the Seneca Creek Watershed does with its downed logs; they slow down the water, and create areas where water can absorb into the ground without ripping out everything in its path. The nature of things in a water shed area are not obvious to everyone. The study of things gives results, and sometimes biology does not fall into a neat package. We know 12" of permeation is effective for a storm, yet we have to fight for 3. Inside a watershed left alone protective mechanisms exist. These protective mechanisms all exist at Ten Mile creek, and even more so because of its unique topography where the piedmont meets the foothills and hard rock.. The loss of Ten Mile creek would contribute to large alterations in our water supply. As president of Seneca Creek Watershed Partners, I would ask that disruption of any kind be minimized so that ten mile creek can continue to be used as a reference stream for health in Montgomery County.

Sincerely,
Ann Smith



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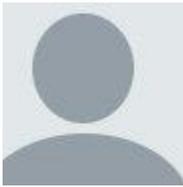
Karon • [9 days ago](#)

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I am writing to the planning board and the county council with the hope that my letter is read and taken seriously as every letter from the residents for whom you are working, should be.

The destruction of Clarksburg has been a crime, literally and figuratively. The promise at the start of the process by council members, planners and developers was to “preserve Clarksburgs rural quality” and “maintain a small town flavor”. It is appalling how far from the promises made in the beginning this mess has gone. Special exemptions for more development, storm water management that has not managed to prevent the pollution of streams, no transit-way, no walkable neighborhoods, no greenway, AND PLANS TO ALLOW AN OUTLET MALL!!

My questions to you are simple and I expect an answer. What makes you think that more development is helpful and/or healthy to a county that is suffering from the effects of over development? How can you even consider developing in the Ten Mile Creek area? Who do you work for?

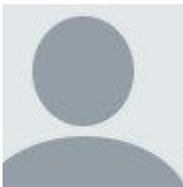


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[BetterTomorrow](#) • [9 days ago](#)

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Are the planning members reading our comments? Let us make sure they are because I believe they are spending a lot time with the developers: approving their applications and denying our concerns!!



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[BetterTomorrow](#) • [9 days ago](#)

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This is the time to stop these developers and elected officials! Clarksburg does not have the infrastructure to support too many outlets and townhouses. Corporate money in politics, in public life! This needs to stop. Our interest is not important because we are not bringing a check to our local and state politicians? Ten Mile Creek is too important to die! We must watch very close these "public servants". They are putting money first and public health and quality of life in very last place. We do not need low wage jobs in this part of Montgomery County.



Kathy Rushing • [10 days ago](#)

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No stage 4! Please use science, common sense, and the future impact of your decisions as your guides. Once overdeveloped and degraded, the Ten Mile Creek watershed will be lost as a pristine watershed forever. The responsibility for the quality of life in Clarksburg and the degradation of a precious natural resource is on your hands with this vote. It is an awesome responsibility. Please use all the wisdom and scientific knowledge at your disposal as you cast your vote. Thank you.



Hickling in Rockville • [11 days ago](#)

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Let's face it. Planning boards always favor developers. Clarksburg is doomed.

I've been watching Rockville community television for the last several years. The Rockville planning board members always express concern for the citizen and the impact

the project will have on the community, but in the end whatever large project is approved by just enough votes (construction of large apartment complex right next to the Shady Grove Processing Facility and Transfer Station, really!?).

I don't think the County Board is any different as witnessed by what has already happened in Clarksburg. Money talks.



• [Cheryl Imperatore](#) • [13 days ago](#)

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Hello -

Our neighborhoods were built for the most part, in the 1980s on what was farmland. They are located between Rt 121, West Old Baltimore Road and Clopper Road, bordering Little Seneca Lake in Black Hills Regional Park. No contouring of the land was done to create our neighborhoods and wells and septic systems serve our needs.

Our neighborhoods are not included in any of the studies of water quality for the Ten Mile Creek watershed. However monitoring of our well levels, current qualities v. impurities and other impacts should be part of the measurements given impending development to our east and north. Phase 3 of the Master Plan of Clarksburg is proceeding and could affect our home's resources in many ways, and the under consideration Phase 4 modifications are something we are watching.

We are concerned that further development projects in and adjacent to Ten Mile Creek could damage our groundwater supplies and our local neighborhood quality of life. Given the recent past history of Clarksburg-area development projects causing damage to water resources, including reports of wells drying up and sediment pollution, it seems prudent that more extensive baseline monitoring needs to be done in surrounding areas, given that we are nearest to the source that is back-up water should drought or other need occur.

We strongly support the protection and preservation of Ten Mile Creek and its watershed through strict, science-based caps on development and construction. These hills are steep and do not have deep organic levels over stony terrain. Over and over again, staff reports make these recommendations, yet approvals are given for more building of all sorts. Yesterday the Post reported approval of 600 more units to Toll Brothers, with an entrance opposite BHRP.

Also I was shocked to learn that according to a DEP SPA info sheet, Upper Paint Branch has impervious limit of 8%, and the west side of Rt 121 is recommended to go to 15% - we have good water here - why give it a reason to fail?

I am requesting that we be contacted and our wells tested so that a baseline can be established at this time.

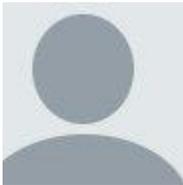
Cheryl Imperatore, Boyds MD



[Cheryl Imperatore](#) • [16 days ago](#)

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All of the calculations about the water do not take into consideration our neighborhood, and all of the rest of the homes in Boyds that rely on well water and septic systems that are at present, fully functional. Ten Mile Creek is our water system! Little Seneca Lake forms a "V" - the left side of the V is the Creek where the water is in Boyds and it's good; the right side is Germantown and the water is fair. Do not put more pressure on Ten Mile Creek with over -development and over-hyped ESD that is unproven.



[Nancy Cedar](#) • [16 days ago](#)

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We need to preserve the headwaters of Ten Mile Creek from further degradation! The pressure of greedy developers should not be given precedence! As one of the commentators has already stated, we are the STEWARDS of the Potomac Watershed--we must use our best judgment and conscience to try to guide/or halt any further development in this sensitive geological area.

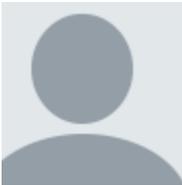


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[Kristin Gamzon Cook](#) • [16 days ago](#)

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Please, for goodness sake, please use a science based approach to find a plan which protects the Ten Mile Creek.

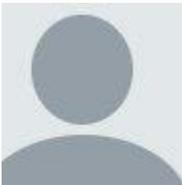


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David West • [17 days ago](#)

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Smart growth is still the wise way to go. Once we allow development to destroy our watersheds, the damage will be irreversible. Montgomery County's Agricultural Reserve is a treasure. We are its stewards.



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[Miriam Schoenbaum](#) • [19 days ago](#)

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The Clarksburg Master Plan promised us transit-oriented, walkable development. There was supposed to be a regional transitway, extending from Shady Grove to the City of Frederick, with a stop in Clarksburg Town Center. There was supposed to be a comprehensive network of local buses linking neighborhoods with the regional transitway. There were supposed to be schools, libraries, and community centers linked to neighborhoods by pedestrian and bicycle paths.

What is the reality? One bus to the jail, running every half hour on weekdays; one slow bus to Shady Grove during commuting hours only; and children who ride a school bus to get to the school across the street.

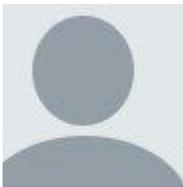
There should be no further development in Clarksburg until the promises for transit and walkability have been fulfilled in the parts of Clarksburg that have already been built.



[facebook-1072705073](#) • [20 days ago](#)

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Please use science-based standards to help ensure Ten Mile Creek is not degraded. For example, put development where it's needed and has already been promised -- Clarksburg Town Center and OUT of Ten Mile Creek's headwaters. Establish a six percent imperviousness cap, ensure adequate tree cover is available, and create an environmental overlay zone so that all of the above can be accomplished. Ten Mile Creek is our last, best creek and feeds the emergency water supply for the entire region. Smart development means a better quality of life for everyone in Montgomery County -- and everyone dependent on the Potomac watershed. Ellen Wheatly, Silver Spring MD



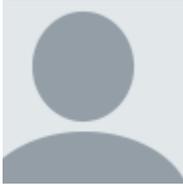
[Molly Hauck](#) • [21 days ago](#)

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Please do not plan any large scale development for Clarksburg. Think carefully about the environment when making your plans. Having opposed the overdevelopment of Kensington last year, I hate to see it happen to any other community in Montgomery Co. Ten Mile Creek is a treasure. Keep it as it is. If there is too much development, it will lead to too many people, too much traffic, and too much pressure on Ten Mile Creek. Ten

Mile Creek feeds into the Potomac, which already has a lot of people and communities feeding into it. Protect the Potomac by protecting Ten Mile Creek.

Molly Hauck
Kensington, MD



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Diana Conway • [21 days ago](#)

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Please be responsible and hold to wise planning, for our futures, our water, and our environment. Please do not allow Stage IV until a scientific study is done--- after Stage III is built--- of the impact on the creek from Stages I, II and III.

Too much deference is being given to the timetable for developers, and not enough attention is paid to the wishes of the community.

Diana Conway
President, Montgomery Countryside Alliance



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erika • [21 days ago](#)

No more massive development! No stage 4!

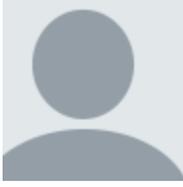


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Lynn sheehan • [21 days ago](#)

No stage 4 - we need our water. We don't need a mall or more houses!

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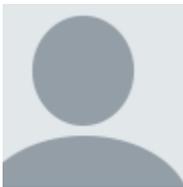
Susan Dunnell • [22 days ago](#)

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Montgomery County should not allow Stage 4 to develop at this time. A science-based master plan amendment should be in place to protect Ten Mile Creek. Scientists with the US Geological Survey have concluded that sensitive, high quality streams like Ten Mile Creek will be degraded with even small amounts of urbanization. We need to preserve Ten Mile Creek's high water quality into the future, not only for future water needs but to preserve a certain quality of life that reveres the natural beauty of our county and state.

In addition, Ten Mile Creek is part of the Little Seneca Reservoir, an emergency water supply for over 3,000,000 people in the Washington metro area. A healthy Ten Mile Creek is essential to our quality of life and the entire region.

If we can't save Ten Mile Creek, what can we save?



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Barbara Hoover • [23 days ago](#)

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Please do not move forward with Stage IV of the Clarksburg Plan. The only sustainable solution to long term growth in Montgomery County is to put a premium on our natural resources. It is unconscionable to pit the quality of life of so many against the irresponsible gain of so few.



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[Caren Madsen](#) • [23 days ago](#)

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Montgomery County will take a giant leap backwards if Stage IV of the Clarksburg plan is developed. On one hand, our county planners and developers want to preach the gospel of "smart growth" and continue with density in the Down County areas where there is access to public transportation. On the other hand, Stage IV represents the opposite of what we're told our county has trended toward: mass development in rural areas of the county where there is no infrastructure to support the build-out. Folks, we can't have it both ways and expect that our overall quality of life in Montgomery County will be sustained or hope to improve over the years.

Stage IV will ruin the beautiful and clear Ten Mile Creek for starters. Let's not move forward with this buildout. Moreover, let's not see Montgomery County featured in an NPR series like we're hearing this week about politicians and public planners handing the keys to the county over to big developers.

Be reasonable and SCALE IT BACK!



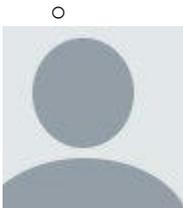
• [Diana Conway](#) • [a month ago](#)

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I continue to be mystified at how stage IV can be built--whether modified or not--absent the completion of stage III, AND absent a solid base of evidence on the impacts of stage III.

Wasn't that the deal that was struck in 1994?

Diana Conway



• [Caroline Taylor](#) • [a month ago](#)

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I have read these comments with interest. They underscore the feedback from the 80+ attendees at the November 2012 public forum in Clarksburg. That group was comprised of an array of citizens and experts, many from Clarksburg proper, all with thoughtful and significant concern for the environment and the quality of life in their communities. The MNCCP website summary of this meeting fails to capture the nearly unanimous (save one who spoke) consensus that the review of and ultimate plan for Stage 4 hold fast to smart growth and resource protection principles and defend against political winds and saber rattling.

The Planning Board and Staff have a yeoman's task before them as future development is realized in Montgomery County. There is substantial reason that our land use planning is separate from the politically elected portion of our government: planners must take the long view. In that regard, as water resource protection has long been central to our work, I must strongly advise that staff and board keep the surface and ground waters' future as a central point of study and discussion. A recently released study indicates that our region's water supply will be greatly diminished as a result of climate change by as much as 35% by 2040. How does massive development at the headwater's of Ten Mile Creek which serves as region's back up water supply and critical recharge for the federally designated Piedmont Aquifer address this coming reality?

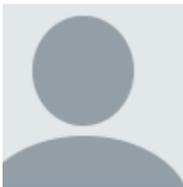
See: <http://mocoalliance.org/2013/0...>

And as to the notion that pervious surfaces are a panacea for development's environmental effects?

See: <http://mocoalliance.org/2013/0...>

We stand with Clarksburg residents who rightly seek the fulfillment of promises made and not kept: a vibrant town center, walkable and serving their needs and a clean and sustainable environment. Here's a bold but obvious idea: Complete Stage 3 - determine how the Clarksburg region manages that significant growth and then, and only then, embark on what more can be appropriately accommodated.

Caroline Taylor
Montgomery Countryside Alliance

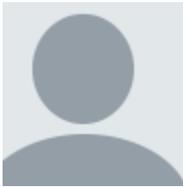


Kmoore • [a month ago](#)

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I am so glad to see that there are other people out there against further development in the Clarksburg area. From the way the construction keeps moving forward, you would think that everyone is in favor of it. Who is approving all of this? Where are they living and why do they get to make my life a nightmare? I have to cross my fingers and say a prayer that I make it to work in one piece every morning. I moved to the area 2 years ago and now I fear I have made the worse decision of my life. I feel like a prisoner of my own street. It is so hard and so scary to pull out on to 355 and to top it off they build the Goddard School. What kind of accident has to happen before someone realizes enough is enough? The area can not support anymore people. We don't need a shopping mall. We need safe roads and schools. I thought Montgomery County wanted to be known for their school system, not over development, high rises and traffic accidents. If anyone knows of groups and organizations circulating petitions and raising awareness against further development please let me know. This has to stop.

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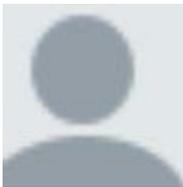


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Anne Sturm • [a month ago](#)

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I agree that Stage 4 should be postponed until the infrastructure is put into place-- particularly the long proposed and long ignored plans for the tri-city transit corridor. Any decisions on the watershed should be science based. Adding more businesses and homes will just flood and all ready congested area.



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[Kathie Hulley, Boyds](#) • [2 months ago](#)

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I have been involved with the Clarksburg Master Plan since 1991 and I am writing to express my views regarding the opening of the Master Plan and Ten Mile Creek.

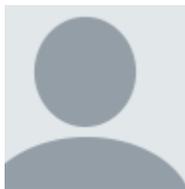
Montgomery County should not allow Stage 4 to develop at this time.

Whilst most of the “triggers” have been met, the stream quality for the first three stages is by no means certain, as the roads and storm water systems are not yet complete. We do not yet know the effect on the area as a whole. (I do know that my well water presently produces brown sediment, so all is not as it should be). Stage 4 was only to be considered when these systems have settled. Infrastructure is lagging behind the demand and needs of the community.

I fear that the water quality plans now envisaged for Stage 4 have not been fully tested in any other area. Clarksburg is tired of being failed by the Board and Montgomery County and now because of the desire to “do something for Clarksburg”, further hasty decisions will only make things worse. “More rooftops” is what we hear, but Clarksburg does not need any more rooftops until we have the infrastructure for our present needs. Stage 4 is the only area with no approvals and our last hope to do the right thing.

The property owners in Stage 4 have the right to develop their property, but they have known for many years that they might not be allowed to build what they might wish, or when they might get permission to build.

I ask that stage 4 be put on hold until the first three stages are complete and settled. This will ensure that the full effect on the streams is known and even better systems will be available for future development.



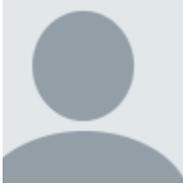
• Valdis Lazdins • [2 months ago](#)

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Thank you very much for posting your comments. Your concerns and suggestions are important and we have shared them with the Planning Board. So far we have heard many ideas during our two public workshops and the public input session held by the Planning Board on April 17th.

Please continue to visit our website for the latest information on the Clarksburg Master Plan Limited Amendment for the Ten Mile Creek Watershed.

Valdis Lazdins
Planning Chief –Area One
Montgomery County Planning Department

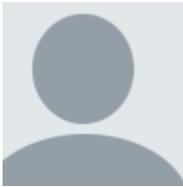


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Craig Brine, North Bethesda • [2 months ago](#)

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Why have none of the members on the planning board responded to any of the valid comments of these concerned citizens? Some of these are 2 weeks old? My wife is a Montgomery county public school teacher, I am a home owner living in the North Bethesda area, we have a growing family and are considering purchasing a home in Clarksburg. These are very reasonable questions from concerned members of the community about major environmental issues, quality of life and urban planning. Do the members of the board not take this seriously?



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Kendra Biddick, Clarksburg • [2 months ago](#)

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I am appalled at the turn Clarksburg has taken. I worked for years on the Master Plan for Clarksburg. I can't believe that citizens are being ignored. We have no need for an outlet mall, especially at the headwaters of 10-mile creek. Developers who bought land around 10-mile creek years ago are NOT ENTITLED to whatever density they want. We are entitled to clean water in our Lake Seneca drinking water reservoir. Forget untried mitigation systems. They are no replacement for the tried-and true natural systems that are working now to keep 10-mile creek in Excellent condition.

We planned for and were promised a community with a walkable village-style Town Center, and with bike and walking paths connecting our two regional parks and our Town Center. I still can't walk to our village center. The only place for a destination mall is on the Stage 3 Cabin Branch Parcel where on-off access from 270 can be a reality. A mall in

stage 4 makes no sense. It increases traffic within the community to no purpose, and does not provide the high-end jobs our community needs to thrive.

WE WHO LIVE HERE are entitled to clean air and water, safe streets, adequate schools, and a beautiful community in which to live and raise our children. We won't get it if the planning board and the county council ignore the community and make it impossible for the community to participate in the process



• Paul Majewski, Clarksburg • [2 months ago](#)

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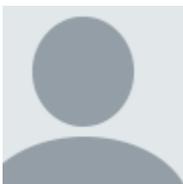
I suggest that stage 4 be:

- delayed for years until new water quality techniques are proven effective over three years; and
- implemented in piecemeal over years and with years of delay between the pieces, and with strong conditions that allow the board to enforce a much lower (even zero) development of any geographic area, regardless of lot borders, ownership, or plans approved with these conditions.

Conditions should impose strong penalties and "you-damaged-it-you-fix-it" regulations, to be enforced on any offending entity.

I have paid very close attention to planning issues in Clarksburg since I moved here in 1989. I have resided in Montgomery County for about 40 years.

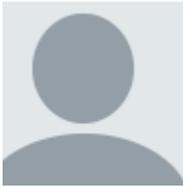
I appreciate the board, staff's, and others' time and effort to planning and environmental matters in Clarksburg and the county.



• Judy Lieberman • [2 months ago](#)

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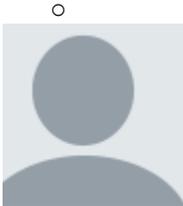
High density housing in the Clarksburg area has arrived and is an eye-sore. Even more construction has already stripped the land of its treescape in preparation for more building and paving. This is the opposite of low-impact development. Stormwater management devices have not been proven to protect high-quality sensitive streams when applied to sprawling suburban developments. We can't engineer our way out of unwise development decisions. Ten-mile creek will suffer irreparably. We need to protect our still wild and clean streams.



• Leona Kanaskie, Silver Spring • [2 months ago](#)

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When I visited Ten Mile Creek with the Audubon Naturalist Society, I saw evidence of how clean the water is and what a diversity of stream life that this creek supports. Future generations should know that the County cared enough to preserve such a pristine environment. I ask you to to protect the high quality of Ten Mile Creek through limiting future development. It is more costly to remediate the damage after it has occurred than to prevent it from happening in the first place.



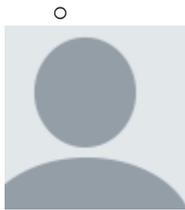
• Stacey DiMaria • [2 months ago](#)

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As I long-time resident of Clarksburg, I have sadly resigned myself to the irresponsible over-development. Now I am outraged. Why would those in charge allow the developers to continue to fail to fulfil their promises and develop for their own selfish interests vs. the community at large. IF you insist on allowing an outlet mall to be built, it must be located in Cabin Branch where, if the developers are held to the standards they should be, the

roads and infrastructure can handle it. To place an outlet mall on Rte 355, an already extremely overcrowded small road, is an injustice to all who live around here. I doubt if anyone up-county wants an outlet mall. If it is to be built to satisfy greedy developers or for the convenience of down-county, at least put it where the impact will be less deleterious to the locals who have to put up with it. Where is our "village-style retail" that the buyers of these new developments were promised? Strip malls and outlet malls are not what was envisioned or promised by the "so carefully thought-out" master plan of Clarksburg.

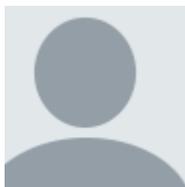
Furthermore, to potentially ruin the water supply source of Ten Mile Creek by allowing unproven preventative measures to be implemented is so fool-hardy it is ridiculous. The very least those who are supposed to be overseeing these projects can do is to insist on the use of only proven methods. Once destroyed, it can never be taken back and that is a concern for all of Montgomery County, not just we local residents who are fed up with traffic, congestion, and irresponsible building.



Bea Strattner • [2 months ago](#)

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The impact of these proposed developments not only affect the folks in Clarksburg/Boyd's, but many of us living further away in the Agricultural Preserve.. The Ag. Preserve offers recreation to many folks down county. All these developments and the proposed Outlet Mall do not fit the character of our area, do not satisfy the recreational needs of those living in more urban areas. There are plenty of malls already all around us, and we have Outlet Malls in Hagerstown, near Gettysburg, PA and Leesburg, VA. Traffic already far outpaces road facilities. Public transport such as the MARC train are filled to capacity. Parking lots around the MARC Stations are filled up before the last train, direction DC leaves. There are developments going up in Poolesville. When are our politicians going to realize that the area can not sustain this development and that the infrastructure is already filled to capacity.



Mary Joan Ferrara-Marsland • [2 months ago](#)

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Clarksburg has suffered in so many ways from developers. Our schools are overcrowded, roads are completely congested, and the environment is very endangered. We never got a proper town center and now you plan to build outlets malls we DO NOT need or want, are planning to make our traffic worse and destroy the drinking water for the Seneca watershed by overbuilding on 10 Mile Creek using untested "preventative " measures. Why not start being responsible with our community and environment and holding developers accountable for past and current problems before starting a new mess. We don't want what you have to offer!!!



• Sherrie Cardea, Boyds • [2 months ago](#)

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I would like policy-makers to spend a day on our roads in Clarksburg and a day in our schools as well. Then maybe they'd understand our concerns for more development in this area. Isn't it time to stop and take a breath?! Policy-makers need to seriously look at what they're doing to our students, our roads and our environment. This is a beautiful, peaceful area to live that is slowly loosing its charm.



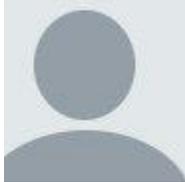
• Janet • [2 months ago](#)

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I do not understand how this project can be supported when there is no question that there will be a negative impact to the watershed that is critical for all of Montgomery County. When is the health and safety of citizens going to take precedence of the desires of those looking to continue to develop what little green and natural spaces are left. The unbridled growth that has taken place in Mo County is not creating a better community. It is time that those in the power seats in Mo County put short term gain behind long term

sustainability. Ten Mile Creek is a critical resource. Mistakes made here with development will cause negative impact for many more than those who may buy a house on what was beautiful farm land. Don't we have enough housing developments at this point???? Will we be importing all our food from South America and China? How can we put our food production in other country's hands? Seems crazy to me. Residents are concerned all over Mo. County about these issues, it is not just a Clarksburg concern.

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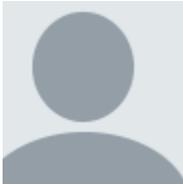
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[John Janet](#) • [13 days ago](#)

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Don't worry, I am pretty sure we will all survive and not run out of water. Clarksburg needs development.

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[J. Stogis](#) • [2 months ago](#)

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10-Mile Creek is a very special natural resource in ourCounty. It is a beautiful, but fragile ecosystem, both for plant/animal life, and even for its geology (large scale earth moving could adversely impact ground water quality in a wide area. Only limited and carefully controlled development should be allowed in this area, and the immediate environs of the stream must be fully protected. In addition the ford along Old Baltimore Rd. West should be eliminated or paved to reduce the obvious damage to the stream below the crossing.

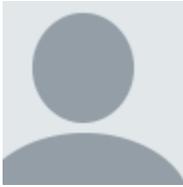


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Lisa Fiedler • [2 months ago](#)

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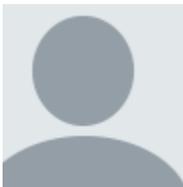
Please speak with the people that are running our Clarksburg schools before adding more houses to the mix. They are bursting at the seams! Try walking the halls between classes! I am perfectly happy to drive to Hagerstown to shop at an outlet mall!



Melane Kinney Hoffmann, Cburg • [2 months ago](#)

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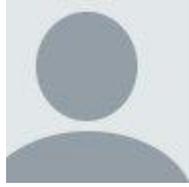
No speculator who bought land in Stage 4 is ENTITLED to a certain density -- this was supposed to be our "pause and evaluate" time, remember? It's looking more like "race to continue the mistakes of the past." Traffic in Cburg is making life unliveable, schools are already overcrowded, and none of the proposed development takes this into consideration. We must downsize the proposed density of Stage 4. Let the outlet mall go into Stage 3 Cabin Branch, which can best handle the traffic with its proximity right on 270. Developers don't care about our quality of life. We do.



Priscilla Borchardt • [2 months ago](#)

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Clarksburg citizens are so VERY concerned about the impact of all of this development on fragile Ten Mile Creek. We are not convinced that as yet untested methods of protecting it are effective. We are also frustrated by the impact this over-deelopemnt will have on our already crowded roads!



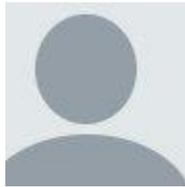
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[John Priscilla Borchardt](#) • [13 days ago](#)

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Speak for yourself. I could care less about Ten Mile Creek. I just want Clarksburg Developed. I'm tired of driving to Germantown for every little thing. I want to walk to a nice town center similar to the one in Rio, Rockville, King Farm, and the Kentlands.

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[BetterTomorrow John](#) • [9 days ago](#)

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... and the developers want ugly outlet malls!! You are not going to have your nice town center with grocery stores, etc... the discussion here is not about grocery store! We all want be close to a food market, etc. What we do not want is outlet malls! We want access to public transportation, less time sitting in traffic, less pollution. You are with greedy developers who want YOUR MONEY in THEIR POCKETS!!