

MCP-Chairman

From: Jean Wunder [jwunder@linc.org]
Sent: Monday, September 26, 2005 10:50 AM
To: MCP-Chairman
Subject: Derwood Bible Church

RECEIVED
1569
SEP 26 2005

OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION



jwunder.vcf

Dear Mr. Berlage,

As a 7 year resident of Laytonsville my husband and I are very concerned about the development plans of the Derwood Bible Church (DBC), and the unregulated guidelines for PIF's in Montgomery County. In particular the property on Griffith Road is located in the Agricultural Reserve which once developed will take away land that is a vital and valuable industry of our counties economy.

While I understand the desires of the Derwood Bible Church I feel the scope of the development is out of scale for the community and natural resources for the property. Other entities have restrictions set by the Council of Parks and Planning, and I am asking that we not allow for PIF's to receive a category change that would allow an exception to this measure. Please consider restricting the water use of PIF's to 5,000 gallons per day peak use, and to also consider limiting the amount of impervious surface development that could affect the ecological balance of this sensitive environmental area.

On a final note I wish to see the development of DBC completed on a smaller scale that would compliment the the local community. I am hoping for an insightful solution that can create a win/win for the church and our environment. By allowing one exception a precedent is set for the many more that will see this as an opportunity at the sacrifice of our dreams to preserve our agricultural history and way of life. Thank you for your time and I hope to see you at the meeting this September 29th.

--
Jean Wunder, Director of Special Education Projects
Learning Independence Through Computers
1001 Eastern Avenue
Baltimore, MD 21202
Tel.: 410-659-5462
www.linc.org

County Council Public Hearing on 10-year comprehensive
Water Supply & Sewerage System Plan - ?

MCP-Chairman

From: Dick Evans [devans@msvlp.com]
Sent: Tuesday, September 27, 2005 9:12 AM
To: MCP-Chairman
Cc: Baig, Nazir
Subject: Pease put strong limits on PIFs

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1578
SEP 27 2005

OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

I am especially concerned about the proposed Derwood Bile Church site near Laytonsville. As proposed, it is far too big to be appropriate for the area, PLUS it destroys 225 acres of productive farm land, weakening agriculture in the county.

PIFs appear to get free rein, and that is not consistent with your desire for appropriate growth and good quality of life in Montgomery County. At a minimum, public hearings should be required for their approval.

5000 gallons per day is an appropriate limit on septic capacity for PIFs.

PLEASE support denial of the water and sewer category change to the fullest extent you can.

I do support a local church. I am pro-church, but also pro-agriculture, pro green space, and pro appropriate land use.

Dick Evans
devans@msvlp.com
703-390-2711
Fax: 703-390-2778

9/27/2005

MCP-Chairman

From: Ed Burke [eburke@terpalum.umd.edu]
Sent: Sunday, September 25, 2005 8:08 PM
To: MCP-Chairman
Subject: PIFs and Ag Reserve

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1579
SEP 28 2005

OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Mr. Berlage,

I'm writing to you to express my deep concern over the possible loss of agricultural land in Montgomery County. I'm sure you are aware of the issues of PIF's and Ag Reserve, but there seems to be a rapidly accelerating trend to convert Ag to non-Ag use through the PIF process. Some people would like to make this an issue of religious groups right to worship, but as an active member of a church in Montgomery county I would like to say that in my opinion this is NOT the issue. The issue is a growing trend that will destroy agriculture in Montgomery county if not controlled. There are two properties that I know of in the county that are examples of this, the 225 acres on 108 and Griffith road and a 50 acre tract on Hawkins Creamery. The Griffith road piece is now farmed in a rotation of corn, wheat and soybeans. My limited knowledge of these types of crops and the large investment in the machinery necessary to harvest them concerns me that when enough land is removed from the farmers it will no longer be viable to maintain the critical mass of land necessary to make a living from farming and that it will vanish. The Hawkins Creamery piece is now an equestrian facility. This type of business is one of, if not the largest ag related business in the state of Maryland. This equestrian business is being closed in October.

The other issues are the large amount of traffic that most of these PIF will bring to the Ag preserve area from all over the county. These are not neighborhood or ag related facilities. They also require a considerable amount of water and septic capacity which may impact the ground water of the areas surrounding them which rely on wells and septic. For example, the Griffith road property development application calls for 20,000 gallons of water per day peak use. If the property were developed for maximum homes as allowed in the Ag reserve zoning it would support 9 homes at 500 gallons/day, or 4,500 gallons/day peak. I URGE you to deny the application for this permit because of it's adverse impact on the environment and the local community. If you do not feel that you can do this now, at least delay decision and hold hearings to get a better understanding of the issues.

Other suggestions related to PIF's on Ag Reserve lands are:

- Restrict water use by PIFs to 5,000 gallons per day peak use (agricultural use exempt)
- Do NOT allow water/sewer category change to set the precedent which will lead to many more PIFs in Ag Reserve
- Treat private institutional facilities in the Ag Reserve as "special

exceptions" requiring hearings

I do feel that many of the institutions desiring to use the Ag reserve for non-Ag purposes are playing the highly political "religious freedom" card simply to make reasonable control of the Ag reserve too painful for politicians and county governments to fight. Please consider what the Ag reserve was intended to preserve in Montgomery county. Once real farms start to fold in Montgomery county we will have lost an unreplacable resource, AND I think this is closer to reality than many believe. The system has worked well in the past and PIF's have not been a problem to date, but the pace is accelerating at an alarming rate.

Edward W. Burke
Laytonsville, MD

MCP-Chairman

From: asladki@juno.com
Sent: Tuesday, September 27, 2005 3:14 PM
To: MCP-Chairman
Cc: Baig, Nazir
Subject: PIF's in the Ag Reserve

RECEIVED
1580
SEP 28 2005

OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Dear Sir:

My husband and I are residents of the Town of Laytonsville. We are very concerned about PIF's in the Ag Reserve.

Please restrict the water use by PIF's to 5,000 Gals. per day peak use. Allowing a water/sewer category change will set a precedent leading to more PIF's in the Ag Reserve. Please treat all PIF's in the Ag Reserve as "special exceptions". As a member of an established Laytonsville church, we are not opposed to new churches in our community. But these mega-churches are not what we want. We do not believe they will be of any benefit to our community. They will only destroy our agricultural areas and we are very concerned about the impact they will have on our existing wells and the water sheds.

We do not want you to deny applications for new churches, etc., we just want you to limit their size. Please help us to preserve the reserve and our existing quality of life. We love Laytonsville and all the beautiful agricultural vistas. Once they are gone, we will never get them back.

Thank you for your careful consideration of this matter.

Sincerely,

Ann W. Sladki
Joseph A. Sladki
21725 Mobley Farm Drive
Laytonsville, MD 20882

9/28/2005

MCP-Chairman

From: Marc Mauer [marcmauer@yahoo.com]
Sent: Tuesday, September 27, 2005 4:03 PM
To: MCP-Chairman
Subject: Ag Reserve

Dear Chairman Berlage,

We are so lucky to have the Ag Reserve!

Please place a moratorium on sand mound septic until their impacts can be assessed.

Please stop the illegal practice of selling "child lots" on the open market.

Please institute a 10% cap on impervious surfaces and 8% in sensitive areas, such as stream valleys.

Please discontinue the practice of clustering, which is leading to the suburbanization of the Ag Reserve.

As gas prices go up, we will appreciate even more the fresh produce available close by.

Very sincerely,

Barbara Francisco
8904 Glenville Rd.
Silver Spring, MD 20901

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MCP-Chairman

From: rufusrex2003@comcast.net
Sent: Tuesday, September 27, 2005 4:38 PM
To: MCP-Chairman
Cc: Baig, Nazir
Subject: Proposed Construction on AG Reserve

We are writing to voice our opinion on the building of a megachurch complex on the 225 acres located on Route 108/Laytonsville Road and Griffith Road in Laytonsville, Maryland 20882.

We moved to Laytonsville to get away from the congestion and traffic of city living. We like living around the AG Reserve and enjoy the quiet, peaceful town that Laytonsville is. Allowing this huge complex to be built will change the entire look and feel of our town. I too am a churchgoer, but I don't believe that church's should have the ability to override the citizen's voice. It was very clear at the very first meeting we attended that the town is against this development.

1. We use well water in our homes. The building of this complex will have a huge impact on our water sources.
2. I believe that church's should not have the ability to build wherever they want, especially when it is obvious that the Derwood Bible Church has not concerns for the citizens of Laytonsville.
3. To allow this complex to be built in our small town, will change the look and feel of living in Laytonsville.
4. The traffic conditions are horrible on Route 124 (Woodfield Road) when there is a church event. Traffic is a problem on 108 as it is, but building this complex there will make it 100 times worse. We live on Griffith Drive, only about a mile down on Griffith Road. We love looking out of our window and seeing the wildlife every day. This complex will make the town overcrowded and this type of place doesn't fit in with the scope of the town of Laytonsville. We are a small, rural town and want it to stay that way.

Please preserve our reserve. The laws need to change. A preserve is a preserve and just because they are a church shouldn't give them special privileges.

Very truly yours,
David B. Tear, III
Julie A. Smith
22608 Griffith Drive
Laytonsville, MD 20882

9/28/2005

MCP-Chairman

From: PlantMast@aol.com
Sent: Tuesday, September 27, 2005 8:45 PM
To: MCP-Chairman
Subject: ag preserve

please dont allow development of the ag preserve unless you are like the ones who messed up clarksburg.at least limit their septic to 10000 gal /day

Leon Carrier
22617 griffith dr.
gaithersburg Md. 20882

9/28/2005



WASHINGTON SUBURBAN SANITARY COMMISSION

14501 Sweitzer Lane • Laurel, Maryland 20707-5902

COMMISSIONERS
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Prem P. Agarwal, Vice Chairman
Sandra A. Allen
Stanley J. Botts
Artis G. Hampshire-Cowan
Joyce Starks

GENERAL MANAGER
Andrew D. Brunhart

DEPUTY GENERAL MANAGER
Carla Reid Joyner

September 28, 2005

The Honorable Douglas M. Duncan
Montgomery County Executive
Executive Office Building
101 Monroe Street, 2nd Floor
Rockville, MD 20850-2540

RECEIVED
1586
SEP 28 2005

OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Dear County Executive Duncan:

On behalf of the Washington Suburban Sanitary Commission (WSSC) and our valued customers, I am hereby transmitting our Proposed Fiscal Years 2007-2012 Capital Improvements Program (CIP). This document includes projects for Montgomery and Prince George's Counties, as well as Bi-County projects. Information regarding activities to upgrade our water and sewer infrastructure is also included.

The proposed six-year CIP features 99 projects and expenditures of approximately \$753 million. This represents an increase of \$97 million from the Adopted Fiscal Years 2006-2011 CIP. The increase in six-year costs is primarily attributed to the addition of five new projects for Enhanced Nutrient Removal at all of our wastewater treatment plants and significantly higher material costs for steel, copper and concrete. Expenditures programmed for Fiscal Year 2007 are approximately \$170 million, or \$10 million more than the \$160 million approved for Fiscal Year 2006. A complete financial summary is included on page 30 of the document.

This proposed CIP is the result of staff work sessions held in August, coordination with representatives from Montgomery and Prince George's Counties and the Maryland-National Capital Park & Planning Commission and feedback from our customers received through written comments and public hearings held on September 14 and 15. Thank you for your consideration and participation in making this proposed CIP an important investment in the continued quality of our water and sewer services.

Sincerely,

Marc P. Lieber
Chair

Enclosures

cc: The Honorable Derick P. Berlage, Chairman
Montgomery County Planning Board





WASHINGTON SUBURBAN SANITARY COMMISSION

14501 Sweitzer Lane • Laurel, Maryland 20707-5902

COMMISSIONERS
Marc P. Lieber, Chairman
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Sandra A. Allen
Stanley J. Botts
Artis G. Hampshire-Cowan
Joyce Starks

GENERAL MANAGER
Andrew D. Brunhart

DEPUTY GENERAL MANAGER
Carla Reid Joyner

September 28, 2005

The Honorable Thomas E. Perez
President
Montgomery County Council
Stella Werner Office Building
100 Maryland Avenue
Rockville, MD 20850-2371


Dear Council ~~President~~ Perez:

On behalf of the Washington Suburban Sanitary Commission (WSSC) and our valued customers, I am hereby transmitting our Proposed Fiscal Years 2007-2012 Capital Improvements Program (CIP). This document includes projects for Montgomery and Prince George's Counties, as well as Bi-County projects. Information regarding activities to upgrade our water and sewer infrastructure is also included.

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Sincerely,


Marc P. Lieber
Chair

Enclosures

cc: The Honorable Derick P. Berlage, Chairman
Montgomery County Planning Board

301-206-WSSC (9772) • 301-206-8000 • 1-800-828-6439 • TTY: 301-206-8345 • www.wsscwater.com



MCP-Chairman

From: Bill Ludwig [BLUDWIG@writ.com]
Sent: Thursday, September 29, 2005 11:46 AM
To: MCP-Chairman
Cc: Baig, Nazir
Subject: Derwood Bible Church

RECEIVED
1589
SEP 29 2005

OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Dear Mr. Berlage,

I am writing to voice my concerns over the proposed development of the Derwood Bible Church property at Griffith Road and Rt. 108 just North of Laytonsville Maryland. This "Megachurch" will be proposed to have a 1500 member congregation, a home for troubled teens, a High School and many other facilities which are inconsistent with the Rural way of life praised by those who choose to live outside of the suburbs.

This land is set within the Montgomery County Agricultural Reserve. The Agricultural Reserve, as you know, was created some 25 years ago with the intention of preserving agricultural land and rural open spaces. When the Agricultural Reserve was created, some exceptions were granted which would allow certain entities, such as places of Worship, to build on the Reserve. When a Government provides a special exception to a Religious organization to build on land such as the Agricultural Reserve, yet denies that same right to private entities, the Government has crossed the line in the separation between Church and State.

The Agricultural Reserve guidelines allow for one house to be built per 25 acres. Typically, one house would serve an average of 4 people. The plans for the 230 acre Derwood Bible Church lot seek approval for a 1500 member congregation which is significantly more than the same area would typically be allowed for housing, 36 people in 9 houses on the same 230 acres. By allowing this proposed development to take place, you would be allowing an increase in over 38 times what the Reserve would typically be permitted to accommodate. Can you imagine the horror of dismissing the Zoning Ordinance within the City of Rockville and allow private entities the right to build 38 times the existing FAR, Floor Area Ratio? I submit to you that this would be Chaos. The WSSC sewer lines alone would be overloaded from the very beginning to say nothing of the increased number of people which would inevitably come along with such development. The infrastructure, from the utilities to the roads would have to be re-engineered to even determine if it were even possible to do such a massive project in the first place. It would also take years of destructive construction. This is exactly what is happening in this case. The Derwood Bible Church proposed development will tap into the existing aquifer which provides water to the town of Laytonsville residents. The increased withdrawal of water from this aquifer can lead to general water-level declines and will affect nearby domestic wells potentially causing them to go dry. Additionally, the installation of a new septic system for a facility of this magnitude will be an engineering feat within itself. The failure of such a huge system would contaminate the aquifer and devastate the way of life. Additionally, just trying to get 1,500 people to the new facility, through the tiny town of Laytonsville, which has one whole traffic light, will cause complete and total gridlock as people try to get to and to leave each service numerous times each day. Emergency vehicles will simply not be able to go anywhere as the two way streets in and out of Laytonsville, will be completely congested.

9/29/2005

This is not a matter of anyone or any group being anti-religious, it is more a matter of keeping the scope of a project within guidelines which will not forever cripple a town. In this case, the town would be Laytonsville. By allowing this proposed "Megachurch" the right to build on this sacred land, the Council would be setting a precedence which would allow virtually all of the Reserve to become built upon. This should not be allowed to happen. Please do not approve this type of development.

Sincerely,

William F. Ludwig Jr. & Keri M. Ludwig
7119 Brink Road.
Laytonsville Md.
20882

Cc: Nazir Baig

9/29/2005

MCP-Chairman

From: Beth Carey [bcarey1@comcast.net]
Sent: Wednesday, September 28, 2005 10:04 PM
To: MCP-Chairman
Subject: PIF in Ag preserve

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1590
SEP 29 2005

OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Dear Sir,

I am writing this note to urge you to preserve the agricultural land in Montgomery County from future development by Private Institutional Facilities. By denying water and sewer category changes in our agricultural preserve areas you are helping to curb future development in areas where small town infrastructures cannot possibly handle the threat of wells going dry as well as large sewer and septic systems that would destroy the eco-system in these areas.

There is also great concern about how a larger volume of traffic would impact small towns with only one or two already heavily-traveled intersections.

I would think that the debacle on Route 124 near Airpark Road would certainly change the thinking on letting PIFs build in areas that are not able to handle the volume of traffic, let alone the negative impact that it has had on the residents and businesses that were already located in that area. The thought of such a large development or structure in our agricultural preserve area is a devastating thought.

It is time to close the loophole in our county's planning and permitting system and put a stop to the practice of letting PIFs develop mega-complexes in our agricultural preserve and then trying to fix the repercussions of such development fiascos after the fact, when the damage to surrounding areas has already been done.

**Richard and Beth Carey
22608 Fitzgerald Drive
Laytonsville, Maryland 20882**

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Version: 7.0.344 / Virus Database: 267.11.8/114 - Release Date: 9/28/2005

9/29/2005

MCP-Chairman

From: ben holmes [benholmes3@hotmail.com]
Sent: Wednesday, September 28, 2005 6:45 PM
To: MCP-Chairman
Subject: pif water sewer category change hearing 9/29

RECEIVED
1591
SEP 29 2005

OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

I respectfully urge you to deny any Private Institutional Facilities (PIFs) applications for water and sewer category changes. Any development that requires such a change within the agricultural reserve does not fit into the rural landscape nor the intended realm of what a PIF was thought to be when the Ag Reserve was created. Large scale development by any developer that requires such a water and sewer category change should be denied within the agricultural reserve. This is an opportunity to save the agricultural land within the county for now and for future generations.

Thank you for your attention.

Ben Holmes and Jan Taylor
6504 Griffith Road
Gaithersburg, Md 20882

22304 Fitzgerald Drive
Gaithersburg, MD 20882
September 28, 2005

RECEIVED
1592
SEP 29 2005

OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Dear Council Member,

This summer we vacationed in San Francisco. Have you ever traveled north from the city after crossing the Golden Gate Bridge? It took us less than 25 minutes to arrive in an area that has preserved hundreds of thousands of acres in parkland and agricultural preserve. How did this possibly happen? The leadership of Marin County, CA had the amazing foresight years ago to set these acres apart from any form of development beyond agricultural use. That leadership stood up to special interests and pressures of all kinds to preserve this great resource for future generations, and now Marin County parkland and Agricultural Preserve are considered a treasure of both the state and the nation.

In this age of ever-growing sprawl and development we look to our leaders to see beyond developers and special interest groups, to look to the future and to Preserve our green-space and precious agricultural land. Twenty-five years ago Montgomery County Planners and Council members made a pledge to the citizens of our county to save significant acreage in our county for agricultural use. We urge you to keep that legacy intact.

We urge you to clarify legislation protecting the Agricultural Reserve areas of our county from unintended development by oversized PIFs. We are strongly in favor of a cap of 5,000 gallons per day peak-capacity on multi-use sewage systems.

Sincerely,

Moira and Gregory Stone

RECEIVED
1594
SEP 29 2005

Krass, Dorothy

From: Richard Lee [rtlwwt@gmail.com]
Sent: Wednesday, September 28, 2005 1:32 PM
To: MCP-Chairman; Baig, Nazir; Councilmember.Perez@montgomerycountymd.gov
Subject: Derwood Bible Church

OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

To M-NCPPC and Montgomery County Council Members,

As a resident of Laytonsville, I am extremely concerned about the Derwood Bible Church's possible development at Route 108 and Griffith Road. I am concerned about the possibility that our wells could be reduced and contaminated by that large of a development. I already spend 1 hour to drive to Rockville during the work week, a drive that should be only 20 minutes. If they project they are proposing will create traffic during all other hours of the day and week, that means it will take even longer. Roads need to be expanded and improved to handle this type of development in our area and we only have a 2 lane road on Route 124 to handle the majority of traffic coming out of our area to Rockville. Since they are originally from Derwood, that means the majority of the traffic will be heading in and out of the Rockville area. I feel the Church needs to follow the rules and regulation as any other citizen of the county should.

I am not against the Church trying to grow, but it should not be at the expense of our community and environment. This is why I moved here almost 4 years ago. To be able to get away from the major developments in Rockville and to have a peaceful, quiet, and protected area to live in.

Sincerely,

Richard Lee
22301 Essex View Drive
Laytonsville, MD 20882
Tel: 240-988-8852

9/28/2005

MCP-Chairman

From: Debbie Pakaluk [dpakaluk@NorwoodSchool.org]
Sent: Thursday, September 29, 2005 6:19 PM
To: MCP-Chairman
Subject: Derwood Bible Church

RECEIVED
1597
SEP 30 2005

OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Hello!

I am really confused as to why we would use agricultural reserve land for a large church. The efforts of Montgomery County to protect green space is known and admired throughout the country. My understanding is that the development rights have already been sold down county and it seems to me to be dishonorable to go back on that plan.

My concerns are for protecting the land and our water supplies. I have nothing against churches, even large ones, but there must be a way to save the land we said we were going to save.

We also need to find a way for church building go through the same vetting as we do any other development proposal. They should have to comply with the same rules as any other development. Whether it is a large church or a shopping mall, the concerns about water usage, the addition of impervious surfaces, traffic issues, and construction of buildings are all the same.

Thank you for your time. Please continue the quest to save green space in Montgomery County!

Debbie Pakaluk
8017 Rocky Road
Laytonsville, MD 20882

9/30/2005

MCP-Chairman

From: Alyce Ortuzar [ortuzara@cygnusc.com]
Sent: Thursday, September 29, 2005 5:19 PM
To: MCP-Chairman
Subject: Save the Ag Reserve

R E C E I V E D
1598
SEP 30 2005

OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

TO: Chairman Berlage
RE: Opposing Sewer/Water Changes for PIFs in the Ag Reserve

I appreciated the strong support you expressed at the League of Women Voters' forum on Monday.

As an economic paradigm, sustainable agriculture creates decent paying jobs (\$10.00 per hour minimum versus \$5-6 for janitors), and has tertiary economic spin-offs that create small-scale industries and higher paying jobs, in addition to valuable environmental benefits. Sustainable agriculture is a revenue enhancer, requiring less infrastructure than it returns in revenues to local and state coffers; other types of development are a revenue loss.

The County Council has also not paid attention to sound research documenting the importance of a safe, sustainably produced, local food supply that reinforces a strong rural economy, significantly enhances local and state revenues, reduces global warming, and enhances ecosystems. Farm to institution programs also reduce health care costs by dramatically improving nutrition. Schools that have replaced junk food with farm fresh food have experienced dramatically improved behavior and performance, reducing the need for additional services and support personnel. Food production agriculture in Montgomery County needs to be protected and enhanced, not eliminated.

Alyce Ortuzar
P.O. Box 312
Ashton, MD 20861
(301)774-6617

Nazir Baig, P.E
Supervisor, County-wide Planning Division
Montgomery County Department of Park & Planning
8787 Georgia Avenue, Silver Spring, MD. 20910-3760
301-495 4549
301-495-1302 (Fax)
nazir.baig@mncppc-mc.org

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

From: Mark Schwartz [mailto:mark@tricapitaladvisors.com]
Sent: Thursday, September 29, 2005 1:55 PM
To: Baig, Nazir
Subject: Preserve the Reserve

Dear Mr. Berlage:

As a fifteen year resident of the Griffith Road area in Laytonsville, I urge you to consider that the spirit of the legislation which created Agricultural Reserve land was intended to do just that: preserve the land. The scale and scope of the proposed development by Derwood Bible Church far exceeds the allowable building exemption for Churches on this type of land. A smaller country church similar in size to some of the existing churches presently serving Laytonsville would be fine. In addition, without independently conducted and thorough scientific impact studies, there can be no assurance as to the potentially negative environmental impact in terms of water, agriculture and wildlife.

Thank you for your careful consideration in this matter.

Sincerely,

Mark Schwartz

Nazir Baig, P.E
Supervisor, County-wide Planning Division
Montgomery County Department of Park & Planning
8787 Georgia Avenue, Silver Spring, MD. 20910-3760
301-495 4549
301-495-1302 (Fax)
nazir.baig@mncppc-mc.org

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

From: Jolie Brown [mailto:jolie@artjolie.com]
Sent: Thursday, September 29, 2005 10:55 AM
To: Baig, Nazir
Subject: Please help to preserve the Ag Reserve
Importance: High

Dear Nazi Baig,

Tonight you will meet to discuss the Private Institutional Facilities (PIFs) applications for the Ag Reserve. Please deny the PIF for water and sewer category changes. Allowing permission for the construction of the Derwood Bible Church on 225 acres north of Laytonsville, would set a bad precedent for the scope and scale of the development Rural Density Transfer (Agriculture Reserve) zone.

I have read the law that established the Ag Reserve, and it is my opinion that the authors did not envision mega churches on the scale of Derwood Bible Church, or the other 3 applications that are pending. They envisioned small, community churches like Neelsville Church, or the small church off 27 & Wildcat. They never envisioned thousands converging on the land every day, acres of pavement for parking, traffic jams on Sunday, and sewer and waste water on such a grand scale.

The Ag reserve is a treasure for the citizens of Germantown and Laytonsville. Take a drive down Brink Road, or Wildcat, you can feel the quality of the air change. It is refreshing and breathtaking at the same time. The green zone offers respite from the daily grind of commuting and city madness. Just driving past or through it, offers refuge for the craziness of modern life. I cannot tell you how many people I know who have memories of trips to Butlers Orchard as a child, and plans to bring their own children there. Others walk daily on the greenway trail and love the sense of space the neighboring farms provide. If we were to lose the Ag reserve we would lose more than a few farms, we would lose a culture and way of life that make Germantown, Laytonsville, and Damascus such amazing places to live.

The Ag reserve offers more than beauty and peace. It also offers a large track of undeveloped, unpaved land to clean and purify rainwater. These fields act as great filters that replenish our water table. The same water table that drains into Seneca creek, Black Hill Lake, and Clopper lake-- used by WSSC uses a reservoir to fill your home tap. Along the way the water table also serves homeowners not served by WSSC. For your health and theirs, do not jeopardize this natural filtration process.

Paving, developing, invading the Ag Reserve will degrade our quality of life on so many levels. Please preserve the Reserve.

Some things truly are priceless, don't let the developers convince you otherwise.

Respectfully,

Jolie M. Brown