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## CB16




Kate Copanic <kate@copanic.net>

Yesterday, 6:05 AM

CouncilMail 



Reply all | 

CB16-2017

Dear Members of the Howard County Council,

I urge you to reject Council Bill No.16 - 2017, the revision to the Growth Tiers in PlanHoward 2030. The protection of streams in the Upper Patuxent Rural Legacy and the health of the greater Chesapeake Bay should take precedence over the rights of property owners who wish to develop farm and conservation land preserved under current zoning law.

Deforestation, polluting nutrient runoff from an increase in impervious surface area, and the increased use of septic systems for waste will all follow from the development envisioned by rezoning Tier IV land to Tier III under CB 16.

We cannot allow protections for clean water and air to erode when state and federal government officials shirk their enforcement responsibilities. The property rights of the few do not trump the rights of the many to live in a healthy environment. I urge you to keep growth in Howard County smart and vote no on CB 16.

Respectfully submitted,  
Kate Copanic  
Columbia, MD

-----  
Kate Copanic

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## Vote NO on CB16-2017




Nancy Hansford <n.a.hansford@comcast.net>

Yesterday, 6:21 AM

CouncilMail 



Reply all | 

CB16-2017

Dear Council Member,

Please vote NO on CB16-2017. The changes proposed in this bill jeopardize our clean water and ruin the rural character in the western half of the county by opening it to sprawling development. The proposed changes are inconsistent with the rest of Howard County's plans for growth and preservation and out of step with the needs of the county's residents, waterways, and open spaces.

The current Growth Tier Map included in Howard County's current comprehensive plan preserves the county's rural character and protects water quality from overdevelopment. This map explains where and what kinds of development can happen in the county, and it identifies specific areas for preservation. It was the result of an extensive process of public input and good, old-fashioned compromise that expressed the will of county citizens.

I urge you to vote NO on CB16-2017.

Thank You.

Nancy Hansford

[12181 Etchison Road](#)  
[Ellicott City, MD 21042](#)

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## Please Reject Council Bill No.16 - 2017, the revision to the Growth Tiers in PlanHoward 2030



Bethann Ritter Snyder <britte19@hotmail.com>

Yesterday, 6:37 AM

CouncilMail 



 Reply all | 

CB16-2017



Action Items



Dear Members of the Howard County Council,

I am a resident of Elkridge and I urge you to please reject Council Bill No.16 - 2017, the revision to the Growth Tiers in PlanHoward 2030. The protection of streams in the Upper Patuxent Rural Legacy and the health of the greater Chesapeake Bay should take precedence over the rights of property owners who wish to develop farm and conservation land preserved under current zoning law.

Deforestation, polluting nutrient runoff from an increase in impervious surface area, and the increased use of septic systems for waste will all follow from the development envisioned by rezoning Tier IV land to Tier III under CB 16. Further, the historic flooding in Ellicott City in July 2016 has been largely attributed to an increase in impervious surface area west of the historic downtown, demonstrating very immediate, expensive, and life-threatening second and third order effects and expense of too much development. Finally, damage to the Chesapeake Bay watershed harms wildlife and those whose livelihoods depend on clean water and clean air, not to mention farmland and forest.

In addition to environmental impacts, additional development in Howard County's rural areas will create demands for more county roads, schools, and other expensive infrastructure. We don't need to further stress county resources or increase the cost of living in Howard County. Balance is needed in all things, including a balance between rural and urban/suburban areas in Howard County.

We cannot allow protections for clean water and air to erode when state and federal government officials shirk their enforcement responsibilities. The property rights of the few do not trump the rights of the many to live in a healthy environment. I urge you to keep growth in Howard County smart and vote no on CB 16.

I am unable to attend tonight's county council meeting and public hearing tonight for family and health reasons, but I deeply care about the health and well being of our county for the sake of my children and the other children of Howard County and Maryland. They all deserve to have the open spaces, clean air, and clean water that we grew up enjoying and currently enjoy today. Let's continue to preserve our environment for their enjoyment, especially since two generations have worked so hard to improve the region's environmental health over the last 20-30 years.

Respectfully submitted,

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Elkridge, MD 21075

 Reply all |   Delete  Junk |  ...



## Vote NO on CB16-2017




Kevin McLaughlin <kmack57@aol.com>

Yesterday, 8:28 AM

CouncilMail 



Reply all | 

CB16-2017

Dear Council Member,

Please vote NO on CB16-2017. The changes proposed in this bill jeopardize our clean water and ruin the rural character in the western half of the county by opening it to sprawling development. The proposed changes are inconsistent with the rest of Howard County's plans for growth and preservation and out of step with the needs of the county's residents, waterways, and open spaces.

The current Growth Tier Map included in Howard County's current comprehensive plan preserves the county's rural character and protects water quality from overdevelopment. This map explains where and what kinds of development can happen in the county, and it identifies specific areas for preservation. It was the result of an extensive process of public input and good, old-fashioned compromise that expressed the will of county citizens.

I urge you to vote NO on CB16-2017.

Thank You.

Kevin McLaughlin  
[13014 Twelve Trees Ct](mailto:kmack57@aol.com)  
[Clarksville, MD 21029](mailto:kmack57@aol.com)

Getting too much email from Kevin McLaughlin <kmack57@aol.com>? [You can unsubscribe](#)

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## Vote NO on CB16-2017




Ellen Mussman <ellenmussman@yahoo.com>

Yesterday, 8:29 AM

CouncilMail 



Reply all | 

CB16-2017

Dear Council Member,

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I urge you to vote NO on CB16-2017.

Thank You.

Ellen Mussman  
[8944 Madison st](mailto:ellenmussman@yahoo.com)  
[Jessup, MD 20794](mailto:ellenmussman@yahoo.com)

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## Vote NO on CB16-2017



Lisa Wilde <Lawilde@yahoo.com>

Yesterday, 8:29 AM

CouncilMail 



 Reply all | 

CB16-2017

Dear Council Member,

Please vote NO on CB16-2017. The changes proposed in this bill jeopardize our clean water and ruin the rural character in the western half of the county by opening it to sprawling development. The proposed changes are inconsistent with the rest of Howard County's plans for growth and preservation and out of step with the needs of the county's residents, waterways, and open spaces.

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I urge you to vote NO on CB16-2017.

Thank You.

Lisa Wilde

[2340 Daniels Road](#)  
[Ellicott City, MD 21043](#)

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## Vote NO on CB16-2017



Joshua Ford <jford983@yahoo.com>

Yesterday, 8:29 AM

CouncilMail 



 Reply all | 

CB16-2017

Dear Council Member,

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I urge you to vote NO on CB16-2017.

Thank You.

Joshua Ford  
[7477 Swan Point Way](#)  
[Columbia, MD 21045](#)

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## Vote NO on CB16-2017




Joyce Mady <joycehutton@yahoo.com>

Yesterday, 8:29 AM

CouncilMail 



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CB16-2017

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I urge you to vote NO on CB16-2017.

Thank You.

Joyce Mady

[9726 briarcliffe lane, ellicott city, md](mailto:joycehutton@yahoo.com)  
[Ellicott City, MD 21042](mailto:joycehutton@yahoo.com)

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## Vote NO on CB16-2017



Phillip Dennis <ptendoc@yahoo.com>

Yesterday, 8:29 AM

CouncilMail 

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CB16-2017

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I urge you to vote NO on CB16-2017.

Thank You.

Phillip Dennis

[2327 Daniels Rd.](#)

[Ellicott City, MD 21043](#)

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## Vote NO on CB16-2017




Wei Lu <drwxl2003@yahoo.com>

Yesterday, 8:29 AM

CouncilMail 



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CB16-2017

Dear Council Member,

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I urge you to vote NO on CB16-2017.

Thank You.

Wei Lu

[12836 Macbeth Farm Lane](#)  
[Clarksville, MD 21029](#)

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## Vote NO on CB16-2017



Jennifer Isley <bypgirl@yahoo.com>

Yesterday, 8:29 AM

CouncilMail 



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CB16-2017

Dear Council Member,

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I urge you to vote NO on CB16-2017.

Thank You.

Jennifer Isley

[10805 Montgomery Road](#)  
[BELTSVILLE, MD 20705](#)

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## Vote NO on CB16-2017

JB 

Jan-Marie Bishop-Broening <polkadot132002@yahoo.com>



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Yesterday, 8:29 AM

CouncilMail 

CB16-2017

Dear Council Member,

Please vote NO on CB16-2017. The changes proposed in this bill jeopardize our clean water and ruin the rural character in the western half of the county by opening it to sprawling development. The proposed changes are inconsistent with the rest of Howard County's plans for growth and preservation and out of step with the needs of the county's residents, waterways, and open spaces.

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I urge you to vote NO on CB16-2017.

Thank You.

Jan-Marie Bishop-Broening  
Frederick Rd  
[PO Box 184](#)  
[Ellicott City, MD 21041](#)

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## Vote NO on CB16-2017



Stacy Lee <jadesga1@yahoo.com>

Yesterday, 8:29 AM

CouncilMail 

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CB16-2017

Dear Council Member,

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I urge you to vote NO on CB16-2017.

Thank You.

Stacy Lee

[6568 Waning Moon Way, ---](#)

[---](#)

[Columbia, MD 21045](#)

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## Vote NO on CB16-2017



Dorothy Franz <dorothyosf@aol.com>

Yesterday, 8:29 AM

CouncilMail 

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CB16-2017

Dear Council Member,

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I urge you to vote NO on CB16-2017.

Thank You.

Dorothy Franz  
[3355 N. Chatham Road](#)  
[Apt. H](#)  
[Apt J](#)  
Ellicott City, MD 21042

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## Vote NO on CB16-2017





Frankie Thomas <inhisservi@aol.com>

Yesterday, 8:29 AM

CouncilMail 



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CB16-2017

Dear Council Member,

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I urge you to vote NO on CB16-2017.

Thank You.

Frankie Thomas  
[5214 Eliots Oak Road. Columbia, MD 21044-1826](mailto:inhisservi@aol.com)  
Columbia, MD 21044

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## Vote NO on CB16-2017



Patricia Lawler <trishlawler57@yahoo.com>

Yesterday, 8:29 AM

CouncilMail 



Reply all | 

CB16-2017

Dear Council Member,

Please vote NO on CB16-2017. The changes proposed in this bill jeopardize our clean water and ruin the rural character in the western half of the county by opening it to sprawling development. The proposed changes are inconsistent with the rest of Howard County's plans for growth and preservation and out of step with the needs of the county's residents, waterways, and open spaces.

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I urge you to vote NO on CB16-2017.

Thank You.

Patricia Lawler

[10680 Scaggsville Road](mailto:trishlawler57@yahoo.com)  
[Laurel, MD 20723](mailto:trishlawler57@yahoo.com)

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## Vote NO on CB16-2017



David Nelson <dnboxter@yahoo.com>

Yesterday, 8:29 AM

CouncilMail 

  Reply all | 

CB16-2017

Dear Council Member,

Please vote NO on CB16-2017. The changes proposed in this bill jeopardize our clean water and ruin the rural character in the western half of the county by opening it to sprawling development. The proposed changes are inconsistent with the rest of Howard County's plans for growth and preservation and out of step with the needs of the county's residents, waterways, and open spaces.

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I urge you to vote NO on CB16-2017.

Thank You.

David Nelson  
[12317 Point Field Drive](#)  
[Fulton, MD 20759](#)

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## Vote NO on CB16-2017

AK 

Amy Kleponis <akleponis@yahoo.com>

Yesterday, 8:29 AM

CouncilMail 

  Reply all | 

CB16-2017

Dear Council Member,

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I urge you to vote NO on CB16-2017.

Thank You.

[Amy Kleponis](#)

[Laurel, MD 20723](#)

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# Vote NO on CB16-2017



Kristine Amari <amarik@gmail.com>

Yesterday, 8:37 AM

CouncilMail



Reply all |

CB16-2017

Dear Council Member,

Please vote NO on CB16-2017. The changes proposed in this bill jeopardize our clean water and ruin the rural character in the western half of the county by opening it to sprawling development. The proposed changes are inconsistent with the rest of Howard County's plans for growth and preservation and out of step with the needs of the county's residents, waterways, and open spaces.

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I urge you to vote NO on CB16-2017.

Thank You.

Kristine Amari  
[10338 Sixpence Circle](#)  
[Columbia, MD 21044](#)

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## please oppose CB16



JS

Jean Silver-Isenstadt <jeansi@verizon.net>

Yesterday, 8:55 AM

CouncilMail; Kittleman, Allan 



 Reply all | 

CB16-2017

Dear Councilmembers and Executive Kittleman,

As a decades-long resident of Howard County who has watched the steady over development of this community, I implore you to vote against CB-16. The county still does have some waterways clean enough to be classified as Tier II. We should treasure them. With environmental deregulation trending at the federal level, I would like to see Howard County acting proactively to *heighten* environmental protections. It is bad enough that Columbia's covenant-driven aesthetic encourages so many people to overuse pesticides and fertilizers to maintain their lawns. We don't need more lawns, more septic tanks, more cars and paved surfaces. We need cleaner air, cleaner water, and longer-term thinking for our planet.

Please oppose CB-16.

Thank you,

Jean Silver-Isenstadt  
[10174 Deep Skies Drive](#)  
[Laurel, MD 20723](#)

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## Vote NO on CB16-2017



Margit Strieter <strieterstinson@verizon.net>

Yesterday, 9:08 AM

CouncilMail 



Reply all | 

CB16-2017

Dear Council Member,

Please vote NO on CB16-2017. The changes proposed in this bill jeopardize our clean water and ruin the rural character in the western half of the county by opening it to sprawling development. The proposed changes are inconsistent with the rest of Howard County's plans for growth and preservation and out of step with the needs of the county's residents, waterways, and open spaces.

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I urge you to vote NO on CB16-2017.

Thank You.

Margit Strieter  
[10798 Harding Road](mailto:strieterstinson@verizon.net)  
[Laurel, MD 20723](mailto:strieterstinson@verizon.net)

Getting too much email from Margit Strieter <strieterstinson@verizon.net>? [You can unsubscribe](#)

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## Please reject CB – 16




Ari Silver-Isenstadt <arisi1@verizon.net>

Yesterday, 9:43 AM

CouncilMail 



Reply all | 

CB16-2017

Please help keep the Chesapeake Bay clean and reject CB – 16.

I live in Jen Terrasa's district.

I would be unfortunate to go back to the days when the Chesapeake Bay was an embarrassment. Let's keep it clean.

Ari Silver-Isenstadt

10174 Deep Skies Drive.

 Reply all |  Delete ·  Junk | 

## Vote NO on CB16-2017



Carl Jean-Baptiste <carlsjb@gmail.com>

Yesterday, 10:31 AM

CouncilMail 

  Reply all | 

CB16-2017

Dear Council Member,

Please vote NO on CB16-2017. The changes proposed in this bill jeopardize our clean water and ruin the rural character in the western half of the county by opening it to sprawling development. The proposed changes are inconsistent with the rest of Howard County's plans for growth and preservation and out of step with the needs of the county's residents, waterways, and open spaces.

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I urge you to vote NO on CB16-2017.

Thank You.

Carl Jean-Baptiste

[12120 Carroll Mill Rd](mailto:carlsjb@gmail.com)  
[Ellicott City, MD 21042](mailto:carlsjb@gmail.com)

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# Vote NO on CB16-2017



Pamela Gandy <Pgandy1@gmail.com>

Yesterday, 10:34 AM

CouncilMail



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CB16-2017

Dear Council Member,

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I urge you to vote NO on CB16-2017.

Thank You.

Pamela Gandy  
[6115 Timothy Ct](#)  
[Columbia, MD 21044](#)

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## Oppose CB 16



Leah And Mike <leahandmike28@gmail.com>

Yesterday, 12:16 PM

CouncilMail 

  Reply all | 

CB16-2017

I am writing to urge all Council members to vote against CB 16. If passed, this bill would negatively impact water quality for local streams and the Chesapeake Bay. Agricultural lands develop nutrient management plans to reduce polluted runoff and have more vegetated areas for runoff water to slow down, cool down, and filter pollutants from water. Housing developments do the opposite with all the hard surfaces that accumulate heat and pollutants and speed up water causing flooding and pollution. The Agricultural Reserve is critical to preserve the character and environmental integrity of Howard County. It's also critical to providing continuous corridors needed for wildlife. Please vote against CB 16.

We need to protect the only clean streams we have left in our County.

Thank you for your consideration.

Sincerely,

Leah Miller  
[10873 Braeburn Rd](mailto:leahandmike28@gmail.com)  
[Columbia MD 21044](mailto:leahandmike28@gmail.com)

Sent from my iPhone

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## Vote NO on CB16-2017



John de Leon <deleonjo12@gmail.com>



 Reply all | 

Yesterday, 12:22 PM

CouncilMail 

CB16-2017

Dear Council Member,

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I urge you to vote NO on CB16-2017.

Thank You.

John de Leon

[6521 Smokehouse Court](#)  
[Columbia, MD 21045](#)

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## Vote NO on CB16-2017




Debra Velle <taffi0623@gmail.com>

Yesterday, 12:57 PM

CouncilMail 



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CB16-2017

Dear Council Member,

Please vote NO on CB16-2017. The changes proposed in this bill jeopardize our clean water and ruin the rural character in the western half of the county by opening it to sprawling development. The proposed changes are inconsistent with the rest of Howard County's plans for growth and preservation and out of step with the needs of the county's residents, waterways, and open spaces.

The current Growth Tier Map included in Howard County's current comprehensive plan preserves the county's rural character and protects water quality from overdevelopment. This map explains where and what kinds of development can happen in the county, and it identifies specific areas for preservation. It was the result of an extensive process of public input and good, old-fashioned compromise that expressed the will of county citizens.

I urge you to vote NO on CB16-2017.

Thank You.

Debra Velle

[8901 Old Frederick Road](mailto:taffi0623@gmail.com)  
[Ellicott City, MD 21043](mailto:taffi0623@gmail.com)

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## Vote NO on CB16-2017



Pamela Hasson <queenright59@gmail.com>

Yesterday, 1:12 PM

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CB16-2017

Dear Council Member,

Please vote NO on CB16-2017. The changes proposed in this bill jeopardize our clean water and ruin the rural character in the western half of the county by opening it to sprawling development. The proposed changes are inconsistent with the rest of Howard County's plans for growth and preservation and out of step with the needs of the county's residents, waterways, and open spaces.

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I urge you to vote NO on CB16-2017.

Thank You.

Pamela Hasson  
[16041 Fields End Court](#)  
[Suite 203](#)  
[Woodbine, MD 21797](#)

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## CB 16



Carolyn Parsa <cparse@gmail.com>

Yesterday, 1:22 PM

CouncilMail 



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CB16-2017



Action Items



Mary Kay Sigaty,

I am writing to you today as one of your constituents to request that you vote to reject Bill 16.

Especially in these times, we must protect our watershed and we must encourage the sustainable local farmers.

Thank you for your time and support.

Carolyn Parsa

[6106 Sebring Drive](#)  
[Columbia, MD 21044](#)

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## Vote Against CB-16 and Maintain Ban on Tasers



Wendy Williams-Abrams <wmrlz@hotmail.com>

Yesterday, 1:28 PM

CouncilMail 



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CB16-2017

Dear Mr. Fox,

I am a constituent, and I am writing to ask you to please vote against CB-16. The land that is currently protected as Tier 4 needs to remain undeveloped in order to protect the Chesapeake Bay and the streams feeding the bay. Please do not allow finances and pressure from developers to sway your commitment to our environment. We need to ensure that our county is protected from too much growth.

I am also concerned about the county's "emergency" session regarding the repeal of the ban on tasers. Tasers are not safe and can have long-term detrimental effects on people's health. Please protect our citizens from unnecessary exposure to taser usage.

Thank you for your work and for reading my email.

Thank you,  
Wendy Williams-Abrams

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## Please oppose CB16




Jen Hayashi <CalamityJen69@comcast.net>

Yesterday, 1:30 PM

CouncilMail 



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CB16-2017

Dear County Council,

In case you were staying up at night wondering about my opinion on this bill, PLEASE oppose it. It's just another measure for landowners to make money for themselves at the expense of the environment and the rest of the people who benefit from clean water. Thanks to all of you for doing the work of governing.

Jen Hayashi  
Running Brook



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## Please vote against CB16




ying matties <ymatties@hotmail.com>

Yesterday, 1:33 PM

CouncilMail 



 Reply all | 

CB16-2017

Dear County Council,

I am writing to urge your opposition of CB16-2017. Please cast a vote that helps to ensure the health of our local watershed.

Regards,

Ying Matties  
(district 1 resident)

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## Vote NO on CB16-2017



Karen OSteen <kposteen@comcast.net>

Yesterday, 1:58 PM

CouncilMail 



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CB16-2017

Dear Council Member,

Please vote NO on CB16-2017. The changes proposed in this bill jeopardize our clean water and ruin the rural character in the western half of the county by opening it to sprawling development. The proposed changes are inconsistent with the rest of Howard County's plans for growth and preservation and out of step with the needs of the county's residents, waterways, and open spaces.

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I urge you to vote NO on CB16-2017.

Thank You.

Karen OSteen

[10817 Grae Loch Rd](mailto:kposteen@comcast.net)  
[Laurel, MD 20723](mailto:kposteen@comcast.net)

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## CB-16

AS

Ann-Louise Silver <asilver632@gmail.com>

Yesterday, 2:47 PM

CouncilMail 



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CB16-2017

Please OPPOSE development or rural Howard County farmland. The rate of development in Howard County is swelling past endurance, with over-crowded roads, and long commutes even within the town limits in Columbia. The developers say they want to make Columbia "another Bethesda" and they are succeeding, even though Columbians generally oppose this aim. Don't let this megalopolis appetite for expensive real estate overtake the entire county!

Ann-Louise S. Silver, M.D.

[4966 Reedy Brook Lane](#)

[Columbia, MD 21044](#)

410-997-1751

fax: 410-730-0507

[www.mdpsychotherapy.com](http://www.mdpsychotherapy.com)

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## Bill 16-2017



Wendy <[wmoonaw@gmail.com](mailto:wmoonaw@gmail.com)>

Yesterday, 3:15 PM

CouncilMail 



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CB16-2017

Dear Councilmember Sigaty and the rest of the County Council:

I am writing this email and requesting that you vote against Bill 16-2017. This decision to move land from one category to another is unnecessary. Landowners can petition in the next year to move their land to a different zoning structure in preparation for comprehensive rezoning.

We have significant issues in our schools (overcrowding) and in stormwater management (both the Bay, Wetland management and stormwater management re: Ellicott City) that demonstrate we haven't thought through the urban impacts of development of this land.

I urge you to proceed with caution, to setup our County for success and to create a plan that is thoughtful and properly commented on by the residents of the County to create the best outcome for our community at large.

Respectfully submitted,

Wendy Moomaw

20759

Executive and Leadership Coach

[Wendy Moomaw, LLC](#)

443-540-1901

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## Vote NO on CB16-2017



Candace Cangialosi <candy@umbc.edu>

Yesterday, 3:22 PM

CouncilMail 



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CB16-2017

Dear Council Member,

Please vote NO on CB16-2017. The changes proposed in this bill jeopardize our clean water and ruin the rural character in the western half of the county by opening it to sprawling development. The proposed changes are inconsistent with the rest of Howard County's plans for growth and preservation and out of step with the needs of the county's residents, waterways, and open spaces.

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I urge you to vote NO on CB16-2017.

Thank You.

Candace Cangialosi

[Arjay Circle](#)

[Ellicott City, MD 21042](#)

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## NO on Council Bill 16-2017




**lindaleslie@verizon.net**

Yesterday, 4:06 PM

CouncilMail 



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CB16-2017

Hello, Councilmembers,

I am reaching out to all of you, and in particular my Council member, Mary Kay Sigaty, regarding proposed legislation that would allow increased development in western Howard County. I appreciate that there is huge demand for new housing in our county. At the same time, as I'm sure you know, the septic system development that would be allowed by this legislation could have a significant negative impact on the watershed and the Bay. I am one of many Howard County residents who values quality of life and environmental quality over increased development and tax revenue. I urge you to reject CB 16. Thank you.

Linda Leslie  
Columbia, MD

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## Vote NO on CB16-2017



Sara Keller <sarackeller81@gmail.com>

Yesterday, 4:12 PM

CouncilMail 



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CB16-2017

Dear Council Member,

Please vote NO on CB16-2017. The changes proposed in this bill jeopardize our clean water and ruin the rural character in the western half of the county by opening it to sprawling development. The proposed changes are inconsistent with the rest of Howard County's plans for growth and preservation and out of step with the needs of the county's residents, waterways, and open spaces.

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I urge you to vote NO on CB16-2017.

Thank You.

Sara Keller

[8229 Rippling Branch Rd](mailto:sarackeller81@gmail.com)  
[Laurel, MD 20723](mailto:sarackeller81@gmail.com)

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## Opposition to CB16 - tiers legislation



Chiara D'Amore &lt;chiaradamore@yahoo.com&gt;

Yesterday, 4:45 PM

CouncilMail  Reply all | 

CB16-2017

Dear Howard County Council,

As an environmental scientist and educator I am writing to ask you to vote against CB16. When the Sustainability Growth and Agricultural Preservation Act (a.k.a SB236 or the "septic bill") was passed by the state of Maryland in 2012 it was in important, if somewhat complex to implement, step to preserve farmland and the Chesapeake Bay. The Howard County Council worked diligently to develop an appropriate tiers map for the county in 2013 and this is not the time to change it. Environmental legislation to protect our common resources and the health of the ecosystems on which we depend is in jeopardy at the federal level. We can expect the onus to protect environmental health to be pushed increasingly towards the states. However, under Governor Hogan's administration we are not seeing the type of environmental leadership that Marylander's need and deserve. For example, there has been no enforcement action against Cecil County's non-compliant SB236 map and as a result they have formally adopted a map that is out of compliance with the law. Just because one county does the wrong thing does not mean that we should follow suit. Howard County has been and should continue to be a leader in environmental stewardship – of both farmland and the Chesapeake Bay – especially when we cannot county on leadership further "upstream".

When the Howard County Council voted about this issue in 2013, then Senator Allan Kittleman stated on Twitter and Facebook that it was a "very sad day" for the county as the council "votes to take away farmers' property rights." These sentiments coupled with the irresponsible precedent set by Cecil County and the Hogan administration help to make sense of Mr. Kittleman's current efforts to loosen tier maps for Howard with CB16. That doesn't make changing the zoning of thousands of acres of farmland in western Howard County, from Tier IV (farming and conservation) to Tier III (housing development), right for the long-term well-being of our county and state. Negative consequences of CB16 include:

- Changing the tiers map to make ~36 farms more valuable to developers and about 200 properties less valuable. Currently ~200 properties in western Howard County can be subdivided up to 4 times. Owners can sell their right to subdivide in an exchange program so developers need to buy up these rights to subdivide more than 4 times on a certain property. Thus, if you want to keep farming, you can get paid for agreeing not to subdivide. CB16 would automatically let larger farms to be subdivided, thus the farmers who want to keep farming will not be paid for not subdividing and those who sell to developers will get paid directly. In the end, this bill helps developers, gives an incentive to farmers for subdividing, and takes away an incentive to commit to not subdivide.
- This amendment to PlanHoward 2030 would affect property in the Upper Patuxent Rural Legacy area, violating the Resource Protection Initiative and the Environmental Protection Initiative adopted in the Plan. This area is the only part of Howard County that retains any streams that are clean and healthy enough to be classified as Tier II -- the highest quality -- by the



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high environmental standards that farmland is. Farmers in the Agricultural Land Preservation Program are not only compensated for keeping farms in agriculture, but have plans for nutrient management, soil conservation, and water conservation. Building hundreds of new homes will have a severe impact on the rural environment, starting with the deforestation and loss of ground cover.

- New housing developments in this part of the county would require use of septic systems, further increasing the deleterious environmental impact. Septic tanks are a significant source of water pollution, chiefly nitrogen, a nutrient that in excess quantities feeds algal blooms that block sunlight and reduce life-giving oxygen in the water. Along with phosphorus and sediment, nitrogen is regarded as the single greatest source of pollution for the Chesapeake Bay. Homes that depend on septic systems generate four times more of it than those connected to central sewage lines.
- The bay cleanup is facing too much uncertainty with Scott Pruitt's appointment to head the U.S. Environmental Protection Agency to afford the lax approach coming out of Annapolis. If Governor Hogan and members of his cabinet are unwilling to enforce the tier map requirement, counties with a conscious and commitment to the future well-being of our people and place need to do so. If we do not reject CB16, western Howard County will see unnecessary and damaging development, millions of taxpayers dollars spent on agriculture easements and other forms of open space preservation will have been wasted, and other counties will follow the negligent precedent created by Cecil and Howard County. The Chesapeake Bay has little chance of recovery if Maryland isn't willing to protect its open spaces and reduce sprawl and this happens at the county level.

There are some individuals who believe that to own a piece of land is to have an unlimited ability to build on it whatever they like. However, the right of Marylander's as a whole to have clean water and a healthy Chesapeake Bay needs to be asserted more than an individual right to profit via the development of land that is in a relatively natural state. Please make your commitment to clean water progress and meeting the Chesapeake Bay goals and requirements clear by voting no on CB16. We are counting on you to put human and environmental health before personal and corporate profits.

Thank you for your service,

Chiara D'Amore, Ph.D.

Columbia, 21044 (Ms. Sigaty's district)

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## Mr. Kittleman



Kathleen Affeldt <skyelassie2@outlook.com>

Yesterday, 4:46 PM

CouncilMail 

  Reply all | 

CB16-2017

I can hardly get out of my driveway now, as it is. If you change the zoning, it will only make things worse, and add to the destruction of our beautiful county. I respectfully request that you not change the zoning in Tier IV. Thank you.

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## NO to Council Bill CB16-2017

JP 

Joan Pontius <joanpontius@gmail.com>

Yesterday, 5:32 PM

CouncilMail 

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CB16-2017

Submitting this testimony on behalf of the Howard County Green Party.

Joan Pontius

Coordinator - Howard County Green Party.

Howard County would benefit by the preservation of agricultural properties and open spaces. However, the proposed Council Bill CB16-2017, which would allow the subdivision of agricultural parcels, has potential to greatly undermine farming and open spaces in Howard County. Not only will having the county's farmland divided into smaller parcels decrease its agricultural value, but the subdivision will also increase the purchase price of land and increase property taxes for future farmers. Compliance of setback requirements will be problematic for the resulting smaller parcels, since the setback will need to be applied to each new property line, further decreasing the agricultural value of the property.

Furthermore, subdivision of farms could contribute to non-agricultural use of the properties which would lead to the need for additional infrastructure such as roads and schools. The increase in impervious surface from eventual improvements in non-agricultural properties will contribute to stormwater runoff, which last year resulted in significant property loss in Ellicott City and the loss of two lives.

In summary, this bill has the potential to be detrimental to the interests of Howard County and passing the bill, especially in view of the current challenges that Howard County is facing, would be irresponsible.