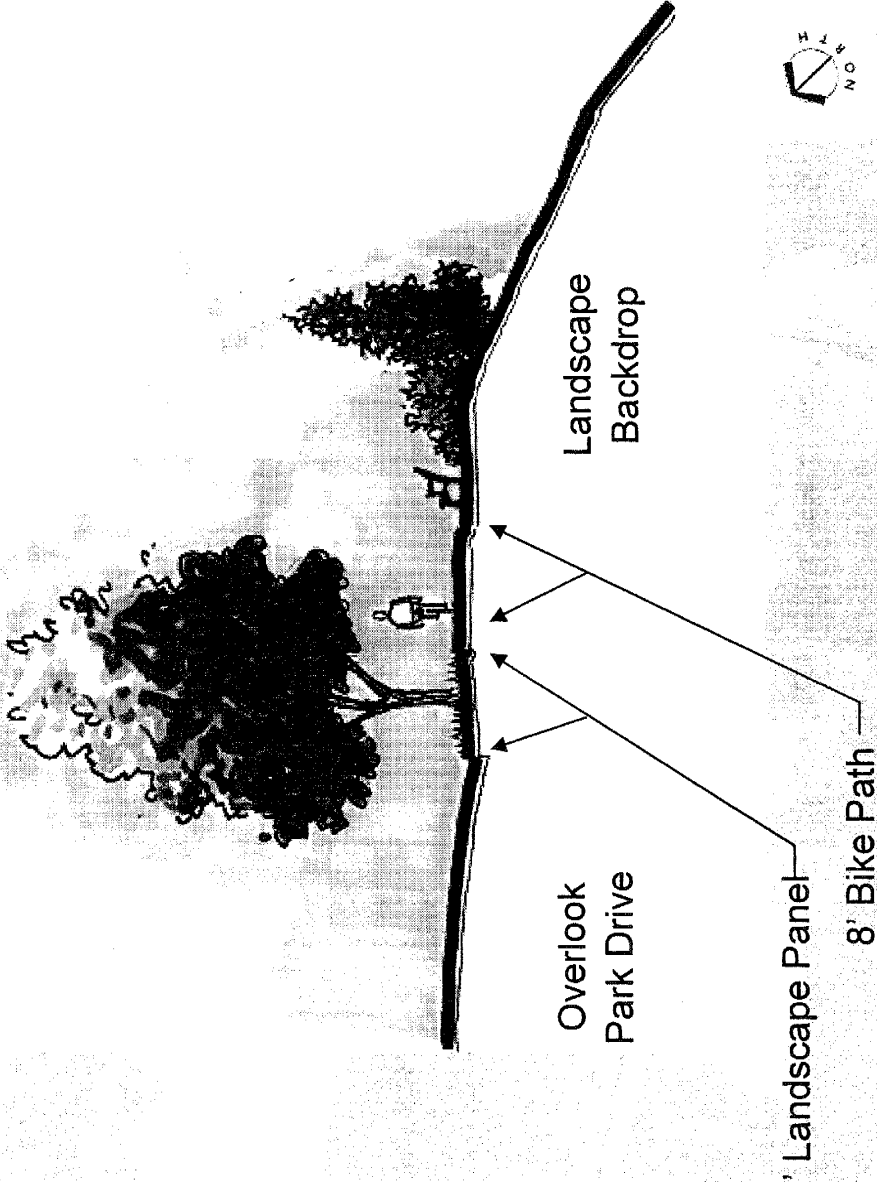
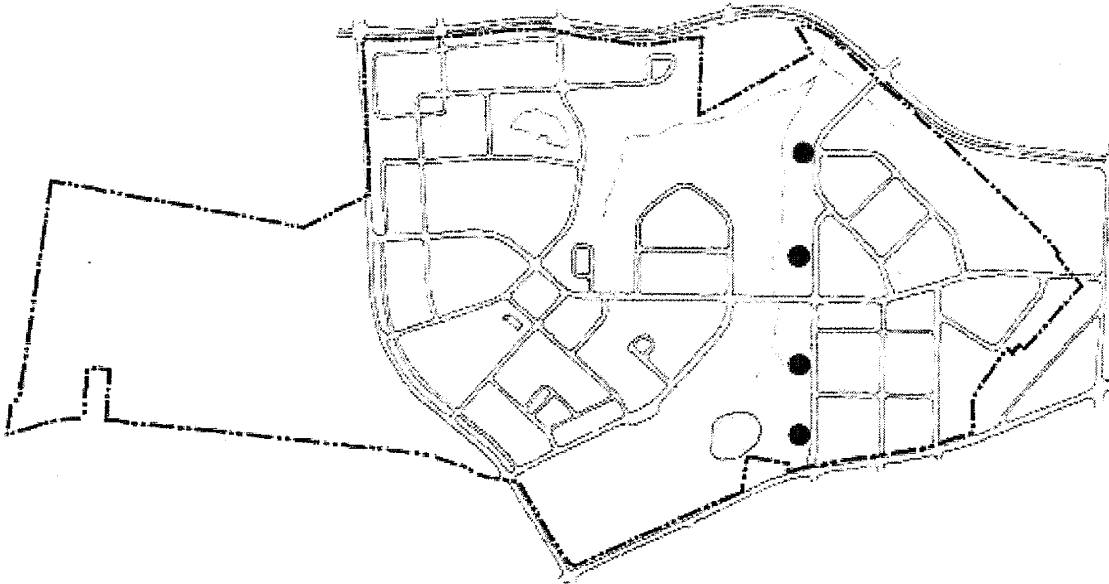


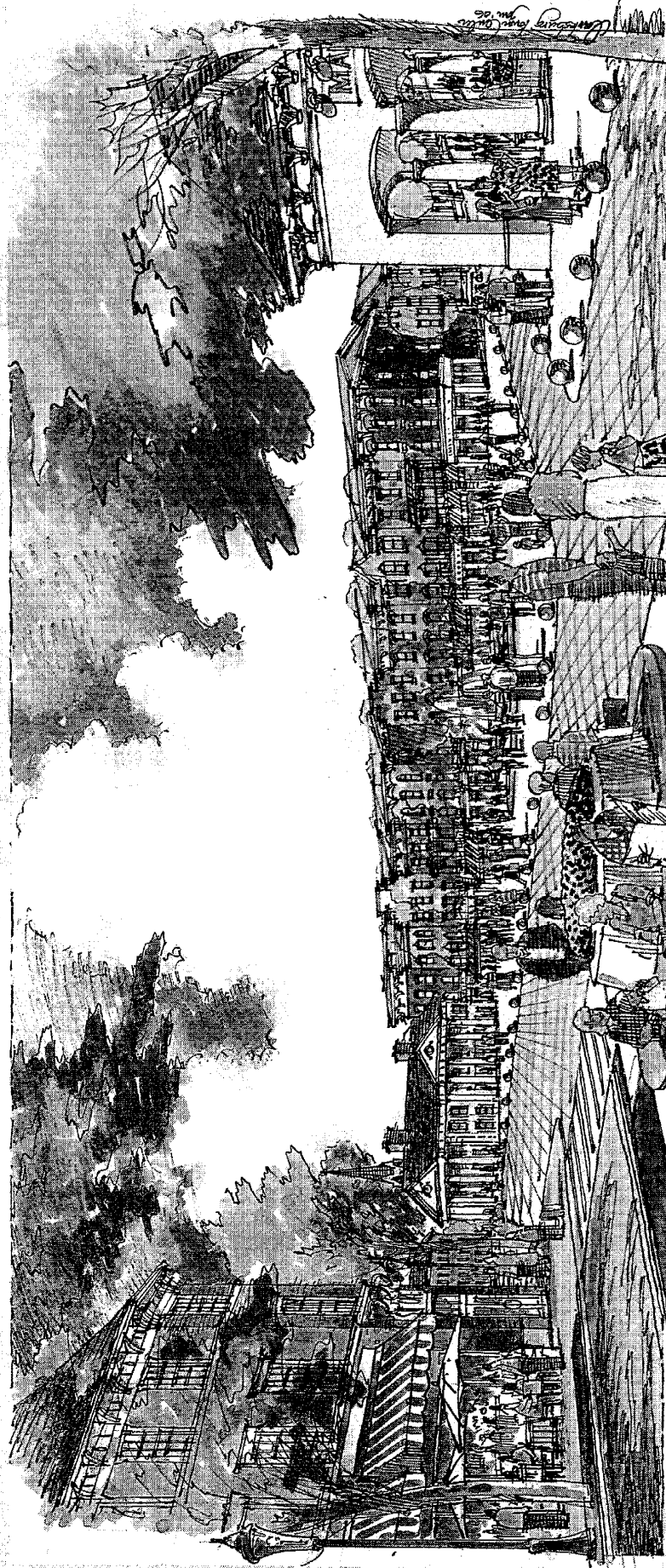
CLARKSBURG



Concept for East Side Overlook Park Drive Seating Areas

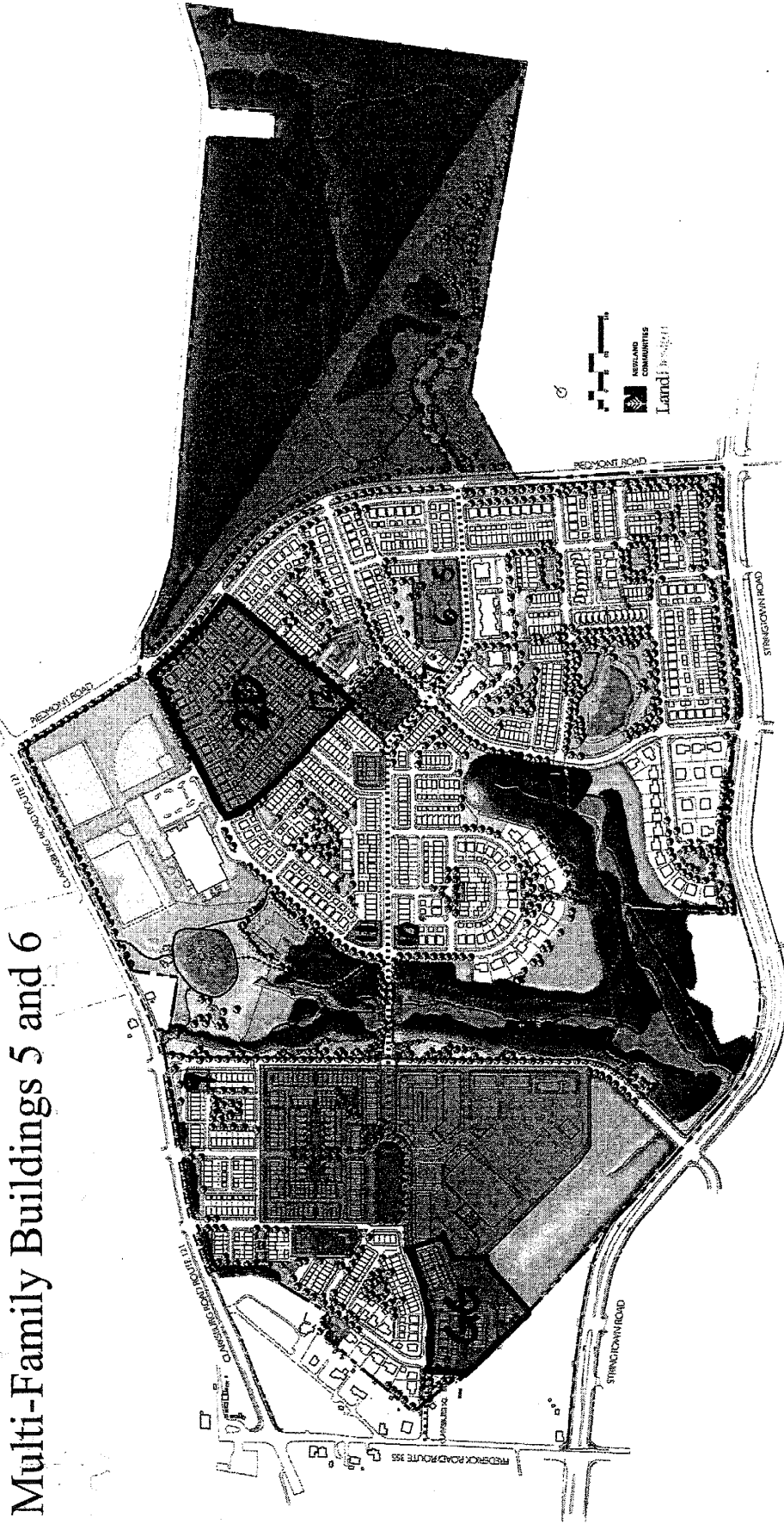
CLARKSBURG

Town Square Conceptual Depiction



CLARKSBURG

Sections 2D and GG
Manor Home Buildings 7, 9, 10, 11 and 12
Multi-Family Buildings 5 and 6



Existing Plan showing Un-built Areas

ATTACHMENT 3

Edwards, Sue

From: Randy DeFrehn [rdefrehn@nccmp.org]
Sent: Wednesday, May 31, 2006 11:53 AM
To: Edwards, Sue
Cc: Berlage, Derick
Subject: Clarksburg Town Center - Manor Home No. 9

Sue,

Thank you for taking your time to speak to me this morning with respect to my family's concerns regarding the proposed construction of Manor Home No. 9. As I had explained, my wife had come to a hearing held on or about April 20, thinking that she would have an opportunity to provide oral testimony, but the format was changed and no such opportunity was provided. She did submit a written copy of what appears below, but we weren't sure that it actually got to the right person to be considered.

I have also provided a copy of this e-mail to Chairman Berlage for his consideration. Thank you for your kind attention to this matter.

Sincerely,

Randy DeFrehn

Randy G. DeFrehn
Executive Director
National Coordinating Committee for Multiemployer Plans (NCCMP)
815 16th Street, NW
Washington, DC 20006
Phone: (202) 737-5315
Fax: (202) 737-1308
Cell: (301) 367-1723

Items for the Parks & Planning Hearing

1. My name is Margaret DeFrehn. My husband, two children and I have lived in the Town Center for approximately 2 years.
2. We appreciate the Commission's ongoing interest in Clarksburg Town Center and your work to ensuring that the residents receive the community we all thought we were buying into.
3. Although there are a number of issues we remain concerned about, my comments tonight will be limited to the subject of Manor House #9 and the impact on our immediate neighborhood.
4. Our concerns include issues over the size and the situation of the building and the impact on the neighborhood's already limited parking.
5. Parking is a major concern in this community which was built with the idea that accessible mass-transit would be an integral part of our lifestyle.
6. Since we moved in however, access to mass transit has been reduced rather than improved, making cars a virtual necessity.
7. With respect to Manor House #9, this building was originally designed as a nine unit building.
8. It is situated on a corner between two rows of townhomes.
9. Subsequent to the construction of the adjacent townhomes, the plans were changed to increase the number of units to twelve.

5/31/2006

10. The setbacks from the current foundation to each of the adjacent buildings is nearly non-existent, in fact, the home on Overlook Park has a bay window from which one can literally reach out and touch this proposed Manor House.
11. There is currently no dedicated parking for this building.
12. Driveway parking for the surrounding townhomes has been reduced because of the placement of stairs for the decks and the heat pump units under the staircases which prevents us from parking more than one car in the driveways.
13. Street parking on General Store (which is the street which the alley behind Manor House #9 backs up to) has been restricted to one side, eliminating approximately 12 on street parking spaces.
14. A foundation for Manor House #9 was constructed too close to the street and was subsequently revised to comply with front setback requirements.
15. The height of the foundation of Manor House #9 currently stands approximately 6 feet above street level.
16. As proposed, this building is grotesquely oversized for this block.
17. Situating the building so far above street level will only exaggerate the size differential.
18. Even if the number of units were reduced to the original nine units, the reduction in parking without dedicated supplemental parking will create an undue burden for existing residents; let alone those who will occupy the building.
19. We, the neighbors would prefer that this building not be built in this location, and that a park or some additional townhomes would be more appropriate.
20. If a Manor House is to be constructed at a minimum it should not exceed the original nine units, with appropriate setbacks.
21. Dedicated, integral parking must be included; and
22. The top of the foundation must be reduced to street level for the building to be better integrated into the neighborhood. As noted above, the current foundation will place the building approximately six feet above street level. When looking across the line of townhomes that face Clarksburg road, each is stepped down to accommodate the slope toward Overlook and to fail to do so with what is undoubtedly the largest building in the entire neighborhood and one which will dwarf the adjacent townhomes makes no sense and would only exacerbate an already untenable situation.

Thank you for your consideration of these matters.

MCP-Chairman

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

From: Paul (and/or Mary) Majewski [pmajewski@att.net]
Sent: May 11, 2006 9:36 AM
To: MCP-Chairman
Cc: ClarksburgCA@yahoogro; Maskal, Nellie; jennifer.russel@montgomerycountymd.gov; Krasnow, Rose; Synergiesinc@aol.com; Zyontz, Jeff
Subject: ClarksburgCA Exec Comm needs the final water quality plan

cCa
Clarksburg Civic Association
Clarksburg, Maryland 20871-0325

May 11, 2006

Chairman Berlage, MNCPPC:

At our May 1, 2006 Clarksburg Civic Association (CCA) Executive Committee meeting, the CCA-EC resolved that it and its planning committee needs to see the final water quality plan for the Town Center mediation package.

Further, it resolved that the county needs to conduct a full water quality environmental impact study before Piedmont Woods goes to site plan. The active areas of Piedmont Woods should be developed in such a way to alleviate any problems to Burnt Hill Road and the Little Bennett water shed.

Our community wants to safeguard the community's ground water, streams, roads, and properties.

Sincerely,

Paul E. Majewski, President, Clarksburg Civic Association
Kathie Hulley, Chair, CCA Planning Committee

#1

MCP-CTRACK

From: Peter Roscoe [proscoe@verizon.net]
Sent: Friday, April 28, 2006 11:16 PM
To: MCP-Chairman
Subject: Clarksburg Town Center

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

Dear Members of the Board.

My apologies__ This replaces the rough draft I sent a few minutes ago. New computer and I hit the wrong button

First of all I would like to thank you for the opportunity to speak at the Clarksburg Town Center hearing with regards to Clarksburg and the results of the mediation. I wasn't planning on speaking but when I heard the comments about the plan and the extension of the Clarksburg square road I felt it was necessary to do so. I probably wasn't as clear as I could have been so I am taking this opportunity to write to you.

Please allow me to introduce myself. My name is Pete Roscoe and I along with my wife Erika live in Clarksburg at 23419 Clarksridge Rd. My wife and I moved here about two years ago and we bought immediately when we drove up the street, saw the church, and heard the church bells. What a blessing to have the mixture of the old and new in this community.

We both wanted to give something to the community and My wife joined the grounds committee and I joined the covenants committee. Being on the covenants committee is not all that much fun but we want the community to be all that it can be.

Needless to say Erika (my wife) and I were very disappointed in what happened and we were skeptical regarding the actions of the board, the builders, and even CTAC and wondered what was going to happen in the future. We watched and listened and now we are very excited about the outcome of the mediation and the recommended courses of action . We are impatient and want to encourage the board to approve those plans as presented in an expeditious manner. We believe that all parties developed the best solution for the residents, the builders and the community. We along with our neighbors can't wait to see construction commencing soon.

We are very concerned about the actions and words of a small group of people regarding the extension of Clarksburg Square Rd to 355 which was always part of the master plan. The mediation did not change that and we feel that special interest groups are taking advantage of the situation by bringing it up now. They had their opportunity when the master plan was approved years ago. Some of the people who testified were not telling the whole story. A few of the residents on Clarksburg Square Town Rd do not want the extension to go through not because of impact on the Historic district, Not because of additional traffic on 355 but because they want a dead end road for their personal use to the detriment of the community. The historic commission did not provide any factual data regarding adverse impact of this road on the historic district. I come from Connecticut where we have homes that are 300 to 400 years old next to main highways and the impact of those roads have no affect. One can only suppose what their real agenda is. Perhaps they too want to keep traffic out of their backyards and are using the Historic district as an excuse.

I am not going to dwell on their motives but would like to provide some factual data for the keeping of the road in accordance with the master Plan if I may:

96

The road is part of the master plan. Planners with a lot more experience than myself had good reason for doing this.

All sections of Clarksburg have entrance and egress direct to a main thoroughfare. The elimination of this extension would force current and future residents on our side to travel to the center of the Town through the retail area to exit. No other section would be forced to do this. I could throw in the price of gas in this equation but I won't or did I just do it?

Elimination of the extension would deprive the gas station, Veterinarian (former post office) and other businesses of mainstream traffic. It's my understanding one of the old homes is going to be converted to a country store. Will they go through with it if the road is not opened.

Emergency vehicles would have to go through the retail area to access a portion of the Clarksburg that will be cut off from a main route access. Does this make sense? I expect the retail area will be a success and won't that traffic cost precious minutes?

I know there is a petition out there with a Hundred names and not all of those who signed the petition live in Clarksburg. I do know that there will be five to ten times that amount who will be adversely affected and would probably sign a petition to keep the road but there is one problem. They don't live here yet because their homes are not built. Who is going to speak for them. I hope the board does!

Thank you for you time
Peter Roscoe

Peter Roscoe
proscoc@verizon.net

February 13, 2006

Mr. Derik Berlage, Chairman
Montgomery County Department of Park & Planning
The Maryland National Capital Park & Planning Commission
8787 Georgia Avenue
Silver Springs, MD 20910

RECEIVED
2006-0215
FEB 17 2006

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

Dear Mr. Berlage:

I recently read the article in the Gaithersburg Gazette regarding the Horace Wilson house in Clarksburg and the efforts of the Clarksburg Historical Society to keep it at its present location. Upon looking at the picture closely I realized it was MY old house. I lived in that house from the time I was three years old until age twelve when my parents bought a lot and built a house around the corner near the Clarksburg United Methodist Church. My grandparents bought the Wilson house and the store sometime in the early 1930's, I believe. After my grandfather died in 1940, my parents moved from Bethesda to help my grandmother and took over operation of the store. They retired from the business around 1965 but continued to own the property for a few years. The property was actually owned by my Grandmother Barr jointly with my mother. The store was called Barr's Grocery T/A Emory B. Edwards. I have many fond memories of my childhood there.

The changes in recent years to Clarksburg are well documented and in some cases notorious. I live in Gaithersburg now but go frequently to Clarksburg Cemetery to put flowers on the graves of my family. Each trip is heartbreaking to me to see what was once quiet, treed, tranquil Clarksburg changed forever. It's hard to remember where old buildings used to be. I applaud the Historical Society for trying to maintain some semblance of the old Clarksburg. I attended their February meeting and pledged to support them in any way I can.

The decision to move the house to build a road through to 355 is another bad story. With Clarksburg Road on one end (with a traffic light) and Stringtown Road on the other end (with a traffic light), it makes little sense to me to put a road there with the other roads so close. This certainly doesn't make any sense from a safety point of view either.

Lastly, it is imperative that we keep the very small historic section of Clarksburg (only 20 houses) as it is so that others can see what we prized for so many years. Certainly moving buildings out of their original location will not keep that continuity. With that in mind I ask that you do whatever you can do to keep the Wilson house or what is the Barr house to me, where it is PERMANENTLY. Is that not the purpose of an "historic district"?

Sincerely,



Joan Edwards Ruff
19028 Stedwick Drive
Gaithersburg, MD 20886

LINOWES
AND BLOCHER LLP
ATTORNEYS AT LAW

RECEIVED
2006-0147
FEB 07 2006

February 6, 2006

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

Stephen Z. Kaufman
301.961.5156
skaufman@linowes-law.com
Todd D. Brown
301.961.5218
tbrown@linowes-law.com

By Hand Delivery

Hon. Derick Berlage, Chair
and Members of the Montgomery
County Planning Board
M-NCPPC
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: Clarksburg Town Center (Site Plan No. 8-98001, *et al.*).

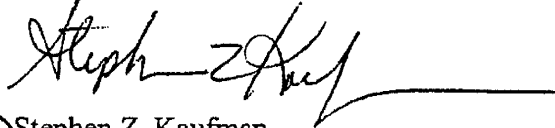
Dear Mr. Berlage and Members of the Planning Board:

Enclosed please find a Joint Motion of the Clarksburg Town Center Advisory Committee, the master developer, and each homebuilder participating in the Clarksburg Town Center Development, requesting a further continuance of the site plan violations hearings in the Clarksburg Town Center matter. The enclosed Joint Motion requests a 45-day continuance to conclude the mediation efforts. The Motion further requests an opportunity to provide the Board with a status report at its March 23, 2006 meeting. Judge Barbara Kerr Howe, who is acting as mediator, joins in the Motion.

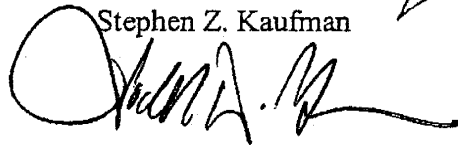
Thank you for your consideration.

Sincerely,

LINOWES AND BLOCHER LLP



Stephen Z. Kaufman



Todd D. Brown

SZK:cp
Enclosure

Hon. Derick Berlage
and Members of the Montgomery
County Planning Board
February 6, 2006
Page 2

cc: Michele Rosenfeld, Esq. (w/enc., by hand)
David Brown, Esq. (w/enc., by mail)
Barbara Sears, Esq. (w/enc.)
Scott C. Wallace, Esq. (w/enc.)
Timothy Dugan, Esq. (w/enc., by mail)
Kevin Kennedy, Esq. (w/enc., by mail)
Robert Brewer, Esq. (w/enc., by mail)
Ms. Nanci Porten (w/enc., by mail)
Hon. Barbara Kerr Howe (enc., by mail)
Charles Stuart, Esq. (w/enc., by mail)

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