



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB
Item #
12/11/08



MEMORANDUM

DATE:

TO: Montgomery County Planning Board

VIA: Rose Krasnow, Chief *RK*
Catherine Conlon, Subdivision Supervisor *CA*
Development Review Division

FROM: Richard Weaver, Coordinator (301-495-4544) *RAW*
Development Review Division

REVIEW TYPE: Preliminary Plan of Subdivision

APPLYING FOR: 3 lots for 3 one family detached dwelling units

PROJECT NAME: Winbrook

CASE #: 120080100

REVIEW BASIS: Chapter 50, Montgomery County Subdivision Regulations

ZONE: R-60

LOCATION: At the northern terminus of Dunkirk Drive

MASTER PLAN: Kensington-Wheaton

APPLICANT: Bill Plank

ENGINEER: Maddox

FILING DATE: September 19, 2007

HEARING DATE: December 11, 2008

RECOMMENDATION: Approval subject to the following conditions:

- 1) Approval under this preliminary plan is limited to 3 lots for 3 one family detached dwelling units.
- 2) The Applicant must provide verification that the existing house on the property has been demolished prior to recordation of the plat.
- 3) A detailed Tree Save Plan must be submitted prior to issuance of the sediment control plan with detailed and specific tree preservation measures. The Tree Save Plan must be prepared and signed by an ISA-certified arborist if the proposed limits of disturbance (LOD) impact more than 1/3 of the critical root zone of any specimen tree.
 - a. The proposed development shall comply with the conditions of the Tree Save Plan and all tree protection measures must be installed prior to any demolition, clearing, or grading on the subject property.
 - b. Tree protection measures shown on the Tree Save Plan must be matched to the limits of disturbance shown on the sediment control plan.
 - c. The Tree Save Plan must include tree protection measures for off-site and shared trees and the most current approved details for construction sequencing and inspections.
- 4) The Applicant must comply with the conditions of the Montgomery County Department of Permitting Services (MCDPS) stormwater management approval dated July 31, 2008.
- 5) The Applicant must comply with the conditions of the Montgomery County Department of Transportation (MCDOT) letter dated November 21, 2008, unless otherwise amended.
- 6) Prior to recordation of plat, applicant to submit permit and bond for construction of a 4 foot wide sidewalk along the property frontage and off site to connect to Glenhaven Drive.
- 7) The Adequate Public Facility (APF) review for the preliminary plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board resolution.
- 8) Other necessary easements.

SITE DESCRIPTION

The Subject Property is identified as Parcel 140 and Outlot 'B' on Tax Map JP13. It is 0.9450 acres in size and is zoned R-60. It is located at the northern terminus of Dunkirk Drive and on the south side of Plyers Mill Road in the Kensington-Wheaton Master Plan area. Surrounding uses are consistently residential in all directions, having developed in a rather standard grid system.

The Subject Property is currently improved with a one family residential structure of unknown age. There is no forest on the property and there are no environmentally significant features. The Property drains to the Sligo Creek, a Use-I/I-P watershed.

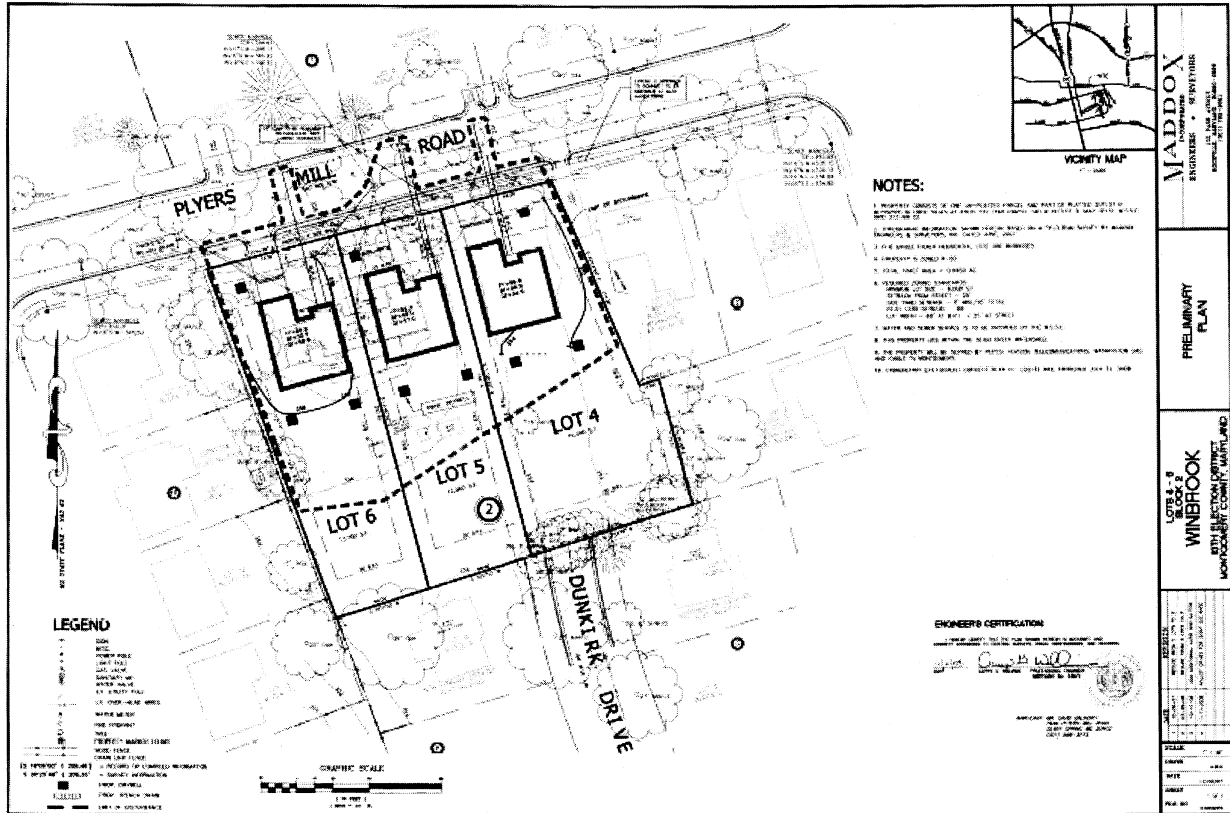
WINBROOK (120080100) RETAKE



PROJECT DESCRIPTION

The application proposes to subdivide the parcel and outlot into three (3) lots that will range in size from 13,099 square feet to 14,808 square feet. The minimum size for lots in the R-60 zone is 6,000 square feet. The homes are proposed to front on to Plyers Mill Road and each will be served by an individual driveway and public water and sewer. One street tree in front of Lot 5 will need to be removed so that adequate site distance for the driveway on Lot 4 can be

met. No dedications on Plyers Mill Road are necessary. Staff is recommending that the applicant be required to construct a four foot wide sidewalk along the Property's frontage and off-site to Glenhaven Drive to the east. Dunkirk Drive, as discussed below, will remain as a dead end street with no improvements required of this developer.



DISCUSSION OF ISSUES

Discussion of Dunkirk Drive

Staff initially recommended to the applicant that the subdivision layout include the extension of Dunkirk Drive through the Property to Plyers Mill Road. That road connection, with three homes fronting on to the new extension of Dunkirk, is arguably the most logical way to complete this neighborhood's grid street pattern. However, upon further review of the necessary engineering for that connection, staff has come to a different conclusion. The existing streets within the neighborhood are closed-section with rolled curbs and no storm drains. Storm runoff currently flows in the gutters along the curbs down to inlets in Glenhaven Drive and into the local stream. Except for water back-up at the downstream inlets during storm events, the current street drainage system seems to be adequate.

Since initial construction of this neighborhood, the rules for stormwater management have significantly changed. Runoff from all new impervious surfaces must be controlled, and the Montgomery County Department of Permitting Services no longer allows stormwater to be released into street gutters. If Dunkirk Drive is extended to Plyers Mill Road, it would require

the construction of a storm drain system along the length of Dunkirk and then down Republic Road, extending to the inlets in Glenhaven Drive. Besides being a significant burden for a small subdivision to bear, construction of a storm drain system would have significant impacts on the existing neighborhood. Installation of a storm drain would require removal and replacement of the curb along one side of the street, impact to at least six existing driveways along Dunkirk Drive, and construction impacts to yard areas. It's also possible that easements from neighbors might have to be acquired where right-of-way is not adequate. Given the potential neighborhood impacts compared to the overall limited benefit that a storm drain system would likely provide, it is staff's opinion that existing Dunkirk Drive should not be extended. Instead, the currently proposed application fronts three lots on Plyers Mill Road and retains the existing termination of Dunkirk Drive. Stormwater management for the new homes is handled by using on-lot dry wells, and this development will contribute toward improving the actual existing problem areas in the existing drainage system by constructing a new inlet and outfall where water currently backs up on Glenhaven Drive. This improvement minimizes impact to private property because all work can be accomplished in the public right-of-way without any disruption to yard areas or driveways.

From a street design perspective, staff was initially resistant to any option that would not connect Dunkirk as a through-street to Plyers Mill. Staff and the Planning Board typically make every effort to connect streets for a host of reasons including community building, fire and emergency vehicle access, school bus access, mail delivery and pedestrian access. Staff weighed the potential benefit of this road connection with the potential negative impacts and believes that the road connection simply does not provide sufficient improvements to the public good, i.e, circulation, improved emergency response, community building and safety. Staff believes that the existing road network provides ample alternative travel routes to and from the major transportation routes such as Georgia Avenue. Staff calculated the potential improvements to emergency response times and believes that a connection would only improve response times by less than 30 seconds for a limited number of homes only. Staff also does not believe that the eight homes that front to the stub of existing Dunkirk Drive are in any way isolated from the rest of the community, and the connection would not significantly improve the community. This is by no means a neighborhood divided by lack of connectivity. Staff therefore concluded, and DOT concurred, that it was appropriate to allow Dunkirk Drive to remain as a dead end street in its current configuration.

Staff also considered options to the through connection and discussed the possibility of terminating Dunkirk Drive as a cul-de-sac. The cul-de-sac option still required stormwater management with the same construction and neighborhood impacts. Staff did not strongly pursue the cul-de-sac option because it would have also created dual frontage lots, thereby requiring the rear of the homes to either face Plyers Mill Road or the Dunkirk Drive cul-de-sac, which is not a desirable lot alignment of homes to streets.

ANALYSIS AND FINDINGS

Master Plan Compliance

The Kensington-Wheaton Master Plan does not specifically make recommendations for this site. The Plan focuses predominantly on the residential parts of Kensington-Wheaton, and encourages the protection, stabilization, and continuation of current residential land patterns (pg. 39). The objective of the plan is to protect and stabilize the extent, location, and character of existing residential and commercial land uses, and to maintain the well established low-to medium-density residential character which prevails over most of the planning area. The proposed application satisfies this objective by creating residential lots which fit well into the existing neighborhood with regard to size and orientation.

The extension of Dunkirk Drive was fully examined as part of the review process. The existing street network adequately accommodates the existing residential community. Impacts to existing curb, driveways, sidewalks and yards outweigh the desirability of the road connection. Given that the Master Plan makes no recommendations on the extension of Dunkirk Drive and that the development conforms to the established R-60 zone, staff finds that the lots as proposed comply with the Kensington-Wheaton Master Plan.

Public Facilities

Roads and Transportation Facilities

The proposed lots do not generate 30 or more vehicle trips during the morning or evening peak-hours. Therefore, the application is not subject to Local Area Transportation Review. The existing road network provides adequate access for vehicles, including emergency vehicles, and the required sidewalks will improve pedestrian mobility. Staff finds that the vehicle and pedestrian access for the subdivision will be safe and adequate with the proposed public improvements.

Other Public Facilities and Services

The application has been reviewed by all local utility agencies (gas, electric, and telecommunications) who have recommended approval of the plan with a finding that their respective utility can adequately serve the development. Other public facilities and services, such as schools, police stations, firehouses and health services, are currently operating within the standards set by the Growth Policy Resolution currently in effect. The Property is not within a school moratorium area; and is not subject to payment of a School Facilities Payment.

Environment

Forest Conservation

Although the Property is exempt from the requirements to provide a forest conservation plan, tree save issues will need to be addressed. Prior to issuance of sediment control permits the

applicant must revise the submitted Tree Save Plan to address protection of off-site trees and to accurately show all trees to be removed on the project. There are no specimen trees or significant environmental features on the Property. Staff finds that the application complies with Chapter 22A, the Montgomery County Forest Conservation Law.

Stormwater Management

The MCDPS Stormwater Management Section approved the stormwater management concept for the project on July 31, 2008 which includes dry wells for water quality protection. No water channel protection measures are required because the one year post development discharge is less than 2.0 cubic feet per second. Staff finds that the plan adequately addresses the requirement for stormwater management.

Compliance with the Subdivision Regulations and Zoning Ordinance

This application has been reviewed for compliance with the Montgomery County Code, Chapter 50, the Subdivision Regulations. The application meets all applicable sections. Staff has reviewed the proposed lot size, width, shape and orientation and find that them to be appropriate for the location of the subdivision.

The lots were reviewed for compliance with the dimensional requirements for the R-60 zone as specified in the Zoning Ordinance. The lots as proposed will meet all the dimensional requirements for area, frontage, width, and setbacks in that zone. A summary of this review is included in attached Table 1. The application has been reviewed by other applicable county agencies, all of whom have recommended approval of the plan.

Citizen Correspondence and Issues

This plan submittal pre-dated any requirements for a pre-submission meeting with neighboring residents; however, written notice was given by the applicant and staff of the plan submittal and the public hearing date. The plan has been mailed back out to the residents because of the significant revisions that occurred during the review. As of the date of this report, fifteen letters from adjacent residents and homeowners associations have been received and placed in the file. There are also numerous email communications that are included with this report. Letters and emails received prior to 2008 were made in response to the earlier versions of the plan that included 5 lots and were unclear as to whether there would be a road connection between Dunkirk Drive and Plyers Mill Road. Citizen opposition to that 5-lot plan was significant with most letters and emails suggesting that it was too dense and that citizens were opposed to the connection of the two roads. Some were also concerned about drainage, tree loss, construction impacts and traffic generated by the through connection. One property owner, abutting the Property to the east on Plyers Mill Road (Lot 3, Block 2), was in support of the road connection and later signed a petition with three other individuals to continue support for the road connection. The Dunkirk Concerned Home Owners Association submitted a petition with 16 signatures opposing the road connection.

As the plan evolved into a 3 lot proposal, the residents remained split on the road connection. The owner of Lot 3, Block 2, continues to support the connection and is concerned about drainage from the 3 new homes affecting their home. They believe that the runoff from the road can be better controlled by stormwater management. While the majority of residents continued to oppose the connection, they also began to oppose the termination of Dunkirk Drive into a hammerhead as required by DOT. They did not want any improvements to the end of Dunkirk and did not want to lose the small cluster of trees that had grown at the dead end. The citizens met with DOT and convinced them that the hammerhead was not necessary, and the requirement was dropped.

There are few remaining issues with the current plan. However, the owner of Lot 3, Block 2, on Plyers Mill Road has expressed concerns about drainage. The new homes will need to provide water quality controls by using dry wells. The dry wells will reduce runoff to some degree, however, the post development flows coming from the site are so minimal, DPS has waived the requirement to control water quantity. There are no structural measures that can provide control for the small amounts of water leaving the site in a rainfall event.

Tree protection remains a concern for the owner of Lot 10, Block 10 that abuts the property to the west at the corner of Cascade and Plyers Mill Road. A preliminary Tree Save Plan shows root pruning and mulch matting for the roots of a tree that extend from his property on to the Subject Property. Staff has asked for revisions to the Tree Save Plan to be submitted at the time of sediment control when the actual house footprint is better defined so that the tree protection measures can be refined.

Staff has maintained open dialogue with the residents and believes that citizen concerns have been adequately addressed by the proposed plan, or with the recommended changes.

CONCLUSION

The proposed lots meet all requirements established in the Subdivision Regulations and the Zoning Ordinance and comply with the recommendations of the Kensington-Wheaton Master Plan. Access and public facilities will be adequate to serve the proposed lots, and the application has been reviewed by other applicable county agencies, all of whom have recommended approval of the plan. Therefore, approval of the application with the conditions specified above is recommended.

Attachments

Attachment A – Citizen Correspondence

Table 1: Preliminary Plan Data Table and Checklist

Plan Name: Winbrook				
Plan Number: 120080100				
Zoning: R-60				
# of Lots: 3				
# of Outlots: none				
Dev. Type: One family residential				
PLAN DATA	Zoning Ordinance Development Standard	Proposed for Approval by the Preliminary Plan	Verified	Date
Minimum Lot Area	6,000 sq. ft.	12,060 sq. ft. minimum	RW	12/1/08
Lot Width	60 ft.	60 ft. minimum	RW	12/1/08
Lot Frontage	25 ft.	60 ft. minimum	RW	12/1/08
Setbacks				
Front	25 ft. Min.	Must meet minimum ¹	RW	12/1/08
Side	8 ft. Min./ 18 ft. total	Must meet minimum ¹	RW	12/1/08
Rear	20 ft. Min.	Must meet minimum ¹	RW	12/1/08
Height	35 ft. Max.	May not exceed maximum ¹	RW	12/1/08
Max Resid'l d.u. per Zoning	6	3	RW	12/1/08
MPDUs	N/A			
TDRs	N/A			
Site Plan Req'd?	No		RW	12/1/08
FINDINGS				
SUBDIVISION				
Lot frontage on Public Street		Yes	RW	12/1/08
Road dedication and frontage improvements		Yes	Agency letter	11/21/08
Environmental Guidelines		N/A	Staff memo	
Forest Conservation		Exempt	Staff memo	11/25/08
Master Plan Compliance		Yes	Staff memo	11/24/08
Other (i.e., parks, historic preservation)		N/A		
ADEQUATE PUBLIC FACILITIES				
Stormwater Management		Yes	Agency letter	7/31/08
Water and Sewer (WSSC)		Yes	Agency comments	1/2/08
10-yr Water and Sewer Plan Compliance		Yes	RW	12/1/08
Well and Septic		N/A		
Local Area Traffic Review		N/A		
Policy Area Mobility Review		N/A		
Transportation Management Agreement		N/A		
School Cluster in Moratorium?		No	RW	12/1/08
School Facilities Payment?		No	RW	12/1/08
Fire and Rescue		Yes	Agency letter	6/16/08
Other (i.e., schools)				

¹ As determined by MCDPS at the time of building permit.

CLAPP, DESJARDINS AND ELY, PLLC
ATTORNEYS AT LAW

✓ address

444 NORTH CAPITOL ST., N.W.
HALL OF THE STATES, SUITE 828
WASHINGTON, D.C. 20001
FAX (202) 393-1725

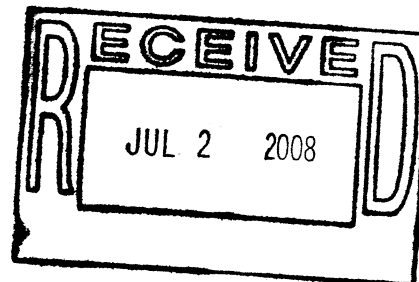
(202)638-5300

June 30, 2008

Via Regular Mail

MICHAEL B. ELY*

Richard A. Weaver
Development Review Division
MNCPPC
8787 Georgia Avenue
Silver Spring, MD 20902



Re: Winbrook development

Dear Mr. Weaver,

I am writing this letter to express my opposition to the county's proposal that requires a "hammerhead" be built at the end of Dunkirk Drive, as a requirement for developer William Plank's Winbrook plan. After consulting with residents from Dunkirk Drive, Mr. Plank agreed to alter his proposal so that the dead end on Dunkirk would not be disturbed. If Mr. Plank, who is not beholden in any way to the residents on Dunkirk Drive, is willing to adopt the desires of our block, I certainly would expect Montgomery County to respect the reasonable requests of its own citizens.

First and foremost, it is not at all apparent to me why development of a Plyers Mill property should affect the residents, including myself, on Dunkirk Drive. Mr. Plank's latest proposal provides for three new houses with roadway access to Plyers Mill. The dead end at Dunkirk Drive does not affect the development of the Plyers Mill property, nor does the Plyers Mill property affect the dead end on Dunkirk. There is simply no relationship between the two, and there is nothing to necessitate changing *anything* on Dunkirk Drive in order to develop Mr. Plank's property.

Also, a "hammerhead" at the end of Dunkirk Drive will increase the amount of traffic on Dunkirk. At this time, the imposing trees at the end of Dunkirk provide motorists with a natural warning that there is a dead end ahead. The destruction of those trees will give the illusion to motorists that Dunkirk runs all the way to Plyers Mill. Furthermore, at the present time, motorists who accidentally drive to the dead end on Dunkirk are forced to leave Dunkirk in reverse, slowly. If a turnaround is built, it will enable lost motorists to leave Dunkirk facing forward, and presumably traveling faster. All of these ramifications will negatively affect the young children in our neighborhood. I enjoy the fact that my dead end limits and slows down traffic on my street, it absolutely contributes to making my two young daughters safer when they ride bikes and play in the street.

Furthermore, it is paramount to this issue to discuss the negative financial effect that this "hammerhead" will cause. The loss of trees, increase of traffic and extension of ugly pavement will cause the value of my house to decrease. I am hard pressed to formulate an explanation as to

why the value of my house should depreciate when sufficient proposals have been submitted that allow Mr. Plank to develop his land without affecting Dunkirk Drive. With the current economy and housing/mortgage crisis, I am surprised that Montgomery County would push for such an unwanted and unneeded amendment that so negatively affected the property values of its citizens.

Finally, this proposal calls for the termination of many trees, which provide Dunkirk Drive with much needed shade, habitat for wild life, and natural beauty. These trees also act as a natural control for storm water runoff. I cannot fathom any justification for the destruction of such valuable commodities to our local community.

I look forward to discussing these issues with you. Please feel free to contact me via telephone at 202-413-0278.

Sincerely,



Michael Ely

RECEIVED
MAY 22 2008

May 16, 2008

Richard A. Weaver
Development Review Division
M-NCPPC
8787 Georgia Avenue
Silver Spring, MD 20910-3760

RE: WINBROOK PLAN - 120080100

Dear Mr. Weaver:

We are writing to express our concern and dissatisfaction with the most recent proposed development submitted in reference to the Winbrook subdivision, plan #120080100.

Mr. William Plank previously proposed building three houses on this land parcel, all to front on Plyers Mill Road, with no change to Dunkirk Drive. Now, a plan has been submitted that includes four homes, one of which will now abut the property at 10616 Dunkirk Drive, with ingress/egress via Dunkirk Drive through a "hammerhead" extension of our street.

We have owned our home since 2001 and have spent thousands of dollars upgrading our property with improvements to both the house itself and the surrounding landscape. We do not want to see any additional traffic brought through Dunkirk Drive. We have also spent considerable time and money battling water problems in our basement. The loss of grass and trees, and their replacement with an impervious surface, will have a detrimental impact on storm water runoff, potentially resulting in yet more of our time and money to effect a solution.

At present, our road very clearly appears to provide no through access to Plyers Mill due to the stand of trees marking its termination. If a hammerhead is added and homes are situated as shown on the most recent preliminary plan, Dunkirk Drive will have the appearance of providing through access to Plyers Mill. Of the eight houses located on our block, four are home to very young children. These children all play together in our *de facto* cul-de-sac. What is now only an occasional occurrence will be greatly multiplied--many more cars will speed down our little end of the block only to turn around and speed back out--and the safety of these children will be jeopardized.

Mr. Richard A. Weaver

Page 2

May 16, 2008

What purpose will this hammerhead serve? We have had furniture delivered to our home that arrived on a full-size tractor trailer, which was able to easily pull down and then back out of the street. Three large garbage trucks rumble down and back out every Wednesday. To say that this hammerhead is necessary for our safety vis-à-vis the ability of emergency vehicles to turn around is ingenuous. There was no concern expressed for our safety prior to this proposed development of Winbrook, and it seems that it has only become a requirement now that a developer is available to shoulder the cost.

Further concerns relate to the actual construction of this subdivision. Where will heavy construction vehicles be parked, and how will they obtain ingress/egress to the property during construction? If these heavy vehicles are allowed to rumble up and down our street, it will most certainly have a disastrous impact on our quality of life. In addition, where will the construction workers park their vehicles--on our street?

The Montgomery County Planning Board website states: "The five-member Montgomery County Planning Board . . . works to maintain and improve quality of life in our community." If this is the case, we urge you not to move forward with the latest preliminary plan for this subdivision. **Our quality of life will be greatly diminished.**

Please return to the plan submitted to the Board by Mr. Plank in December, 2007.

Sincerely,



Terence S. House
Jenny L. Maggiore
10612 Dunkirk Drive
Silver Spring, MD 20902
(301) 649-5644

cc: Royce Hanson, Planning Board Chairman
John M. Robinson, Planning Board Vice Chairman
Allison Bryant, Ph.D., Planning Board Member
Jean Cryor, Planning Board Member

May 11, 2008

Richard A. Weaver
Development Review Division
MNCPPC
8787 Georgia Avenue
Silver Spring, MD 20902

RE: Winbrook 120080100

Dear Mr. Weaver:

Our neighbors, Tim Ernst and Grace Manubay, recently submitted a letter to you regarding plans to develop a parcel of land that sits adjacent to their property at the end of Dunkirk Drive. My husband and I and our two children (ages 4 and 1) live across the street from Tim and Grace and their son John. We support the position of our neighbors, and are writing to express our additional opposition to the most recent April 21st development proposal, which differs considerably from the December 7th plan that the developer had presented to the residents of Dunkirk and adjacent streets.

We are not opposing the development of the Winbrook parcel of land; Mr. Plank's December proposal seemed fair. But we are most certainly troubled by the fact that the proposal has changed yet again, and that it seems to be a result of the county wanting to compel the developer to build a through-street or hammerhead from Dunkirk Drive. This is both unnecessary and unwanted by Dunkirk Drive residents, and is resulting in additional construction not only for the hammerhead but also for the additional house that the developer has now added to the plans (ostensibly to make up for additional cost of building the hammerhead).

We very much agree with our neighbors that our existing dead-end affords a safer and more attractive street than the proposed "hammerhead" extension. The trees that will have to be cleared for this hammerhead construction almost certainly include a 70-foot pine that sits on our property. Its destruction would drastically change the nature of our property, our yard, and Dunkirk Drive. It is unclear to us why the county would support construction-- if that is indeed the reason for the new proposal-- that is so vigorously opposed by the residents who would be most affected. There are no fewer than 5 streets between Dunkirk and Sligo Creek that terminate with a dead end just like ours (Francis and Jamaica, for example, are just two and three blocks up, respectively). These streets will remain this way, with no possibility for through-ways or hammerheads as they abut either park or school property. Again, it's not clear what the compelling reason is to develop Dunkirk Drive when there is no suggestion that this would improve the street or the community.

We appreciate the opportunity to voice our concerns, and respectfully request further information on why the proposal has changed and why the county is so driven to change something that its residents oppose. If emergency vehicle access is the reason, I assure you that in the 6 years we have lived here, ambulances, police cars, and enormous delivery and moving trucks have all managed to get to our dead end and back out successfully. Moreover, if safety is the primary goal, the removal of trees to extend our road into a hammerhead would greatly increase unnecessary traffic down Dunkirk, which is now discouraged by the fence of trees that line the dead end and forewarn drivers that the street does not go through. For the ten children that live in the six houses at the end of Dunkirk, the safest choice would be to keep Dunkirk Drive exactly as it is now.

Thank you.

Brian Woodward
Elena Silva

R. W.

Timothy P. Ernst
Grace D. Manubay
10616 Dunkirk Drive
Silver Spring, MD 20902
301-649-9151

May 9, 2008

Richard A. Weaver
Development Review Division
MNCPPC
8787 Georgia Avenue
Silver Spring, MD 20902

Re: Winbrook plan 120080100

Dear Mr. Weaver:

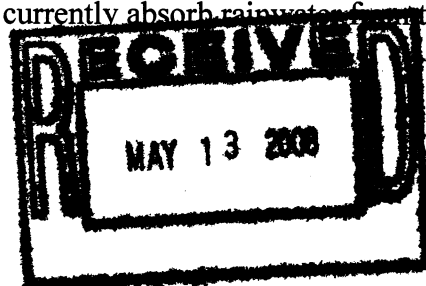
My wife and I are adjacent property owners next to a 0.95 acre parcel of land on Plyers Mill Road called Winbrook. We live on Dunkirk Drive, a lovely dead end street, with our three year old son, John. Dunkirk Drive has been a lovely dead end street for 58 years, and we would like to keep it that way.

We just received the third "preliminary plan" from Mr. Plank to develop Winbrook. This proposal dated April 21, 2008 proposes four houses instead of three. It includes an extension of Dunkirk Drive and a driveway leading from Dunkirk Drive to Lot 7. There is also a "hammerhead" proposed at the end of Dunkirk Drive extension.

This proposal would require tearing down trees at the end of Dunkirk Drive. We vigorously oppose this for many reasons. These trees provide shade and a place for the many young children on our street to play. I think if you asked Gabriela, Elian, Isabella, Mia, John, German and Diana (all under age 10) they would be very upset to learn that Mr. Plank, on the advice of the Development Review Division, plans to cut down trees to extend Dunkirk Drive.

The trees also provide a natural border which tells automobile drivers, "Please slow down, you are approaching a dead end, this is not a through street." Finally, the trees provide a quiet and shady spot for the adults on our street to socialize, including our annual Dunkirk Drive block party.

The April 21st proposal will result in more asphalt, more impervious surface area, and four houses all crammed onto 0.95 acre of land. Where will the stormwater go? I am confident it will flow towards our basement and the basements of our neighbors. The stormwater mitigation plan will not take the place of destroyed grass and trees that currently absorb rainwater from the Winbrook property.



(5)

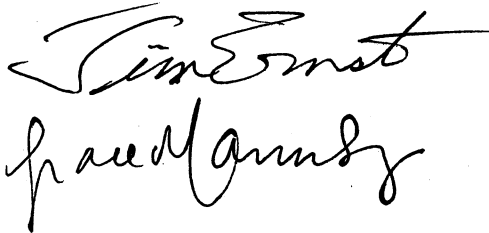
Mr. Richard A. Weaver
May 9, 2008
Page Two

Mr. Plank met with residents of Dunkirk Drive in November 2007 to discuss his plans for Winbrook. We made it clear to Mr. Plank that we did not want Dunkirk Drive extended in any way. He submitted a preliminary plan to MNCPPC dated December 7, 2007 which proposed three houses fronting Plyers Mill Road with absolutely no changes to Dunkirk Drive. This seems like a reasonable development plan. The plan design showed plenty of land behind each house to absorb plenty of stormwater. My wife and I supported this plan in a letter to MNCPPC dated December 12, 2007. We continue to support the December 7th plan.

We don't know why Mr. Plank is now proposing to extend Dunkirk Drive and build a fourth house on the property. However, based on the Development Review Committee's meeting summary dated February 19, 2008, we assume Mr. Plank's latest proposal is based on your latest requirement to terminate Dunkirk Drive with a hammerhead.

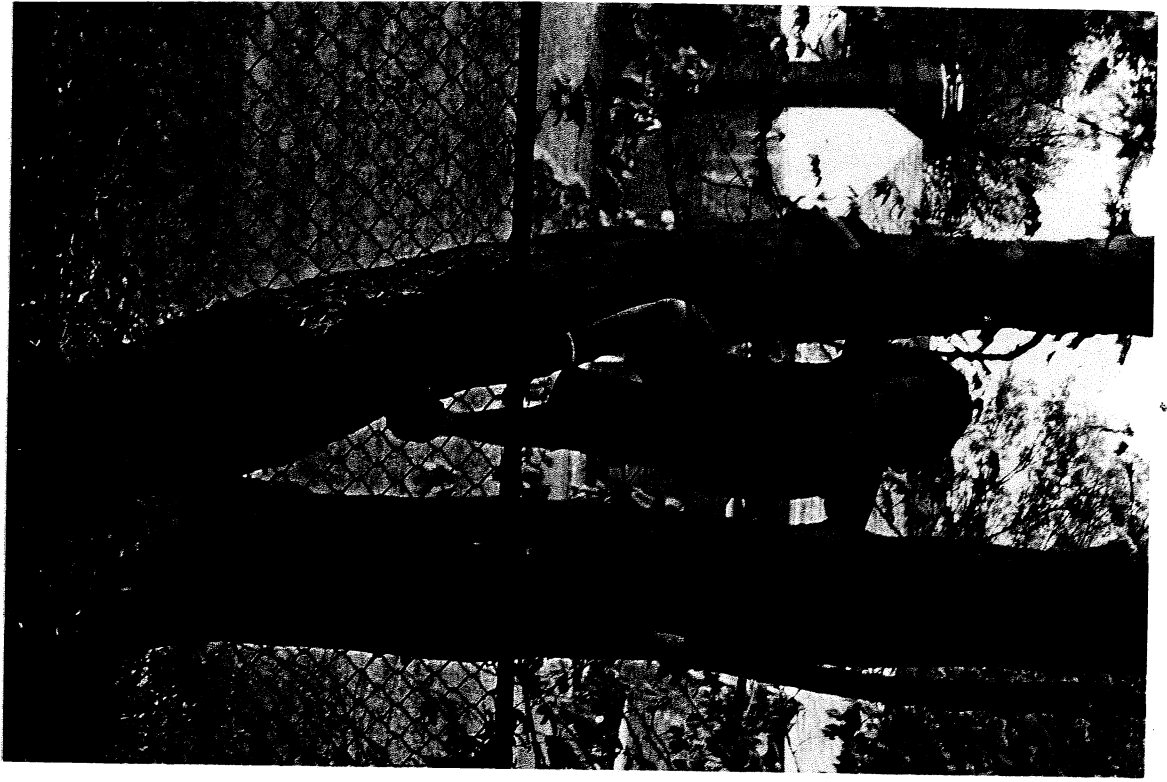
Mr. Weaver, we understand your goal is to either terminate Dunkirk Drive with a hammerhead or extend it through to Plyers Mill Road. As residents of Dunkirk Drive, my wife and I are convinced that we will not derive any benefit from either. We believe our neighborhood will be less safe and less attractive after the bulldozers and dump trucks drive away.

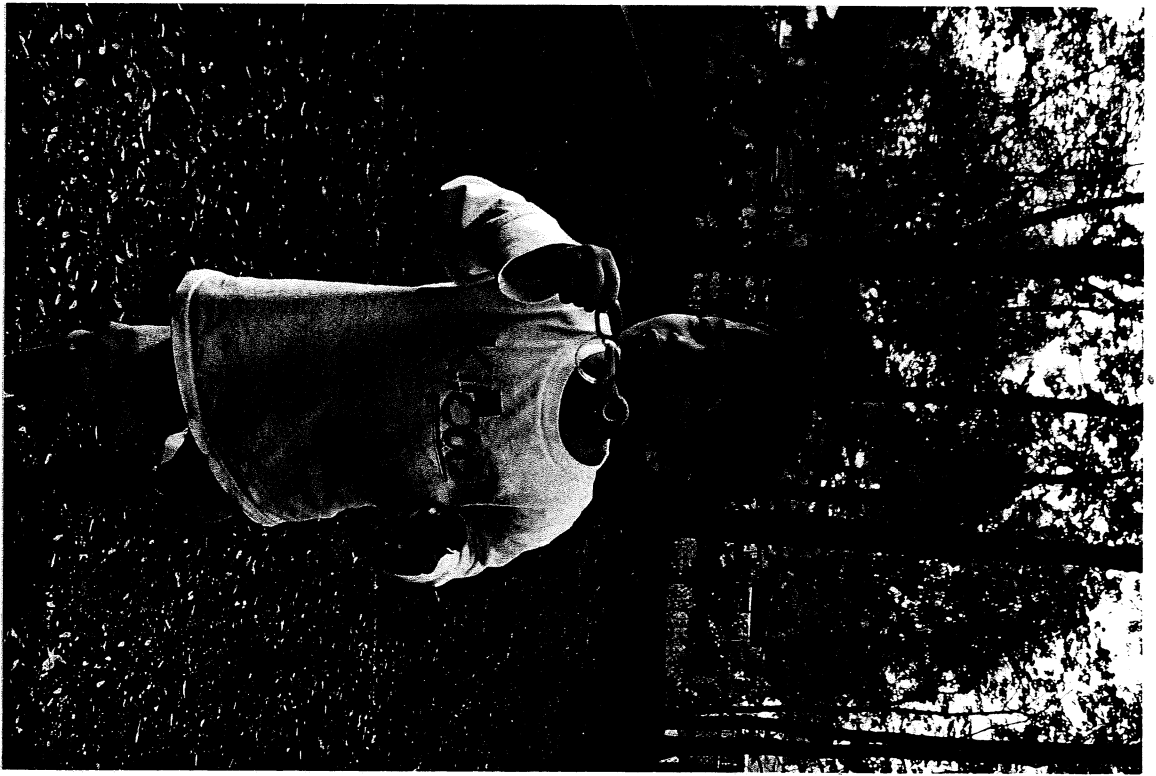
Sincerely,



Jim Ernst
for Mandy

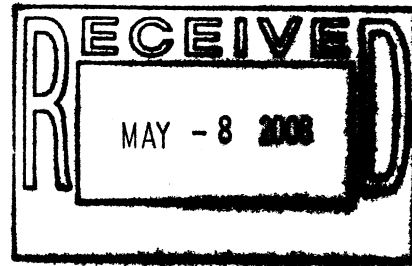
Cc: Royce Hanson, Planning Board Chairman
John M. Robinson, Planning Board Vice Chairman
Allison Bryant, Ph.D., Planning Board Member
Jean Cryor, Planning Board Member





May 6, 2008

Mr. Richard Weaver, Coordinator
Maryland National Capitol Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910



RE: Plan Number 120080100
Zoning (Current) R60
Plan Name: Lots 4-7, Block 2, Winbrook
("Preliminary Plan")


Dear Mr. Weaver:

As a written follow-up to our telephone discussion of the April 21st mailing, I am sending you a summary of the issues I presented.

- (1) In principle, I support Mr. Galinsky's right to build on lots 4, 5, 6, and 7. However, the configuration of Parcel "A" poses a problem:
 - The grading on Parcel "A" directs runoff directly toward my property line (Lot 2- Block 2). This can clearly be seen in the regarding of Contour 352.
 - The infiltration trench shown in the preliminary plan seems to be located in such a way as to make it non-functional.
 - I strongly urge that the developer be required to construct a berm on "Parcel A" where it meets the Western side of my property.
- (2) While I have not researched the appropriate ordinances at this time, I would assume that like other jurisdictions, they require that storm water runoff be contained on the developed property.
- (3) Lastly, I must question why this Preliminary Plan contains neither the Engineer's Seal nor Signature, which would assure that the details shown are in fact accurate.

Thank you for your attention to this matter. I look forward to meeting you at the County Planning Board's yet-to-be-announced Public Hearing.

Sincerely,


Raymond B. Wertheim
10706 Glenhaven Drive
(Lot 2 - Block 2)
Silver Spring, MD 20902
703-981-9318

February 11, 2008

Development Review Division
Maryland National Park and Planning Commission
8787 Georgia Ave
Silver Spring, MD 20910

RE: Proposed Development Plans dated 12 /06 /2007
Winbrook Subdivision
Block 2, Lots 4-6
File No: 07055PP

Pursuant to your request for comments, I have the following comments and concerns regarding the revised site plan for the proposed development, which is adjacent to my residence at 1904 Plyers Mill Road:

- (1) The proposed residences on lots 4 and 5 are directly on the downhill grade toward my property. The proposed size of the houses are slightly larger than the original plans submitted back in August. While this is not a significant change, the increase does create additional water draining from the roof tops and the property in general. My concern is that changes in the existing grading along with the additional water flow from the roofs will cause a change in the drainage pattern and would increase water drainage from the new lots onto my property. I request that proper grading be maintained and the owner/developer obtains proper insurance for any claims that may arise due to defects in design or workmanship as it affects my property.
- (2) It was my understanding that any development on this property of more than two residences would require the extension on Dunkirk Drive through to Plyers Mill Road. Is that correct? How would the revised site plan comply with this requirement? Due to the current drainage issues around my property, I'm in agreement with the county in completing Dunkirk Drive thru to Plyers Mill Road. This will provide the additional water drainage/sewer system capacity for this area along with providing needed access for county maintenance and emergency vehicles, which currently need to back down Dunkirk Drive to enter or exit the dead end portion of this street.
- (3) All my original concerns previously submitted in my letter of September 25, 2007 regarding the initial proposal still apply.

Thank you for the opportunity to express my comments and concerns regarding the proposed development of the Galinsky tract in the Winbrook subdivision. While I realize that I can no longer continue to quietly enjoy the open space, I request that my concerns be addressed to minimize the impact on my property and the character of our neighborhood, which has been our home for almost 45 years.

Sincerely,

Christine C. Carrescia

Christine C. Carrescia

11 February 2008

Mr. Richard Weaver
Development Review Department
MNCPPC
8787 Georgia Ave
Silver Spring, MD 20910

Ref: Plan # 120080100 - Winbrook

Dear Mr. Weaver:

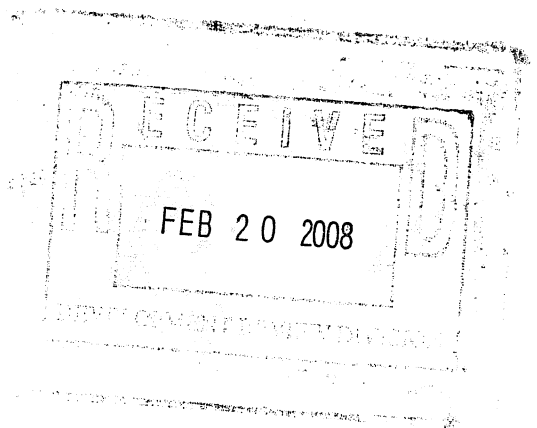
We have been advised that a revised development plan for the referenced subdivision is to be vetted by the Development Review Board on Tuesday 19 February. We have seen the current development plan that Mr. William Plank stated that he is proposing, i.e., three new homes with ingress and egress on Plyers Mill Road.

The members of the Dunkirk Concerned Home Owners Association still maintain their opposition to the extension of Dunkirk Drive through to Plyers Mill Road. Twenty-four children from under 1 year to high school age live on this short street (approx. eight homes on each side of the street). I have lived on Dunkirk Drive since 1971, and have seen the tremendous increase in the traffic flow in our neighborhood. With the advent of two and three car families, plus the use of our neighborhood as a short cut between University and Georgia Avenues to Dennis Avenue via Plyers Mill, opening up Dunkirk Drive to Plyers Mill will result in a substantial increase in thru traffic on Dunkirk Drive. While you and some of your colleagues might not share this view, we can do before and after traffic counts to prove our contention.

While we understand the view of some of the members of the review board as to the desirability of opening Dunkirk Drive to Plyers Mill, why is it so important after having been the way it has been since the homes on this street were constructed in 1950-51? If it were so important from a public safety point, the county should and could have invoked eminent domain and pushed the road through years ago.

Respectfully yours,

Robert A. Delemarre, Pres.
DCHOA
10603 Dunkirk Drive
Silver Spring, MD 20902-4241



DCHOA MEMBERS

Name:

Signature:

Street Address:

- ✓ 1. Lana Turner Lana Turner 10601 Dunkirk Dr. S.S. MD. ✓
- ✓ 2. STANLEY D. HASKINSKI Stanley D. Haskinski 10613 Dunkirk Dr. S.S. MD. ✓
- ✓ 3. Elena Silva Elena Silva 10617 Dunkirk Dr. S.S. MD ✓
- ✓ 4. Sunny L. Maggiora Sunny L. Maggiora 10612 Dunkirk Dr. ✓
- ✓ 5. JOAN GLAZE Joan Glaze 10611 Dunkirk Dr. S.S. MD. 20902 ✓
- ✓ 6. Henrik Foster Henrik Foster 10616 Dunkirk Dr. S.S. MD ✓
- ✓ 7. Alan Reynolds Alan Reynolds 10604 Dunkirk Dr. ✓
- ✓ 8. Rogelio Torres Rogelio Torres 10608 Dunkirk ✓
- ✓ 9. Joan Dan Joan Dan 10605 Dunkirk Dr. ✓
- ✓ 10. Michael Ely Michael Ely 10615 Dunkirk Dr. ✓
- ✓ 11. Timothy Ernst Timothy Ernst 10616 Dunkirk Dr. ✓
- ✓ 12. Robert M Jackson 10602 Dunkirk Dr. Silver Spring MD 20902 ✓
- ✓ 13. Rosario Gonzalez 10614 Dunkirk DR S.S. MD 20902 ✓
- ✓ 14. ROGER A. CARTER 10607 Dunkirk DR S.S. MD 20902 ✓
- ✓ 15. ✓ HELEN DELEMARRE Helen Delemarre 10603 DUNKIRK S.S. MD 20902 ✓
- 16. Helen Erslev Helen Erslev 10610 Dunkirk Dr. S.S. MD 20902 ✓
- 17. _____
- 18. _____
- 19. _____
- 20. _____

June 10th 2007

Richard A weaver
Development Review Division
MNCPPC
8787 Georgia Avenue
Silver Spring, MD 20902

RE: Winbrook Plan – 120080100

Dear Mr. Weaver:

I am writing this letter to express my disagreement with the recent proposal for development regarding Winbrook Subdivision, plan #120080100.

I live beside my neighbors Tim and Grace Manubay since August 2000. During that period of time I lived with the father of my children and ex-husband along with both my children of ages 8 and 3 years old. As is typical with all parents who care for their children we made a huge sacrifice to obtain the in which we live in looking for both our well being and the safety of my children. Ever since our family has lived tranquil and gotten along with our neighbors children with no problems whatsoever.

It was in the year 2004 that I, Rosario Gonzales separated my from my husband. Unfortunately as is typical with these cases it left a battle of who gets to keep what. Looking for the well being of my children I fought very hard to be able to keep the house in which we live in, besides, I had recently had another baby and it drove me even more, it was not easy, but I was able to keep it. I was left a single mother with a 16, 11, and 3 year old child; it was not easy to find a nice quiet secure place for them and myself. I have spent numerous amounts of money to repair water seepage in my basement.

As expressed in the letter by my neighbors the creation of the hammerhead would greatly reduce the safety of all our children and be a serious liability for parties involved. I do not understand why the county would support such a thing. The destruction of the current dead end on our street would not be wise and bring unsafe conditions to our street.

2/17/08

Support for the Completion of Dunkirk Drive thru to Plyers Mill Rd

Category: Extension of Dunkirk Drive

Region: Winbrook Property- Block 2, 1930 Plyers Mill Rd, Silver Spring MD

Subject: Proposed development by David Galinsky

Description:

Winbrook property proposal of constructing three houses on the lot at 1930 Plyers Mill Rd will have immediate impact on the quality of life of the residents adjoining the property at 1930 Plyers Mill Rd. A proposal has been put forth by David Galinsky/Bill Plank to construct 3 houses fronting Plyers Mill Rd. Houses on either side of this property currently experience basement flooding due to water drainage on either side of the property. Additional housing will only increase the amount water draining to the connected properties. The only way this issue can truly be resolved, if the planned development is approved, is if the road connecting Dunkirk and Plyers Mill were constructed and the proper water drainage and sewer system is put in place. In addition, the public and county access to Dunkirk is limited causing county and emergency vehicles to have to back down Dunkirk Drive in order to enter or exit the dead end portion of the street.

Petition:

We the residents living in the residential properties adjoining the property at 1930 Plyers Mill Rd strongly support the proposal of the Maryland Park and Planning Commission to construct the extension of the Dunkirk Drive north thru to Plyers Mill Rd to complete the road in conjunction with the development of housing structures currently proposed on the property located at 1930 Plyers Mill Rd. We believe this will complete the neighborhood grid, provide the needed access for county and emergency vehicles, and provide the necessary and proper water drainage needed for this area.

✓ 1. Christine C. Larrescia 1904 PLYERS MILL RD

✓ 2. Hubert Hedeten 2000 CASCADE RD

✓ 3. KAREN S. Ulin 2002 CASCADE RD

✓ 4. Brammer Leon Smith 10708 GLENHAVEN DR.

5. _____

6. _____

7. _____

8. _____

December 26, 2007

Development Review Division
Maryland National Park and Planning Commission
8787 Georgia Ave
Silver Spring, MD 20910

DEC 28 2007

RE: Proposed Development Plans dated 12 /06 /2007
Winbrook Subdivision
Block 2, Lots 4-6

Pursuant to your request for comments, I have the following comments and concerns regarding the revised site plan for the proposed development, which is adjacent to my residence at 1904 Plyers Mill Road:

- (1) The proposed residences on lots 4 and 5 are directly on the downhill grade toward my property. The proposed size of the houses are slightly larger than the original plans submitted back in August. While this is not a significant change, the increase does create additional water draining from the roof tops and the property in general. My concern is that changes in the existing grading along with the additional water flow from the roofs will cause a change in the drainage pattern and would increase water drainage from the new lots onto my property. I request that proper grading be maintained and the owner/developer obtains proper insurance for any claims that may arise due to defects in design or workmanship as it affects my property.
- (2) It was my understanding that any development on this property of more than two residences would require the extension on Dunkirk Drive through to Plyers Mill Road. Is that correct? How would the revised site plan comply with this requirement?
- (3) All my original concerns previously submitted in my letter of September 25, 2007 regarding the initial proposal still apply.

Thank you for the opportunity to express my comments and concerns regarding the proposed development of the Galinsky tract in the Winbrook subdivision. While I realize that I can no longer continue to quietly enjoy the open space, I request that my concerns be addressed to minimize the impact on my property and the character of our neighborhood, which has been our home for almost 45 years.

Sincerely,

Christine C. Carrescia

Christine C. Carrescia

Timothy P. Ernst
Grace D. Manubay
10616 Dunkirk Drive
Silver Spring, MD 20902
Phone: 301-649-9151

December 12, 2007

Development Review Division
Maryland National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910

Re: **Plan name: Winbrook, Lots 4-6, Block B**
Plan number: 1-20080100

Dear Development Review Division:

We are writing in response to the preliminary plan referenced above. We live at 10616 Dunkirk Drive (Northbrook Estates, Lot 8, Block A). Our property is adjacent to the proposed development.

This new plan proposes three lots on 0.95 acres of land. The proposal is to build three homes facing Plyers Mill Road with back yards abutting our property and Dunkirk Drive. We are most pleased that this proposal makes absolutely no changes to Dunkirk Drive. This is much better than the applicant's original proposal to build five lots on the same property.

We are hopeful that the builder will construct homes that are in keeping with the size and scale of other homes on Plyers Mill Road and the surrounding neighborhood.

We strongly encourage the County planning staff and the appropriate County agencies to carefully review the details of any proposal that would have a negative impact on the beautiful tree canopy along Plyers Mill Road where this property is located. It would be a terrible shame for our community to lose any of those mature trees.

Thank you for considering our comments when evaluating this preliminary plan.

Sincerely,



Timothy P. Ernst
Grace D. Manubay
10616 Dunkirk Drive



COPY
August Filed

Herbert & Frances Goldstein
2000 Cascade Road
Silver Spring, Maryland 20902
301-649-4473

October 17, 2007
Development Review Committee
Maryland National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: Plan Name: Winbrook Lots 4-8, Block B
Plan Number: 1-20050100 120080100 *(PSC)*

Dear Development Review Committee:

We are writing in response to the preliminary plan referenced above. We live at 2000 Cascade Road. (Lot 10 Block 10). We have lived at this residence since August 1968.

We have several primary concerns with the above preliminary plan.

- (1) The property to be developed is above us (on higher ground) and the replacement of a large grassy area with five homes with accompanying driveways would result in significant runoff on not only our property but all adjacent homes on Cascade Road.
- (2) We have two large maple trees adjacent the property. One in near the property line and any root pruning on the uphill side would not only cause this tree to be at risk but would also place our house in jeopardy
- (3) Five houses on a property of approximately one acre appears to be too dense and not in character with the surrounding neighborhood of brick rambles. Lot sizes of only approximately 6,000 square feet appear to be so small as raises questions as to the type of homes to be built and the impact they will have on adjacent properties.
- (4) The construction of a road extension from Dunkirk to Plyers Mill road may cause a dangerous intersection. The extension would be just below the crest of the hill on plyers mill; therefore drivers turning left onto plyers mill would not have a clear view of traffic traveling east on plyers mill. In addition many of the residents park their cars on plyers mill further limiting the view of drivers making the left turn.

We respectfully request that you consider these concerns when evaluating the preliminary plan.

Sincerely,

Herbert & Frances Goldstein
Herbert and Frances Goldstein
2000 Cascade Road

Herbert & Frances Goldstein
2000 Cascade Road
Silver Spring, Maryland 20902
301-649-4473

October 17, 2007
Development Review Committee
Maryland National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: Plan Name: Winbrook Lots 4-8, Block B

Plan Number: ~~1-20070100~~ 120080100 (pse)

Dear Development Review Committee:

We are writing in response to the preliminary plan referenced above. We live at 2000 Cascade Road. (Lot 10 Block 10). We have lived at this residence since August 1968.

We have several primary concerns with the above preliminary plan.

(1) The property to be developed is above us (on higher ground) and the replacement of a large grassy area with five homes with accompanying driveways would result in significant runoff on not only our property but all adjacent homes on Cascade Road.

(2) We have two large maple trees adjacent the property. One in near the property line and any root pruning on the uphill side would not only cause this tree to be at risk but would also place our house in jeopardy

(3) Five houses on a property of approximately one acre appears to be too dense and not in character with the surrounding neighborhood of brick rambles. Lot sizes of only approximately 6,000 square feet appear to be so small as raises questions as to the type of homes to be built and the impact they will have on adjacent properties.

(4) The construction of a road extension from Dunkirk to Plyers Mill road may cause a dangerous intersection. The extension would be just below the crest of the hill on plyers mill; therefore drivers turning left onto plyers mill would not have a clear view of traffic traveling east on plyers mill. In addition many of the residents park their cars on plyers mill further limiting the view of drivers making the left turn.

We respectfully request that you consider these concerns when evaluating the preliminary plan.

Sincerely,

Herbert & Frances Goldstein
Herbert and Frances Goldstein
2000 Cascade Road

Timothy P. Ernst
Grace D. Manubay
10616 Dunkirk Drive
Silver Spring, MD 20902
301-816-3196

October 15, 2007

Development Review Committee
Maryland National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910

Re: Plan name: Winbrook, Lots 4-8, Block B
Plan number: 1-20080100

Dear Development Review Committee:

We are writing in response to the preliminary plan referenced above. We live at 10616 Dunkirk Drive (Northbrook Estates, Lot 8, BlockA). Our property is adjacent to the proposed development.

My wife and I purchased our home in October 2002. We were drawn to the neighborhood because we liked the small, 1950s single-story brick ramblers and the large, mature trees spread throughout the area. We were drawn to the house because of its quiet location at the end of a no-through street – Dunkirk Drive.

We have four primary concerns about this preliminary plan.

- 1) We are strongly opposed to any extension of Dunkirk Drive to Plyers Mill Road. Why? Because we would not use this proposed new road. Glenhaven Drive provides excellent access to Plyers Mill Road from Dunkirk Drive. We simply do not need an extension of Dunkirk Drive to Plyers Mill Road.

Montgomery County would be creating an unnecessary road that the county would be required to maintain in perpetuity. As residents of Dunkirk Drive and as Montgomery County taxpayers, my wife and I are strongly opposed to creating any unnecessary new roadways.

Such an extension would be dangerous for many reasons. It would attract drivers from outside our neighborhood, who would find another shortcut from Dennis Avenue to Plyers Mill Road. This would endanger the many children who live and play on Dunkirk Drive – a street with no sidewalks. Second, it would endanger the lives of any drivers turning onto Plyers Mill Road (east or west) from an extended Dunkirk Drive because of the blind grade on Plyers Mill Road just east of Cascade Drive.

- 2) This plan proposes to add Lot #4 and Lot #5 to the WSSC sewage system at the end of Dunkirk Drive. We are strongly opposed to placing any additional demand on the sewage system at the end of Dunkirk Drive. Mr. Charles Thompson (a prior owner of 10616 Dunkirk Drive) has

confirmed that during the 1990s there were at least two major sewage backups into our basement resulting in damaged property. We are very concerned that any additional burden on the sewage system could result in future backups into our basement. We respectfully request that the Development Review Committee direct the WSSC to research the history of sewage backups at 10616 Dunkirk Drive, since our property is adjacent to the proposed development.

- 3) This plan designates the large maple tree in our backyard as a "significant" tree (ST-9). The plan proposes to construct a house on Lot #4 immediately adjacent to our property and our maple tree. The fact that the developer has submitted a "tree save plan" for our maple tree (ST-9) makes us very worried about the impact of the development on our tree.

One of the primary reasons we purchased our home was because of the beautiful trees on our property. This value cannot be measured simply in dollars and cents. Our maple tree (ST-9) provides shade and reduces our energy consumption in the hot summer months. Our maple tree provides a glorious canopy and a reflective place for our family when we sit on our back deck. Our tree provides a chance for us to rake leaves together with our son each autumn.

The "tree save plan" calls for "stress reduction measures" which include the root pruning of our maple tree (ST-9). In our opinion, the root pruning of our maple tree will lead to the premature death of our tree. Therefore, we believe the "stress reduction measures" in this plan are insufficient to save our maple tree. We will confirm this by getting a written opinion from an ISA-certified arborist.

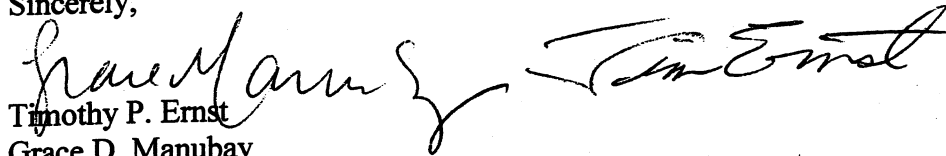
We prefer that the developer move his Lot #4 further away from our property, so that no damage is done to the root system of our maple tree.

- 4) In general, we believe that this proposed development plan is far too dense and is not in keeping with the character of the surrounding neighborhood. The replacement of a large grassy area with impervious surfaces (concrete driveways and houses) will result in increased stormwater runoff into the stream next to Glenhaven Drive. This stream feeds into Sligo Creek, a tributary of the Anacostia River, and part of the Chesapeake Bay watershed.

As adjacent homeowners, my wife and I are very concerned about the close proximity of proposed Lot #4 to our house and our property. For example, what assurance do we have that the excavation of a large amount of earth adjacent to our home will not damage the foundation of our house or flood our basement?

We respectfully ask that you consider our comments when evaluating this preliminary plan.

Sincerely,


Timothy P. Ernst
Grace D. Manubay
10616 Dunkirk Drive

October 10, 2007

Development Review Division
Maryland National Park and Planning Commission
8787 Georgia Ave
Silver Spring, MD 20910

RE: Plan Number 1-20080100

Dear Review Committee:

We are writing in reference to the proposed development of the "Winbrook Subdivision, Lots 4-8", Plan # 1-20080100. We live adjacent to this property at 10617 Dunkirk Drive. We received a copy of the proposed plans, which suggest an extension of Dunkirk Drive either into a cul-de-sac or as a through street to Plyers Mill Road, and offer the following comments to this proposal:

1. We purchased our home on Dunkirk Drive in 2002. We were drawn to it because of the dead-end that we have now enjoyed for five years and because of the consistent character of the houses on our street- all single family, one-story, ranch-style brick homes. With many young children who enjoy the safety of the no-through street, we have strong reason to want to keep it the way it is. But if the development must progress, we respectfully request that any extension retain the design of the existing homes and the character of the existing street. For example, the proposed plans appear to include long driveways that are not immediately connected to the street. This is markedly different from the rest of the street and appears to be designed solely to maximize the number of homes that the developer can build and sell.
2. As noted above, it is unclear if the proposal intends to extend Dunkirk Drive into a cul-de-sac or through to Plyers Mill Road, and we ask for clarification on this.
3. If the latter is intended (thru street to Plyers Mill), we are concerned that this would a) significantly increase traffic on Dunkirk Drive, as commuters will use Dunkirk (rather than the larger and busier Glenhaven) to cut through to Dennis Avenue and b) create a dangerous intersection for drivers and pedestrians where the proposed extension would meet Plyers Mill (this point is just over the crest of a hill on Plyers Mill, possibly the worst conceivable placement). There are, notably, no sidewalks on Dunkirk or Plyers Mill.
4. We are extremely concerned about the sewage system, which we understand from previous owners is not particularly strong and has had a history of backing up. If, as the plans suggest, this system is to be extended from Dunkirk (rather than

Plyers Mill), we expect this would create additional problems with drainage and/or require additional work on the part of WSSC.

5. We are also very concerned about the preservation of the trees in and around our property. We have noted a preliminary approval for a Forest Conservation Exemption for this development on the MNCPPC website. The survey for this exemption shows "significant" trees that could be removed or "affected" by the development. We would like to also acknowledge that there are a host of other trees not noted on this survey that could be destroyed or damaged. We are personally concerned with the 100+ foot pine that sits immediately at the edge of where the dead end would be pushed through, as well as a 50 foot blue spruce and many other smaller varieties that are near the site of development. We understand that some trees are protected by the county and others may not be, but we wanted to be sure to broach the topic of this forest conservation exemption nonetheless. As well, we would also like to note that the house directly behind ours is downhill and right across the street from the Glenhaven creek that feeds into Sligo Creek. We ask for clarification about what burden the developer holds to ensure that there is not undue runoff from construction.

6. Finally, we are concerned about the construction process and the landing site for construction equipment. With eight children in the four houses on Dunkirk that abut this proposed site of development, we are very concerned about the traffic of construction vehicles moving up and down our street and about the construction debris and noise that accompany any major building project. We therefore request that construction vehicles access the development site via Plyers Mill, which is a safer and shorter distance.

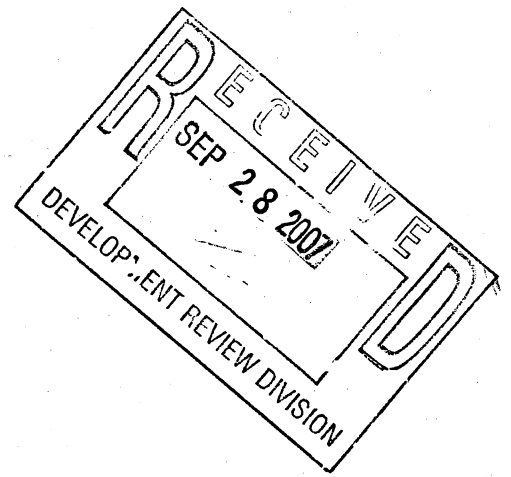
Thank you for your consideration. We look forward to discussing these and other concerns at the upcoming planning meeting.

Best regards,

Elena Silva and Brian Woodward
10617 Dunkirk Drive
Silver Spring, MD 20902
(301) 649-3390

September 25, 2007

Development Review Division
Maryland National Park and Planning Commission
8787 Georgia Ave
Silver Spring, MD 20910



RE: Proposed Development
Winbrook Subdivision
Lots 4-8

Pursuant to your request for comments, I have the following comments and concerns regarding the proposed development, which is adjacent to my residence at 1904 Plyers Mill Road:

- (1) The proposal creates an effective extension of Dunkirk Drive from its current terminus through to Plyers Mill Road. Although the plans show a paved pipe stem type driveway extending off Dunkirk Drive as well as a pipe stem off of Plyers Mill Road, there is also a connection, albeit of pavers, that effectively creates a through street extension of Dunkirk Drive which previously did not exist nor, to my knowledge, was contemplated in any zoning or plans for the neighborhood or the Winbrook development by the county.

Traffic has been speeding over the hill on Plyers Mill Road for years; an extension of Dunkirk Drive would make this situation worse as the street would extend so near the crest of the hill as to make egress from this "street" unsafe as cars cresting the hill from the west would not have enough time to slow or stop for traffic entering Plyers Mill from this new "street".

- (2) The creation of pipe stem driveways is completely out of character for this neighborhood. All single family homes in this neighborhood that have driveways have direct street access. The creation of the pipe stem driveways itself leads to the creation of the de facto extension of Dunkirk Drive from its current terminus through to Plyers Mill Road. In keeping with the existing character of the neighborhood, the pipe stem driveways for lots 7 and 8, at a minimum, should be deleted from the plan. Access for these two lots via a pipe stem is unnecessary.
- (3) The proposed residence on lot 8 appears too close to the existing property line. My concern is that changes in the existing grading will cause a change in the drainage pattern and would increase water drainage from the

new lots onto my property. I request that proper grading be maintained and the owner/developer obtains proper insurance for any claims that may arise due to defects in design or workmanship as it affects my property.

- (4) I cannot tell from the proposed drawings whether these houses are intended to be one or two stories above ground. The existing neighborhood with its property line setbacks was not designed for residences with two or more stories above ground. If the plan calls for two story residences then the structures should be set back further from the property lines, possibly another ten feet to compensate for the additional level above ground. Obviously this effect can be obtained by placing driveways adjacent to existing driveways, so the lot 8 driveway could be placed adjacent to mine and the driveways for lots 6 and 7 placed adjacent to each other.
- (5) During construction, I would request that a barrier of some sort, possibly a snow fence, be required to be installed to prevent encroachment of construction personnel, equipment or debris to affect the quiet enjoyment of my property.

Thank you for the opportunity to express my comments and concerns regarding the proposed development of the Sullivan tract in the Winbrook subdivision. While I realize that I can no longer continue to quietly enjoy the open space, I request that my concerns be addressed to minimize the impact on my property and the character of our neighborhood which has been my home for almost 45 years.

Sincerely,

Christine C. Carrescia

Christine C. Carrescia

RICHARD'S RESPONSE TO INQUIRY
FROM: HENRIK ERSLEV

Crampton, Pamela

From: Weaver, Richard
Sent: Wednesday, September 19, 2007 2:18 PM
To: Crampton, Pamela
Subject: Dunkirk Road

A search of our records show that a Natural Resource Inventory has been filed with the Environmental Planning Section of the County-wide Planning Division here at Park and Planning. The file number is 420080120. A Natural Resource Inventory documents the natural feature on a property and is typically a precursor to the submission of a preliminary plan to subdivide a property. If/when a preliminary plan is submitted to Park and Planning, it will receive a file number. A sign will be posted on the property with that file number and a copy of the plan will be sent to adjacent property owners who abut the site and to all civic associations within a mile of the project. The plan will continue through the review process and the public will be able to provide comments and concerns on the project anytime during that review. They may request to meet with staff to understand the project better. It will eventually go before the Planning Board for a decision on whether to approve or deny the development.

Given the zoning on the site, it is probable that a request for single family development will be submitted to us. Once the application is submitted a file will be created that may be viewed by the public. It will contain all information that has been submitted to staff. The public may view the file here at Park and Planning during normal business hours. Since a preliminary plan has not been submitted to date, a reviewer has not been assigned to the case. Use me as your contact until that time. I can be best be reached by email at richard.weaver@mncppc-mc.org. If you wish to inquire about the Natural Resource Inventory you should call the Environmental Planning Section at 301-495-4540.

Thank you.

Richard A. Weaver
Coordinator
Development Review Division
MD-National Capital Park and Planning Commission

Weaver, Richard

From: Timothy Ernst [tpernst@hotmail.com]
Sent: Tuesday, September 09, 2008 9:13 PM
To: sam.farhadi@montgomerycountymd.gov
Cc: Weaver, Richard; Greg Leck
Subject: RE: Winbrook 120080100

Dear Mr. Farhadi

I trust your summer was enjoyable.

Greg Leck's July 25th e-mail below indicates that you would submit a written recommendation to the Development Review Division that Dunkirk Drive terminus remain "as is."

I am following up to ask if your recommendation has been submitted and, if so, may I please see a copy?

Sincerely yours,

Timothy Ernst
10616 Dunkirk Drive
Silver Spring, MD 20902
(adjacent property owner)

Subject: RE: Winbrook 120080100
Date: Fri, 25 Jul 2008 16:14:50 -0400
From: Greg.Leck@montgomerycountymd.gov
To: tpernst@hotmail.com
CC: richard.weaver@montgomeryplanning.org; Sam.Farhadi@montgomerycountymd.gov

Hello Mr. Ernst,

Sam Farhadi and I enjoyed meeting you this past Monday at the site; thank you for taking the time to visit (and correspond) with us to advise us of your concerns.

Mr. Farhadi has discussed your situation with Mr. Richard Weaver of M-NCPPC Development Review. We concur with your request (to leave the Dunkirk Drive terminus as is). Mr. Farhadi will provide you a copy of our recommendations letter to Mr. Weaver.

Thank you for your participation and input in this matter. If you have any questions or comments, please call us or send an e-mail.

Sincerely,

Greg Leck, Manager
Development Review Team
Division of Traffic Engineering and Operations

Weaver, Richard

From: Timothy Ernst [tpernst@hotmail.com]
Sent: Tuesday, July 08, 2008 11:38 AM
To: Weaver, Richard
Subject: FW: Winbrook proposal

Rich, my e-mail bounced back. I hope you get this one. Tim Ernst

From: tpernst@hotmail.com
To: richard.weaver@mncppc-mc.org; esilva@educationsector.org
Subject: Winbrook proposal
Date: Tue, 8 Jul 2008 11:33:23 -0400

Rich,

It was nice speaking with you this morning.

If you hear anything from Greg Leck at DPWT, please let me and Elena Silva know. As you know, Elena and Woody's family live at 10617 Dunkirk Drive. My family lives at 10616 Dunkirk Drive. Our properties will be the most negatively affected by the proposal to build a hammerhead turnaround.

Several homeowners on Dunkirk Drive have written letters to Mr. Leck asking DPWT not to require construction of hammerhead as a condition of "Winbrook" development. We have not yet received any response from Mr. Leck.

Sincerely,
Tim Ernst
10616 Dunkirk Drive
Office: 301-816-3086

The i'm Talkaton. Can 30-days of conversation change the world? [Find out now.](#)

The i'm Talkaton. Can 30-days of conversation change the world? [Find out now.](#)

Gaithersburg, Maryland 20878

greg.leck@montgomerycountymd.gov

office: 240-777-2197

fax: 240-777-2080

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

From: Timothy Ernst [mailto:tpernst@hotmail.com]

Sent: Wednesday, July 16, 2008 6:24 PM

To: Leck, Gregory; Richard Weaver

Subject: Winbrook 120080100

Importance: High

Mr. Leck,

I spoke with you by telephone in mid-June. My wife and I are adjoining property owners to the proposed Winbrook development. You told me that you planned to visit Dunkirk Drive and consider the impact your proposed "hammerhead" will have on the residents of our neighborhood.

It is now mid-July, but you have not responded. I stopped by your office today and left my business card with your receptionist.

I would like to meet with you. Please offer me a date in July when you are available.

Sincerely,

Timothy Ernst
10616 Dunkirk Drive
Silver Spring, MD 20902
Office: 301-816-3196

Use video conversation to talk face-to-face with Windows Live Messenger. [Get started.](#)

Stay in touch when you're away with Windows Live Messenger. [IM anytime you're online.](#)

Weaver, Richard

From: Timothy Ernst [tpernst@hotmail.com]
Sent: Saturday, July 26, 2008 11:44 AM
To: Leck, Gregory
Cc: Weaver, Richard; Farhadi, Sam
Subject: RE: Winbrook 120080100

Dear Mr. Leck and Mr. Farhadi,

Thank you for taking the time to visit Dunkirk Drive on Monday morning. I enjoyed meeting both of you.

Needless to say, I am ecstatic about your recommendation to leave Dunkirk Drive "as is." I look forward to receiving a copy of Mr. Farhadi's letter to Richard Weaver at M-NCPPC Development Review.

I am sure you will be the heroes of the next Dunkirk Drive block party!

Sincerely yours,
Tim Ernst and Grace Manubay
10616 Dunkirk Drive

Subject: RE: Winbrook 120080100
Date: Fri, 25 Jul 2008 16:14:50 -0400
From: Greg.Leck@montgomerycountymd.gov
To: tpernst@hotmail.com
CC: richard.weaver@montgomeryplanning.org; Sam.Farhadi@montgomerycountymd.gov

Hello Mr. Ernst,

Sam Farhadi and I enjoyed meeting you this past Monday at the site; thank you for taking the time to visit (and correspond) with us to advise us of your concerns.

Mr. Farhadi has discussed your situation with Mr. Richard Weaver of M-NCPPC Development Review. We concur with your request (to leave the Dunkirk Drive terminus as is). Mr. Farhadi will provide you a copy of our recommendations letter to Mr. Weaver.

Thank you for your participation and input in this matter. If you have any questions or comments, please call us or send an e-mail.

Sincerely,

Greg Leck, Manager
Development Review Team
Division of Traffic Engineering and Operations
Montgomery County Department of Transportation

101 Orchard Ridge Drive, 2nd floor

Weaver, Richard

From: Timothy Ernst [tpernst@hotmail.com]
Sent: Wednesday, June 18, 2008 10:46 PM
To: Weaver, Richard; Greg Leck
Subject: Winbrook 120080100
Attachments: WinbrookMay2008.doc; WinbrookLetter2.doc; WEAVER_Richard_PlanningBoard_05162008.doc

Importance: High

Hello, Richard and Greg

When I visited MNCPPC office this week to look through the 'Winbrook' file folder, I noticed that some very important correspondence sent by the residents of Dunkirk Drive was NOT in the folder.

This concerns me greatly because I don't think the various agencies who are making decisions about the future of Dunkirk Drive have actually read the letters and petitions submitted by people who live on Dunkirk Drive!

For example, last week Greg Leck at DPWT told me he had heard that residents were in favor of extending Dunkirk Drive through to Plyers Mill Road! I am afraid that Greg has not seen the petition signed by 16 homeowners on Dunkirk Drive in strong opposition to extending Dunkirk Drive. The letter covering the petition was dated February 11, 2008 and submitted to Richard Weaver by Robert Delemarre, President, Dunkirk Concerned Homeowners Association.

Richard, Could you please find a copy of the February 11 letter/petition and fax it to Greg Leck as soon as possible? If you cannot locate the letter/petition, please reply and I will make a photocopy and send it to Greg Leck ASAP. I want Greg to have all the facts at his disposal. Thank you very much.

In addition, there were two letters addressed to you in early May that were not in the 'Winbrook' folder. The first was dated May 9, 2008 signed by Timothy Ernst and Grace Manubay (10616 Dunkirk Drive). The second was dated May 11, 2008 signed by Brian Woodward and Elena Silva (10617 Dunkirk Drive).

I am confident the letters are in the 'to be filed' basket in your office, because I know you are extremely busy. However, I have attached copies of three letters dated May 2008 from Dunkirk Drive residents opposed to the 'hammerhead' currently under consideration by the DPWT. By this attachment, I am sharing these letters with Greg Leck of DPWT. Again, I want Greg to have all the facts at his disposal. He needs to know that the residents of Dunkirk Drive strongly oppose any changes to our beautiful dead end street.

Respectfully yours,

Timothy P. Ernst
10616 Dunkirk Drive
Silver Spring, MD
Office: 301-816-3196
Home: 301-649-9151

Need to know now? Get instant answers with Windows Live Messenger. IM on your terms.

Weaver, Richard

From: Timothy Ernst [tpernst@hotmail.com]
Sent: Thursday, March 20, 2008 5:00 PM
To: Weaver, Richard
Subject: RE: Winbrook DRC summary sheet

Mr. Weaver,

Thanks for the summary of 2/19/2008 DRC meeting.

Tim Ernst

Subject: Winbrook DRC summary sheet
Date: Thu, 20 Mar 2008 09:45:45 -0400
From: Richard.Weaver@mncppc-mc.org
To: tpernst@hotmail.com

Mr. Ernst,

Here is the DRC sheet that you requested. Keep in touch.

Rich Weaver

Need to know the score, the latest news, or you need your Hotmail®-get your "fix". [Check it out.](#)

Weaver, Richard

From: Timothy Ernst [tpernst@hotmail.com]
Sent: Wednesday, March 12, 2008 10:13 PM
To: Weaver, Richard
Subject: Winbrook Plan 120080100

Dear Mr. Weaver:

DRC meeting was held on February 19, 2008 to review Winbrook plan 120080100.

My wife and I are adjacent property owners. I am very interested in the DRC's "Summary of Issues Raised" at that meeting. Could you please send me a copy of the "Meeting Summary" from 2/19/2008 meeting?

Based on DRC review meeting, is it now incumbent upon the Applicant to submit another Preliminary Plan to adjacent property owners?

Sincerely,

Timothy P. Ernst
Grace D. Manubay
10616 Dunkirk Drive
Silver Spring, MD 20902

Shed those extra pounds with MSN and The Biggest Loser! [Learn more.](#)

Weaver, Richard

From: Carrescia, Nick [NCARRESC@gannett.com]
Sent: Monday, February 25, 2008 11:27 AM
To: Weaver, Richard
Subject: Winbrook Property questions 2/25/08

Richard,

It was great to finally meet you last week at the DRC meeting. I also want to thank you for being discreet when mentioning the concerns of the adjoining property owners. I have a couple questions or clarifications I'd like for you to address.

1. It was my understanding from the meeting that the DRC is open to the 3 house plan on Plyers Mill and doesn't seem to be pushing the road development from Dunkirk. Based on the committee chairperson if Mr. Reese provides written documentation on why the road should not be built (too costly, so forth) because it's not economical and he can provide the numbers, then this would be enough for the DRC to accept. Is this correct? Why would the county care if it's cost effective for the developer or not?
2. Is the road construction completely out of the picture at this point?
3. Will the petition I submitted provide any weight to the situation?
4. I noticed Mr. Planks lawyer at the meeting. Is his presence and input outside of the meeting putting pressure on the review committee?
5. Finally, in case I need to negotiate with the developer for a land adjustment, does the developer have access to the comments and petitions submitted by the adjoining homeowners?

Thanks for your time.
Nick Carrescia
1904 Plyers Mill Rd.

Weaver, Richard

From: HGSearches@aol.com
Sent: Tuesday, February 12, 2008 7:05 PM
To: Weaver, Richard
Subject: Winbrook plan

Mr. Weaver

I was recently informed by members of the Dunkirk Association that an initial review of the Winbrook Plan is to be held on Tuesday the 19th. Has a time been set yet? If so please reply as I would like to attend.

Sincerely

Herbert Goldstein

The year's hottest artists on the red carpet at the Grammy Awards. [AOL Music takes you there.](#)

Weaver, Richard

From: HGSearches@aol.com
Sent: Tuesday, January 15, 2008 12:06 PM
To: Weaver, Richard
Subject: Winbrook Plan

Mr Weaver

Please put me on your e-mail list as to any hearing/developments on the Winbrook Plan. The plan number is 1-20080100. I am an adjacent homeowner.

Thank you

Herbert Goldstein
2000 Cascade Road
Silver Spring, Maryland 20902
e-mail address hgsearches@aol.com

Start the year off right. Easy ways to stay in shape in the new year.

Weaver, Richard

From: Timothy Ernst [tpernst@hotmail.com]
Sent: Sunday, January 27, 2008 3:52 PM
To: Weaver, Richard
Subject: Winbrook Lots 4-6, Block 2, Plyers Mill Road

Hello, Richard.

Re: preliminary plan 1-20080100 referenced in Subject line above

I received a letter dated 12/7/2007 from Maddox Engineers with a preliminary plan showing three lots facing Plyers Mill Road. In response, my wife and I sent a letter dated 12/12/2007 with our comments to Development Review Division at MNCPPC.

Please confirm that you received our letter dated 12/12/2007.

Sincerely,

Timothy Ernst and Grace Manubay
10616 Dunkirk Drive
Silver Spring, MD 20902

Shed those extra pounds with MSN and The Biggest Loser! [Learn more.](#)

Weaver, Richard

From: Carrescia, Nick [NCARRESC@gannett.com]
Sent: Friday, November 16, 2007 12:36 PM
To: Weaver, Richard
Subject: FW: Winbrook Property at 1930 Plyers Mill
Attachments: Plan 1 for Plank.pdf

Richard,

Thank you again for your responses. The information you have provided has been very helpful and informative. Since our last email contact, the DCHOA (Dunkirk Home Owners Assoc) has been in contact with Mr. Plank and we all plan to meet with him on Dec 2. In the mean time he has also provided us with his next set of proposed plans he may be submitting to the MCPCC shortly. Apparently he has multiple plans in the hopper. Attached are the plans we believe he may be submitting. I know based on your last email to me, a cul-de-sac of over 500 feet may not meet county regulations and that the committee would stick to having the road go thru to Plyers Mill. I just wanted to get you thoughts on the attached plans.

Based on these plans, it looks like the cul-de-sac comes might close to my neighbor in lot 6 with a sewage drain probably going thru his property. I understand Mr. Plank has contacted my neighbor in lot 6 and offered to build him a garage. Is it possible to build a garage next to the house in lot 6. My understanding of the county building code is that a structure can not be built within 8-10 of the property lines, is that correct?
If this is true, then a propose garage would have to be built in the back yard of lot 6. What is the county required distance for building structures from the back end of the property line?

I apologize for all the questions but the Dunkirk group and myself are directly impacted by any development and we are concerned.

As always, thanks for your time and knowledge.
Nick Carrescia

From: Weaver, Richard [mailto:Richard.Weaver@mncppc-mc.org]
Sent: Wednesday, November 14, 2007 11:05 AM
To: Carrescia, Nick
Subject: RE: Winbrook Property at 1930 Plyers Mill

From: Carrescia, Nick [mailto:NCARRESC@gannett.com]
Sent: Wednesday, November 14, 2007 9:54 AM
To: Weaver, Richard
Subject: RE: Winbrook Property at 1930 Plyers Mill

Richard,

Thank you for responding to my questions. In light of your answers I have some additional questions that I would like to ask.

1. You mentioned that planning staff strongly prefers the road be completed thru to Plyers Mill. Is this a stance the planning staff intends to stick too? It seems the word 'prefers' leaves the developer with another option. At this time staff strongly prefers that the road be connected and at this time we are sticking to it. We see no reason to place a cul-de-sac in this community, although a cul-de-sac is acceptable to DPWT as a means to terminate this street or most any residential street in the County. It's just that some roads should be connected; Dunkirk is one of them.
2. If a plan from the developer is presented with a cul-de-sac at the end of Dunkirk, will this likely be accepted? I fa a plan is re-submitted with a cul-de-sac, we will have to accept it for review but at this time staff would not support a subdivision with a cul-de-sac.

3. What current rules exist for a cul-de-sac's? width , length, set backs, etc... To meet County requirements for engineering standards and Fire and Rescue a cul-de-sac would need a 90 foot diameter paved "bulb" within a 110 foot wide right-of-way. A 10 foot public utility easement would be placed around the outside of the right-of-way. The subdivision regulations also strongly discourage cul-de-sacs of over 500 feet in length. I have not done the measurement on how long "Dunkirk Court " would be but it looks to be greater than 500 feet as I look at an ADC map. The applicant would have to justify why the road cannot be connected and why it is better to use a cul-de-sac exceeding 500 feet..

Thank you for your time as always
Nick Carrescia

From: Weaver, Richard [mailto:Richard.Weaver@mncppc-mc.org]
Sent: Friday, November 09, 2007 9:35 AM
To: Carrescia, Nick
Subject: RE: Winbrook Property at 1930 Plyers Mill

Mr. Carrescia,

It's not that the plan was denied by the Development Review Committee (DRC), it is more like it was not supported by the Development Review Division and Transportation Planning staff. The most significant suggestion was that the road should go thru to Plyers Mill Road and that was supported by every agency at the DRC. According to the Mo. Co. Dept of Public Works and Transportation (DPWT), connection of the road is an acceptable way to complete Dunkirk. Another acceptable way to terminate Dunkirk according to DPWT is with a cul-de-sac. But DPWT really takes a back seat when it comes to completion of roads in this case; planning staff recommends how the road should be dedicated and completed, but it is DPWT that suggests what the road should look like within the dedicated area that planning staff, and the Planning Board, ultimately approve.

Your first question is, could a cul-de-sac be brought in from Plyers Mill or Dunkirk. It is Dunkirk that needs to be appropriately terminated, and that could be done with either a cul-de-sac or as a connected street to Plyers Mill. A cul-de-sac off of Plyers Mill does not accomplish the need to appropriately terminate Dunkirk. Your second question can be answered by saying planning staff strongly prefers that the road be completed as a thru connection to Plyers Mill. Regarding your third question, there is no setback requirement for a road right-of-way from a property line. The 50 foot right-of-way could be placed within 10 feet of your side lot line. A 10 foot public utility easement would be required on the outside of the 50 foot right-of-way separating your property from the actual right-of-way. The pavement would be in the center of the 50 ft right-of-way and would be 26 feet wide or whatever is approved by DPWT. My guess is that the pavement could be as close as 22 feet from your side lot line. ($50\text{ft row}/2=25\text{ft}$, $26\text{ft pavement}/2=13\text{ft}$ and 13 ft would located each side of centerline of row, $25-13=12\text{ft}+10\text{ft}$. PUE=22ft) That is if the right-of-way is pushed toward you to the max possible. The applicant may have other ideas, but 22 feet seems to be a worst case.

Please follow up with any other questions. Thanks.

Rich

From: Carrescia, Nick [mailto:NCARRESC@gannett.com]
Sent: Thursday, November 08, 2007 10:02 PM
To: Weaver, Richard
Subject: RE: Winbrook Property at 1930 Plyers Mill

Richard,

Would you give me a brief summary of the results from the meeting that took place on Oct 22 regarding the Winbrook Property? I understand the initial plan was denied but I would like to know what suggestions, if any, the committee gave to the developer. I also have a couple of additional questions for you if you don't mind answering them.

1. Would the county allow a cul-de-sac on the property from either side of the property (Dunkirk or Plyers Mill)?
2. Is county strongly suggesting or requiring the street to go thru? I think we've talked about this before but I'm hearing some conflicting stories from my fellow neighbors.
3. If the street were to go thru and for some reason bend toward my house, what's the minimum distance the road can reside to our property line and the proposed road?

Thanks for you time again,
Nick Carrescia
1904 Plyers Mill Rd

From: Weaver, Richard [mailto:Richard.Weaver@mncppc-mc.org]
Sent: Monday, October 22, 2007 8:24 AM
To: Carrescia, Nick
Subject: RE: Winbrook Property at 1930 Plyers Mill

Mr. Carrescia,

The property has never been subdivided. The application before us is for 5 lots. So the answer to your question is yes, they are requesting the subdivision of property lines.

Rich Weaver

From: Carrescia, Nick [mailto:NCARRESC@gannett.com]
Sent: Friday, October 19, 2007 4:37 PM
To: Weaver, Richard
Cc: Philip Carrescia (Philip Carrescia)
Subject: Winbrook Property at 1930 Plyers Mill

Richard,

Can you tell me if the plan being proposed includes the subdivision of property lines? or has the property already been subdivided and the proposed plan is for the development only?

Thanks for your time,
Nick Carrescia
1904 Plyers Mill Rd

Weaver, Richard

From: Henrik Erslev [Herslev@erols.com]
Sent: Sunday, October 07, 2007 6:45 PM
To: Weaver, Richard
Subject: Re: Meeting

Weaver, Richard wrote:

>Mr. Erslev,
>
>1) Regarding your civic association...Have you "registered" this civic
>association with our Media Relations office? We need to know the
>officers of the association and the boundaries among other things.
>
>2) As we have discussed, staff supports the extension of Dunkirk Road
>as a thru street, to connect to Plyers Mill Road.
>
>3) I think we also talked about the fact that the Planning Board has no
>authority over the construction of the homes and how they look.
>
>4) The applicant has the opportunity to address the concerns of staff
>and revise the plans prior to Planning Board action. They also have
>the option to take the plans as submitted to the Board for action. You
>have heard that staff does not support the plans as submitted.
>
>5) Staff will advise the WSSC of the neighborhood concerns about the
>sewer. If there is a system problem, WSSC has the authority to require
>repairs, or options as to where the sewage will go.
>
>I will follow up with Media Relations to see if you are recognized by
>MNCPPC as a civic association.
>
>Thanks for keeping in touch.
>
>Rich Weaver, Subdivision Coordinator
>
>-----Original Message-----
>From: Henrik Erslev [mailto:Herslev@erols.com]
>Sent: Sunday, October 07, 2007 5:01 PM
>To: Timothy Ernst; Elena & Woody; gmanubay@hotmail.com; Mike & Shannon
>Ely; Bob Delemarre; reynolds.alan@epa.gov; ahreynolds@verizon.net;
>rodger torres; Michael Ely; Rosorio Gonzalez (edgar mom);
>BJBAR5@aol.com; joanc215@aol.com; beeman101_69@yahoo.com;
>thehealingcafe@aol.com; henrik erslev; carterraem@aol.com;
>ncarresc@gannett.com
>Cc: Jackson, Arnita; Weaver, Richard
>Subject: Meeting
>Importance: High
>
>Dear Maryland National Capital Park and Planning Commission friends:
>Opening Questions?
> Why have we not received anything recognition from the people
>reviewing the proposed development of Winbrook as a civic association?

- > When are we to send in our comments about the proposed Winbrook project, when is the last day for comments?
- >
- >1. We are concerned about the set backs.
- >2. Will Dunkirk Dr. under any situation have to go through to Plyers Mill?
- >3. Will the houses being built resemble the neighboring house in style and size?
- >4. If the Review Board doesn't Ok the proposed blue prints on the 22 of Oct. Will the builder comeback at another time with another set of prints and ask for the review process to start over again?
- >5. WSSC since the sewer has had so many problem in the past with back up into basement, can't they use the sewer pipes on the Plyer mill side of their project?
- >
- >These were some of the question that came up in our meeting
- >
- >Henrik A. Erslev
- >Director of Communications
- >
- >
- >
- >

Weaver, Richard

From: Henrik Erslev [Herslev@erols.com]
Sent: Monday, September 24, 2007 12:04 PM
To: Weaver, Richard
Subject: Re: Winbrook, Lots 4-8 Block 2 or B Plan Number 1-20080100

Mr. Weaver.

My telephone number is
301-649-3063

I look forward to speaking to you about the plans

Henrik Erslev

Weaver, Richard wrote:

>Mr. Ersley,

>

>Please provide me with a phone number and we can chat about the plan.

>Thank you.

>

>Rich Weaver

>

>-----Original Message-----

>From: Henrik Erslev [mailto:Herslev@erols.com]

>Sent: Saturday, September 22, 2007 4:12 PM

>To: Weaver, Richard

>Cc: Henrik Erslev

>Subject: Winbrook, Lots 4-8 Block 2 or B Plan Number 1-20080100

>

>Mr. Weaver

> Thank you for your information and we would like to know more about
>the proposed plans.

>Our civic origination The Dunkirk Drive Concern Home Owner Association
>or DCHOA would like More information about the development of the

>Property at:

>1930 Plyers Mill Road

>Silver Springs MD 20902

>

>DCHOA Member

>Henrik Erslev

>10610 Dunkirk Dr

>Silver Spring, MD

>20902-4242

>

>

>

>

>

Weaver, Richard

From: Henrik Erslev [Herslev@erols.com]
Sent: Wednesday, September 19, 2007 4:33 PM
To: Crampton, Pamela
Cc: Jackson, Arnita; Weaver, Richard
Subject: Re: CITIZEN INQUIRY RE: 1930 PLIERS (Sp?) MILL RD., WHEATON, MD

Thank you Coordinator Weaver

Henrik A Erslev

Crampton, Pamela wrote:

A search of our records show that a Natural Resource Inventory has been filed with the Environmental Planning Section of the County-wide Planning Division here at Park and Planning. The file number is 420080120. A Natural Resource Inventory documents the natural feature on a property and is typically a precursor to the submission of a preliminary plan to subdivide a property. If/when a preliminary plan is submitted to Park and Planning, it will receive a file number. A sign will be posted on the property with that file number and a copy of the plan will be sent to adjacent property owners who abut the site and to all civic associations within a mile of the project. The plan will continue through the review process and the public will be able to provide comments and concerns on the project anytime during that review. They may request to meet with staff to understand the project better. It will eventually go before the Planning Board for a decision on whether to approve or deny the development.

Given the zoning on the site, it is probable that a request for single family development will be submitted to us. Once the application is submitted a file will be created that may be viewed by the public. It will contain all information that has been submitted to staff. The public may view the file here at Park and Planning during normal business hours. Since a preliminary plan has not been submitted to date, a reviewer has not been assigned to the case. Use me as your contact until that time. I can be best reached by email at richard.weaver@mncppc-mc.org. If you wish to inquire about the Natural Resource Inventory you should call the Environmental Planning Section at 301-495-4540.

Thank you.

Richard A. Weaver
Coordinator
Development Review Division
MD-National Capital Park and Planning Commission

Thank you for your interest.

P.S. – As to the HOA Information - Your contact person is: Arnita Jackson, and via "REPLY ALL" to this e-mail can be contacted directly to provide you HOA information. Her phone number is (301) 495.4601.

*Pam Crampton
Development Review Division
Maryland-National Capital Park & Planning Commission
301.495-4586*