

RECEIVED

APR 07 2004

**ALLEN K. BELT**  
**20311 BEALLSVILLE ROAD**  
**BEALLSVILLE, MD 20839**

Phone: 1-301-072-7374

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

April 8, 2004

The Honorable Derick Berlage, Chairman  
Montgomery County Planning Board  
The Maryland-National Capital Park & Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

**RE: SITE PLAN 1-04026 – KINZIE PROPERTY, 140 ACRES+-, RIVER ROAD AND  
SUGARLAND LANE, POOLESVILLE, MD**

Dear Mr. Berlage:

My name is Alan Belt. I am a farmer and own 291 acres in the RDT Zone between St. Rt. 109 and Peach Tree Road in Beallsville, MD. I want to support the Kinzie development plan on Sugarland Lane and River Road, Poolesville, MD, and I request that the Planning Board approve plans that are consistent with the regulations. We, as farm owners who follow the rules, should get our subdivision plans approved. The Kinzie development follows the rules, has a density of more than 25 acres per house and preserves a large open rural area for agriculture. This plan improves the whole area as opposed to what it had been standing idle.

As a farm owner, I feel that the Planning Board should approve plans that the farmers need to realize the value of their property so long as the plans stay within the rules. Otherwise, it is taking our property against the law.

Sincerely,



Allen Belt

APR 07 2004  
APR 7, 2004

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

TO THE HONORABLE DERICK BERLAGE :  
CHAIRMAN MONTGOMERY COUNTY PLANNING BOARD  
MNCPPC : 2787 GEORGIA AVE., SILVER SPRING, MD. 20910

RE: SUBDIVISION FILE # 1-04026

KINZIE PROPERTY : RIVER ROAD & SUGARLAND ROAD

I AM THE ADJACENT PROPERTY OWNER AT TERRE ROUGE FARM, 18601 RIVER RD.  
I BORDER THE KINZIE PROPERTY FROM SUGARLAND RD. TO RIVER RD.

I HAVE REVIEWED THE SUBDIVISION PLAN PROPOSED BY MR. KINZIE  
AND HAVE CONCLUDED THAT IT WILL BE A DEFINITE ENHANCEMENT  
TO THE AREA. THE PROPERTY WAS PREVIOUSLY AN ABANDONED  
FARM AND TRASH DUMP. MR. KINZIE HAS DONE AN ADMIRABLE  
JOB OF CLEANING UP THE PROPERTY, AND HAS HAULED AWAY  
HUNDREDS OF TRUCKLOADS OF TRASH AND DEBRIS FROM OVER FORTY  
YEARS OF NEGLECT.

I CAN SEE NO ADVERSE EFFECTS FOR THE LIMITED  
SUBDIVISION PLAN THAT HE HAS PROPOSED. THE MINIMAL NUMBER  
OF LOTS THAT HE HAS PLANNED WILL IN NO WAY AFFECT TRAFFIC  
ALONG <sup>SUGARLAND ROAD</sup> RIVER ROAD OR NEGATIVELY IMPACT THE AREA IN ANY WAY.

MAIL ADDRESS: 2923 BRADWICK DR.  
BETHESDA, MD 20817

TEL. 240-988-0969

YOURS TRULY, Jack Brookman  
TERRE ROUGE FARM: 18601 RIVER ROAD  
SENECA, MD. 20857

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APR 07 2004

J. MAURICE CARLISLE, INC.  
19700 BARNESVILLE ROAD  
DICKERSON, MARYLAND 20837  
Phone: 301-428-8559

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

RE: SITE PLAN 1-04026 - KINZIE PROPERTY, 140 ACRES+-, RIVER ROAD AND SUGARLAND LANE, POOLESVILLE, MD

TO WHOM IT MAY CONCERN:

I am J. Maurice "Bo" Carlisle, owner of J. Maurice Carlisle, Inc., 19700 Barnesville Road, Dickerson, MD. My business is primarily conducting soil absorption tests (high water table tests and percolation tests) and installing excreta disposal systems.

I conducted the high water table tests and percolation tests on the Kinzie property located on River Road and Sugarland Lane, Poolesville, MD. These tests were conducted under the supervision of the appropriate regulatory authorities of Montgomery County, MD and were approved for the installation of "sand mound" septic systems.

I pioneered the installation of some of the first sand mound systems installed in Montgomery County under the supervision of Lyman Schooley who was the Director of the Montgomery County Health Department at that time. The sand mound system filters all effluent discharged through sand before it enters into the ground. These mound systems are still functioning properly and have done so for up to 25 years.

I have installed approximately 25 sand mound systems during the past 25 years. I firmly believe that sand mound systems are environmentally friendly and safe.

Sincerely,

*J Maurice Carlisle*  
J. Maurice Carlisle

RECEIVED #6  
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**WILLIAM DAVIS**  
18520 TRUNDLE ROAD  
DICKERSON, MD 20842

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

April 5, 2004

The Honorable Derick Berlage, Chairman  
Montgomery County Planning Board  
The Maryland-National Capital Park & Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

RE: SITE PLAN 1-04026 – KINZIE PROPERTY, 140 ACRES+-, RIVER ROAD AND  
SUGARLAND LANE, POOLESVILLE, MD

Dear Mr. Berlage:

I have had an opportunity to review the development plan for the Kinzie property, containing 140 acres, more or less, which plan provides for five single family dwelling lots in the Rural Density Transfer Zone. The plan provides for three farmettes of 8.2 acres each fronting on Sugarland Lane, one farmette of 9.1 acres fronting on River Road and a larger parcel of 104.7 acres which has frontage on both Sugarland Lane and River Road.

I believe that this plan exemplifies the type of development intended under the Rural Density Transfer Zone (RDT). The plan retains 104.7 acres of the property as a large lot homesite which will be utilized as a working farm, while making available four smaller homesites which provide ample area for raising of limited amounts of livestock (horses, cattle, sheep, goats, chickens, etc.), or for raising of fruit trees and pursuits of gardening, either as a hobby and/or for profit, thereby making it possible to retain the entire property in agricultural use.

I urge you to give favorable consideration to this plan.

Sincerely,

  
Bill Davis

**William F. Willard**  
P.O. Box 626, Poolesville, MD 20837

#6

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April 5, 2004

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

Mr. Derick Berlage, Chairman  
Montgomery County Planning Board  
8787 Georgia Avenue  
Silver Spring, MD 20910

Re: Subdivision File No. 104026

Dear Mr. Berlage:

I am in support of Subdivision File No. 104026 regarding the Kinzie property. I am a neighbor and I think the plan is very suitable to the Ag Zone -- the homes are clustered and the plan leaves all the good tillable farmland intact.

Sincerely,



William F. Willard

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THE MARYLAND NATIONAL CAPITAL  
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I believe that this plan exemplifies the type of development intended under the Rural Density Transfer Zone (RDT). The plan retains 104.7 acres of the property as a large lot homesite which will be utilized as a working farm, while making available four smaller homesites which provide ample area for raising of limited amounts of livestock (horses, cattle, sheep, goats, chickens, etc.), or for raising of fruit trees and pursuits of gardening, either as a hobby and/or for profit, thereby making it possible to retain the entire property in agricultural use.

I urge you to give favorable consideration to this plan.

Sincerely,

*Greg J. Berlage*

19200 WASHINGTON AVE.

POOLESVILLE, MD 20837

RECEIVED #6  
APR 07 2004

**CHARLES E. & E. JERLEAN EADER**  
14941 SUGARLAND ROAD  
POOLESVILLE, MARYLAND 20837  
PHONE: 301-349-5158

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

April 2, 2004

The Honorable Derick Berlage, Chairman  
Montgomery County Planning Board  
The Maryland-National Capital Park & Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

RE: SITE PLAN 1-04026 – KINZIE PROPERTY, 140 ACRES+-, RIVER ROAD AND SUGARLAND LANE, POOLESVILLE, MD

Dear Mr. Berlage:

We are writing concerning Site Plan 1-04026 for the Kinzie Property, located on Sugarland Lane and River Road in Poolesville, MD. We have reviewed the development plan for the Kinzie property, containing 140 acres, more or less, and we believe that this plan is an excellent example of the type of development intended under the Rural Density Transfer Zone (RDT). Under the RDT zone, this property has a maximum density of five single family dwelling units, subject to approval for installation of septic systems for the 5 dwelling units. This property has already met the requirements (and has been approved by the appropriate regulatory authorities) for installation of five septic systems. The plan provides for three farmettes of 8.2 acres each fronting on Sugarland Lane, one farmette of 9.1 acres fronting on River Road and a larger parcel of 104.7 acres which has frontage on both Sugarland Lane and River Road.

Thus, the plan would make available four farmette type homesites which would provide four families the opportunity to enjoy a lifestyle consistent with the agricultural goals of the RDT Zone, while retaining a major portion of the property in active agricultural use. The four smaller homesites provide ample area for raising of limited amounts of livestock (horses, cattle, sheep, goats, chickens, etc.), or for raising of fruit trees or pursuits of gardening, either as a hobby or for profit, while the 104.7 acre parcel provides the opportunity for a working farm, either as an equestrian operation, other livestock operation or a grain operation which could supply the neighboring and adjoining property owners with their hay, grain and straw needs. Thus, the entire property can still be utilized for the pursuits of agriculture

We are familiar with this property. We have lived in Sugarland for the past 44 years, we own four dwellings in Sugarland and we believe that this is an excellent plan which would be a welcome addition to the Sugarland community. We urge you to give favorable consideration to this plan. Thank you.

Charles E. Eader, Sr.  
Charles E. Eader, Sr

E. Jerlean Eader  
E. Jerlean Eader

#6

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**WALTER SNYDER**  
18200 COMUS ROAD  
DICKERSON, MD 20842

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

April 5, 2004

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Montgomery County Planning Board  
The Maryland-National Capital Park & Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

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Dear Mr. Berlage:

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I believe that this plan exemplifies the type of development intended under the Rural Density Transfer Zone (RDT). The plan retains 104.7 acres of the property as a large lot homesite which will be utilized as a working farm, while making available four smaller homesites which provide ample area for raising of limited amounts of livestock (horses, cattle, sheep, goats, chickens, etc.), or for raising of fruit trees and pursuits of gardening, either as a hobby and/or for profit, thereby making it possible to retain the entire property in agricultural use.

I urge you to give favorable consideration to this plan.

Sincerely,



Walter Snyder



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

April 4, 2004

The Honorable Derick Berlage, Chairman  
Montgomery County Planning Board  
MNCPPB  
8787 Georgia Avenue  
Silver Spring, MD, 20910

Re: Subdivision Plan - 1-04026 -Kinzie Property, Sugarland Lane and River Road,  
Poolesville, MD

Dear Mr. Berlage:

I own property and reside adjoining the subject property, and am one of the 4 existing houses on Sugarland Lane. Sugarland Lane is a dead end road and my property is the last house on the road. I am the neighbor most affected by the subdivision.

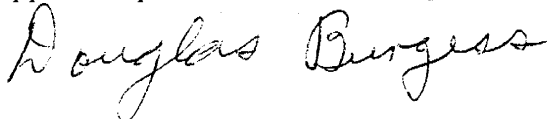
I support the Kinzie plan for the following reasons:

1. When the Kinzie family bought the land, there were squatters living in house trailers on the property and there was illegal dumping of leaves and brush by landscapers. The Kinzie family has cleaned up the land and stopped the illegal dumping.

2. Their plan which creates four usable eight-acre lots and a farm lot of over 100 acres will stimulate valuable use of the land and still maintain the rural and agricultural nature of the land. It will end the misuse of the land which has existed.

3. The addition of the lots will not add any harmful amount of traffic. Sugarland Lane is a dead end road with almost no traffic. There are only 4 existing houses and except for trash pickup and mail delivery and my car, there is practically no traffic.

I support the plan because it will improve the area without harming it.



Douglas Burgess  
14400 Sugarland Lane  
Poolesville, Maryland 20837

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

April 2, 2004

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Montgomery County Planning Board  
The Maryland-National Capital Park & Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

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I believe that this plan exemplifies the type of development intended under the Rural Density Transfer Zone (RDT). The plan would make available four farmette type homesites which would provide four families the opportunity to enjoy a lifestyle consistent with the agricultural goals of the RDT Zone, while retaining a major portion of the property in active agricultural use. These four homesites provide ample area for raising of limited amounts of livestock (horses, cattle, sheep, goats, chickens, etc.) or for raising of fruit trees and pursuits of gardening, either as a hobby and/or for profit, while the 104.7 acre parcel provides the opportunity for a working farm, either as a livestock operation and/or a grain operation which could supply the neighboring and adjoining property owners with their hay, grain and straw needs.

I are familiar with this property, I live in Poolesville, and I believe that this is an excellent plan which would be a welcome addition to the greater Poolesville community.

Sincerely,

James M. Brooks  
20301 Westover Rd  
Poolesville, Md

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

April 5, 2004

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Montgomery County Planning Board  
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I urge you to give favorable consideration to this plan.

Sincerely,

*Eric C. Spates*  
21111 Westerly Rd  
Poolesville, MD 20837