

SP-15-015

Kate [katems2004@yahoo.com]

Sent: Tuesday, January 26, 2016 10:07 PM**To:** Fox, Greg; Sigaty, Mary Kay; Ball, Calvin B; iterrasa@howardcountymd.gov; Weinstein, Jon; Kittleman, Allan; CouncilMail; PlanningBoard

To whom it might be of interest,

A brief introduction: My name is Kate Marcy Santorineos, and have been and continue to be a teacher for the last 32 years. Working for our future through education has been a life goal.

I have been a Maryland (Montgomery County) resident for the last 40 or so years and am pleased to call the state my home. However, discouraged by irresponsible and massive growth, cheap house farms, and crowded traffic, 10 years ago I started to search for a home in a more peaceful environment. I was searching for beauty and quiet while also wanting to be close to the city and all it offers. I settled on Howard County and found a perfect home in the Haviland Mill area. It is nestled in the woods, visited frequently by woodland animals, soaring hawks and eagles, and is wonderfully quiet protected by wooded watersheds. I was happy to pay the higher tax rates for a county that seemed more responsible to its land and citizens.

I was unfortunately introduced to new home ownership by having the well run dry a week after I bought the house. After the great expense and hassle of digging a new one, I then happily settled into Howard County hoping that I had made a good choice. I relished in the balance of nature, open spaces, and protected woods, and enjoyed the fact that nearby homes had a minimum of 2+ acres in my neighborhood. I love the cows and goats on nearby farms, the fact that a neighbor welcomes scouts to come camp on the river's edge, that kids happily fish in the river, watching horse riders walk through the fields, and enjoying the deer and fox that come visit.

Now my own quiet way of life is in jeopardy, as well as for my grandchildren, as possible profit holds more sway over quality or even logic. Zoning laws are being bent to wiggle boundary rules, adjust density expectations, while ignoring logical traffic line of sight, abusing conservation and jeopardizing our natural resources. While respecting the need and right of the landowners to benefit from their property, protection of the land should hold importance. Destroying it just for additional taxes seems counter productive for the future as well as for Howard County. There has to be a way to find balance.

Building a cluster development, setting aside acreage that can not be used for agricultural purposes and calling it land protection, building only on usable fields, is damaging. The fish, birds, and wildlife will disappear. The run off from the new asphalt acres will kill the river, as much as you say it will be safe. It won't be, but it will be our children who will discover this. The added traffic will only cause crowded conditions, as well as the fact that the entrance line of sight is dangerous, even though legal. Go drive the swell, and use logic. The horse and bike riders, walkers, campers, deer, eagles and the majestic quiet will be a

thing of the past. And then the water...my well has already dried up once. My neighbor says her well is currently drying up. I dealt with contaminated waters for the first two years I lived here. Add in many new houses, people, sewage fields, pools, hot tubs, gardens, and few words can reassure my trust that the additional stuffed residents will not have an impact. Use up the water table and we will start to resemble Las Vegas or California...good examples of shameful and illogical American greed. Yes I agree, not this specific development maybe, but a pivotal example that if government officials do not start to take heed, that is our future. We should set an example rather than following a careless past.

The Haviland Mill parcel is a prime location to be designated as a park. Have our affluent county buy the land from the landowners, and transform the prime natural habitat into bike paths, park benches, running paths, and take advantage of the rich fishing opportunities. Make wildlife viewing areas and protect eagle nesting sites. Don't cut down the majority of the trees to build houses and pour cement. Have horse riding paths, camping opportunities, and possibly recoup some costs by the rental of covered picnic areas. While not designated a scenic route as it should be, protect the road and the area.

Look past the benefits of aggressive development and instead towards protection of the land and our future. Make decisions your grandchildren, and mine, can be proud of. Please take seriously your responsibility as an elected guardian of the county, rather than being swayed by developers, tax revenue, and profit. More "McMansions" are not needed. The housing market is not bereft of available homes. The water table is not so lucky, nor are the eagles, trout, nor the peaceful quiet environment. The scenic views, rambling fences, misty tree line, and melodic animal calls will be a thing of the past. Is that what you want as the legacy we leave behind?

I certainly hope that a search for a new home is not in my future. I trusted that I had found a county I could be proud of and a place my family could call home for generations.

Kate M. Santorineos
13842 Wayside Ct.,
Clarksville, Md., 21029

Concerns on Proposed Development for Haviland Mill Road

Kathy Stowe [lknstowe@comcast.net]

Sent: Monday, January 25, 2016 7:14 AM

To: CouncilMail

Howard County Government

Ellicott City, MD 21043

Dear Council Members,

We have serious concerns about the proposed cluster housing development on Haviland Mill Road (Crawford/O'Keefe properties). While it may meet the "letter of the law," it does not meet the *intent* of the goals of the Cluster Option for Rural Residential Zoning. Section 105.0 states "Cluster development is permitted in order to protect environmental and landscape resources and to preserve agricultural land." This planned cluster development does NOT protect environmental resources. The parcel includes wetlands, streams, valleys, forests, floodplains, a spring and steep slopes and is a wildlife habitat. Under existing environmental regulations, the wetlands, streams, valleys and floodplains would have to be protected and therefore, there is no reason to implement cluster development.

"Cluster Development" is being requested in this instance to maximize the number of houses which can be placed on the available *buildable* land. Houses cannot be constructed on the areas designated as preservation parcels, because these pieces are steep slopes, wetlands, and flood plains. Additionally, no agricultural land is being preserved.

The proposed plan also does not achieve the Department of Planning and Zoning policy that states "DPZ discourages the location of clusters of one-acre lots abutting existing neighborhoods of three acre or larger lots, without a perimeter setback or a wooded/landscaped buffer." The proposed development includes only sparse landscaping which cannot provide a buffer given that the new homes will be located at a higher elevation than the existing houses.

The proposed plan also does not meet the intent of the Howard County 2030 General Plan, titled PlanHoward 2030. Plan Howard 2030 states "A new Green Infrastructure Network Plan is proposed; the land and character of the Rural West will be protected through strategies to enhance the farm economy and to balance agricultural, residential and commercial uses; and expanded historic preservation initiatives are proposed." The plan also states that "The county will encourage well designed, context sensitive redevelopment in revitalization areas, as well as selective infill in existing neighborhoods to create more complete communities. Community Plans, updates to zoning regulations, and other mechanisms will implement these goals." PlanHoward 2030 also says that "the objectives in PlanMaryland also identify opportunities for the State and local governments to implement programs and policies in support of the plan. These include identifying and promoting centers of development that are well designed, compact, and support high quality of life; protecting natural resource areas by limiting growth outside of development centers; reducing energy consumption and greenhouse gas emissions; and improving opportunities for low income populations. Howard County shares these goals." This proposal is maximum infill in the middle of a rural residential area instead of protecting natural resource areas.

PlanHoward 2030 recognizes the value of interconnected networks of natural systems. The Crawford/O'Keefe property is within what the State of Maryland has designated a Target Ecological area. The proposed development would permanently eliminate the opportunity to provide an important ecological hub with the corridor along the Patuxent River. The sensitive nature of this area, adjacent to the Patuxent River and

a natural greenway connecting to the WSSC's Brighton Dam property and land owned by the State Department of Natural Resources, provides an outstanding opportunity for Howard County to identify, promote and protect a vital natural resource area.

I strongly urge you to not approve this proposed cluster development. Rural Residential zoning is a much more appropriate use of this site. The intent of the zoning laws should be upheld. Thank you for your consideration of this matter and your efforts to maintain Howard County as a desirable location to raise a family. We can be reached at lknstowe@comcast.net.

Sincerely,

Kathy and Lloyd Stowe

13905 Wayside Drive

Clarksville, MD 21029

Haviland Mill Road

Theresa Marrow [tmarrow@hotmail.com]

Sent: Wednesday, January 20, 2016 1:27 PM**To:** CouncilMail**Cc:** brookefarquhar@yahoo.com; notlaw111@icloud.com; john.newhagen@gmail.com; martha.mann@usdoj.gov; marrow@umbc.edu; envoy1@hotmail.com; victorbullen@yahoo.com; lknstowe@comcast.net

Howard County Council
Howard County Government
Ellicott City, MD 21043

Dear Howard County Council,

I am writing to you about my concerns over the proposed cluster housing development on Haviland Mill Road – the Crawford/O’Keefe land. I believe the planned development does not meet the intent of zoning code’s Rural Residential Zone, with the Cluster Option. Section 105.0 “Cluster development is permitted in order to protect environmental and landscape resources and to preserve agricultural land.” This planned cluster development does NOT protect environmental resources. On the land in question there are wetlands, streams, valleys, forests, floodplains, a spring and steep slopes. This land is also a habitat for numerous wildlife which includes herons, bald eagles, woodcocks, fox, deer, wild turkeys, peacocks, etc. Under environmental regulation, the wetlands, streams, valleys and floodplains would have to be protected even if the cluster option were not being used here.

If you look at a map of the “non-buildable preservation parcels” most of the acreage are so remotely located from the future houses, there is no way the future Homeowners Association will manage them properly to protect them and steward them. Much of these areas are either along the river on the far side of the O’Keefe’s remaining property or on thin strips of steeply sloping land. How can this situation be construed as protecting environmental resources?

This development will ruin the existing rural views from the road’s highest point as well as views from adjacent properties. Clustered rooftops will be seen from several locations along the road. At night, lights from 23 homes together will create dramatic light pollution that doesn’t exist on our road today. Even if the developer plants new trees, the views will not be screened from the road. All the Crawford property will be occupied by densely clustered houses so no farmland will be left. The 123.38 acres of O’Keefe land that isn’t part of the application isn’t guaranteed to remain in an agricultural use. It can be developed in the future. This doesn’t constitute preservation!

The plan does not achieve the Department of Planning and Zoning policy that states “DPZ discourages the location of clusters of one-acre lots abutting existing neighborhoods of three acre or larger lots, without a perimeter setback or a wooded/landscaped buffer.” The proposed development includes only sparse landscaping which cannot provide a buffer given that the new homes will be located much higher than the existing adjacent and confronting houses.

The plan does not meet the intent of the Howard County 2030 General Plan, PlanHoward 2030. Key to this plan includes Resource Conservation and Community Design. Plan Howard 2030 states “A new Green Infrastructure Network Plan is proposed; the land and character of the Rural West will be protected through strategies to enhance the farm economy and the balance agricultural, residential and commercial uses; and expanded historic preservation initiatives are proposed.” The proposed development will not protect the land and character of the Rural West. Clustered houses on 1 acre lots so close to the road will ruin the rural views from Haviland Mill Road.

Plan Howard 2030 concerns Community Design. The plan states that “The County will encourage well designed, context sensitive redevelopment in revitalization areas, as well as selective infill in existing neighborhoods to create more complete communities. Community Plans, updates to zoning regulations, and other mechanisms will implement these goals.” The proposed development is not the kind of infill that will do this. It will simply stand out in stark contrast to the rural character of the large lots around it.

Howard County 2030 plan places high value on Interconnected networks of natural systems. The Crawford/O’Keefe property is within what the State has designated a Target Ecological area. The proposed development would take away a huge opportunity to provide an important hub with the corridor along the Patuxent River.

I strongly urge you to not approve this proposed development as a cluster option. I recognize the landowners’ right to sell their land, but in the case, cluster development does NOT WORK!! This land should be developed on 4.25 acre lots (which would be more realistic to our road) OR purchased by Howard County as a park. The land is in a prime location for such a venue. It is set on land surrounded by protected land – land already in preservation. The only park on this side of Howard County is Schooley Mill Park. Most of the land in Howard County has been lost to development. We can’t afford to lose this opportunity to create a park.

Please deny cluster development option for the proposed housing development on Haviland Mill road.

Thank you for taking your valuable time in reading my letter/email. If you need to contact me my email is tmarrow@hotmail.com and my cell phone is 443-798-4822 and my home phone is 301-854-2885.

Sincerely,
Theresa Marrow
Haviland Mill Road Steering Committee

Crawford-O'Keefe property for conservation

Victor Bullen [victorbullen@yahoo.com]

Sent: Monday, December 21, 2015 3:48 PM

To: CouncilMail; Kittleman, Allan

Dear Mr. Kittleman, and Councilmembers,

I'm writing to encourage the Howard County government, along with the cooperation of State of Maryland counterparts, to acquire lands between Haviland Mill Road (Clarksville, MD) and the Patuxent River for conservation purposes. This area of approximately 100 acres is currently being proposed for development by its private owners (Crawford-O'Keefe).

The Howard County Green Infrastructure Network Plan (2012) considers this area along the Middle Patuxent River to be "hub" in its network. The State of Maryland also considers this area to be a Targeted Ecological Area (TEA) and as such a priority for preservation in the State. The TEA is a large block of forest and wetlands, with rare species, habitats, aquatic biodiversity hotspots and areas important for protecting water. The Howard County plan also considers the tributary of the Patuxent River directly adjacent to the proposed Crawford-O'Keefe development to be a "corridor" to connect adjacent priority watersheds and hubs. The water quality of these streams is significantly better than that required by water quality standards. These are the only "Tier II" designated streams in Howard County (along with several other adjacent western Howard County streams) and merit protection. The proposed housing development would degrade both the water quality and ecological value of the area.

I have personally observed bald eagles perching in sycamores along or flying over this section of the Patuxent river. This area also has an established great blue heron rookery, and I have also recently seen an American woodcock in the area. These observations attest to the ecological integrity of this part of Howard County, I encourage the county government to seriously consider this area for acquisition as a protected area. The protected area would complete the plans already in place, and set aside important areas for the County's and State's natural heritage for all its citizens and their children to enjoy for generations to come.

In addition to the area's biological and ecological value, it is important for recreational and scenic qualities. The property has a high point with a spectacular, sweeping view of the Patuxent River valley. Its trails are also attractive to hikers, horseback riders, mountain bikers, and bird watchers from around the region. This section of the Patuxent River is also favored by anglers, and is a catch-and-release river segment for fly-fishers. The area lies at the core of existing fragmented pieces of protected areas from DNR, WSSC, and Howard County – but it is unprotected. Adding this 100-acre parcel that is proposed for development to adjacent conservation units will significantly increase their value far beyond its acreage. The immediate area also has significant cultural resources, including cemeteries and historic farmhouses, attesting to its active African-American agricultural history after the Civil War and through the Prohibition period. I would be happy to support the County and State in further consolidating its important ecological, scenic, recreational and cultural resources in this area for all its citizens.

Best regards,

Victor Bullen
Howard County Resident
Haviland Mill Rd

Crawford/O'Keefe Property Acquisition for Parkland

Brooke Farquhar [brookefarquhar@yahoo.com]

Sent: Monday, December 21, 2015 8:26 AM**To:** Kittleman, Allan; CouncilMail**Cc:** Byrd, John; Delerme, Raul; Lazdins, Valdis; Emily H. Wilson -DNR- [emilyh.wilson@maryland.gov]; Shawn Clotworthy -DNR- [shawn.clotworthy@maryland.gov]; John Turgeon -DNR- [john.turgeon@maryland.gov]**Attachments:** FullSizeRender.jpg (466 KB)

Dear Mr. Kittleman, and Councilmembers,

Here is some important, detailed background on the property along Haviland Mill Road which currently has a proposal for 23 homes on 1-acre lots along an overlength cul-de-sac at the height of land.

This property is indisputably suited for public acquisition. The only obstacle, according to DNR acquisition specialists, has been the lack of convincing the landowners to be willing sellers. We've been told by Emily Wilson that "should current plans change for these properties we would be happy to engage in further detailed discussions with the landowners".

There are several acres already owned by the State on three sides of the property, as well as across Haviland Mill Rd to the south, forming a potentially significant contiguous area of parkland. The fact that these lands are in a Target Ecological Area and are nearly surrounded by State and County land make them prime candidates.

We appreciate that you are committed to fostering stewardship by providing opportunities for our citizens to be immersed in natural areas, especially in the Target Ecological Areas, considered by the State to be the "best of the best."

We were pleased to learn from DNR staff that these two properties rank highly on the Ecological Value Scores, at 80 out of 100 for O'Keefe, and 74 out of 100 for Crawford. The bottom line of the evaluation is that these properties would be desirable to pursue for acquisition. (Being in close proximity to a State Park was an important factor. Being close to County land should add points to the score).

The portions of the site that the current proposal designates for preservation/open space are fragmented, inaccessible/unusable for the public, and undoubtedly difficult to manage. It is comprised primarily of steep slopes, wetlands, floodplains, and stream buffers. (see attached image: all in orange is environmentally constrained, and striped is non-buildable "preservation"). Should our tax dollars really be spent either enforcing the maintenance of these by the HOA or paying the County to maintain these fragments? It would be much better for the environment and for the taxpayers to have one big park to enjoy, managed as one contiguous piece of property.

Conserving the entire property of the Crawfords now, and portions of the O'Keefe property not being farmed, would allow public access for walking, fishing, nature observation as well as resource conservation and management in this Target

Ecological Area. This would be a win-win for all -- a unique park perched above the Patuxent, with views, space for field sports and parking on the ridge by the road, and trails for nature lovers, equestrians, hikers, and mountain bikers.

Several State DNR-Wide Objectives would be fulfilled by this addition to the State Park system:

Sustainable Populations of Living Resources and Aquatic Habitat

Healthy Maryland Watershed Lands, Streams and Non-Tidal Rivers

Natural Resources Stewardship Opportunities for Maryland's Urban and Rural Citizens

Conserved and Managed Statewide Network of Ecologically Valuable Private and Public Lands

I'm sure there are many County objectives that would be met as well.

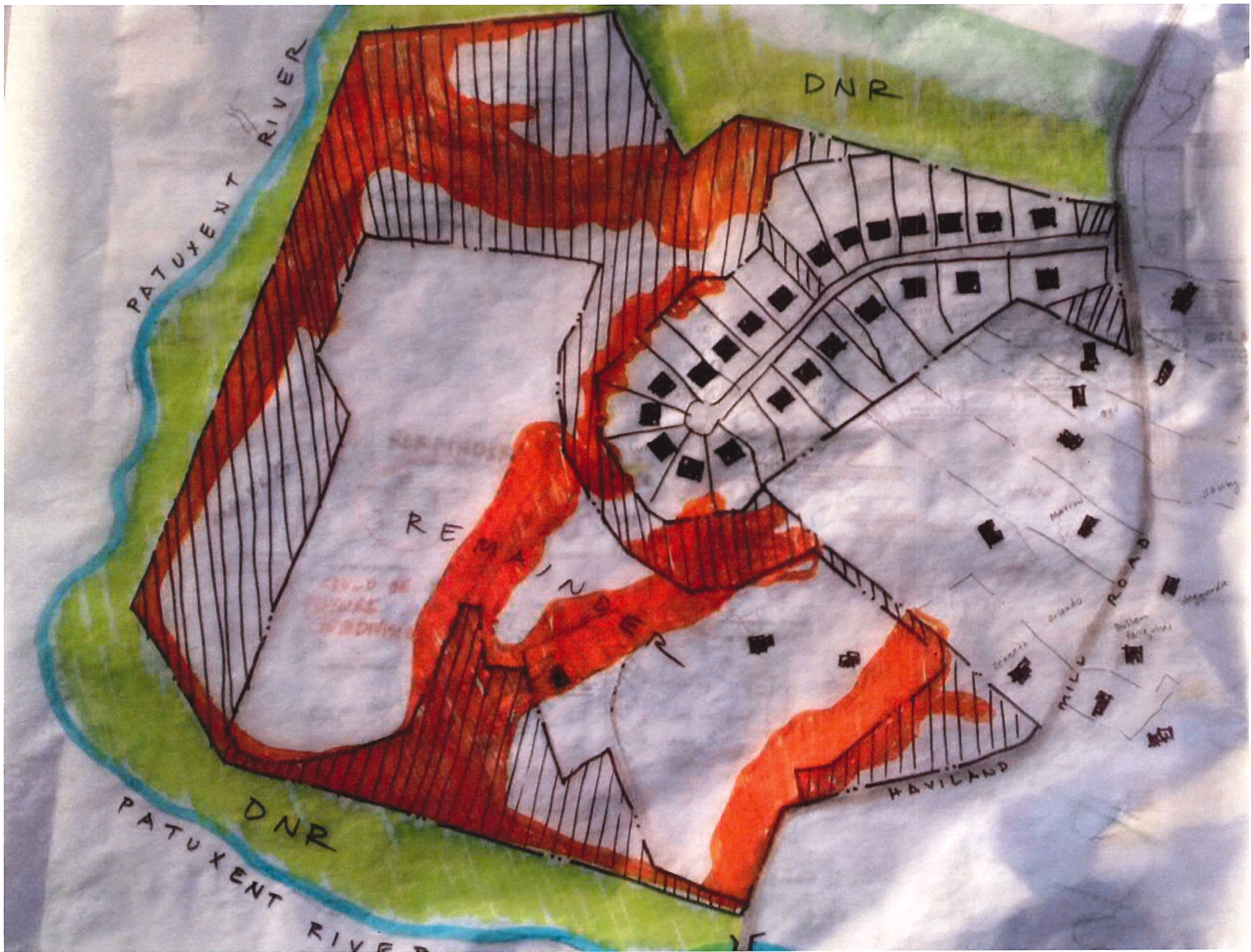
We've been told it takes a willing seller. While we ourselves are reaching out to the Crawfords and the O'Keefes, we want to know what you will do to advance this potential acquisition. We believe the landowners may not realize some of the cost-saving benefits of selling to the government such as avoiding land transfer taxes and not having to wait for uncertain final development approvals.

We ask that you make concerted efforts to talk with the O'Keefes and the Crawfords or to the contract purchaser, Elm Street Development, about this matter in some detail as soon as possible. Now may be the most opportune time to approach these landowners, since it will take time and money for them and the developer to address the comments.

Thank you for your attention to this.

Sincerely,

Brooke Farquhar, 6883 Haviland Mill Rd, and the Steering Committee for Friends of Haviland Mill



PATUXENT RIVER

DNR

REMAINDER

MILL ROAD

HAYLAND

PATUXENT RIVER

DNR

Mapro
Orlando
Bottom
HAYLAND

Scenic Road Support Letter for Haviland Mill Road

Theresa Marrow [tmarrow@hotmail.com]

Sent: Monday, November 23, 2015 10:26 AM

To: CouncilMail; Fox, Greg

Cc: brookefarquhar@yahoo.com; notlaw111@icloud.com; john.newhagen@gmail.com; martha.mann@usdoj.gov; marrow@umbc.edu; envoy1@hotmail.com

Attachments: Support Letter for Havila~1.docx (41 KB)

Good Morning,

The Friends of Haviland Mill Road of Clarksville, Maryland, thanks the Howard County Council for looking into our request to designate Haviland Mill Road as a Scenic Road. Attached you will find a letter of support from the Rustic Roads Advisory Committee of Montgomery County.

A special Thank You to our district Councilman Greg Fox not only for his support but for keeping us up-to-date on the process.

We look forward to the next step in the process.

Happy Thanksgiving!

Theresa Marrow
Friends of Haviland Mill Road
Steering Committee



RUSTIC ROADS ADVISORY COMMITTEE

November 20th, 2015

The Friends of Haviland Mill Road
Attn: Jenny Marrow

RE: Scenic Road support of Haviland Mill Road

Dear Ms. Marrow,

The Rustic Roads Advisory Committee of Montgomery County is grateful for the opportunity to provide support for other jurisdictions and their desire to promote and preserve the character of these scenic roads.

In order for a road to be classified as rustic in Montgomery County, it must meet the following criteria: be narrow and intended for local use, plus have low traffic volume, outstanding natural features and views, historic value and little accident history.

Haviland Mill Road met these requirements, and was designated as a Rustic Road in Montgomery County in the 1998 Sandy Spring Master Plan. The road features views of the meandering Hawlings River and its floodplain, a rural landscape with steep hills and flat pastures, and access to historic sites such as Woodside Cemetery and vernacular farm houses. These same features continue into Howard County and include wooded areas under preserve by DNR and the county, views of the Patuxent River, numerous wildlife and old farmhouses full of history.

The Rustic Roads Advisory Committee supports the designation of Haviland Mill Road as a Scenic Road in Howard County and appreciates the desire to preserve these key features. Having the road be designated as rustic/scenic in both counties would help to maintain its current condition and scenic beauty.

If you have any questions, you can reach the committee through our staff coordinator, Chris Myers, at 240-777-6304 or Christopher.Myers@montgomerycountymd.gov.

Sincerely,

Christopher H. Marston, Chair

Rustic Roads Advisory Committee

Committee Members: Greg Deaver, Thomas Hartsock, Audrey Patton, Robert Tworkowski, Jane Thompson, Todd Greenstone

Cc: Leslie Saville, M-NCPPC

Haviland Mill Road

Thomas Canby [thomascanby@gmail.com]

Sent: Tuesday, November 03, 2015 1:49 PM**To:** CouncilMail**Cc:** friends@havilandmill.com; Brooke Farquhar [brookefarquhar@yahoo.com]

Dear Council Members,

We live at 6855 Haviland Mill, across from the proposed O'Keefe-Crawford subdivision, and we strongly oppose the current building plan. Housing of that density will totally and forever alter the road's rural character and charm.

Of greater concern, the plan affects us specifically, and in an extremely negative way.

Because of the Crawford land's contours, all of the easterly drainage flows beneath Haviland Mill Road and across our front lawn, depositing whatever material washes from those many Crawford acres. At present, those acres are pasture, which minimizes erosion; even so, with each passing year Crawford runoff deposits additional silt on our lawn, adding to its elevation, and often strewing small stones and other debris. Should the Crawford pasture be torn into for housing construction, serious erosion becomes inevitable, and our lawn frontage will be destroyed. And, or course, silts washing past our property will lodge in Rocky Gorge Reservoir.

The proposed construction meets no real need, it creates many problems and uncertainties, and it should be denied. Respectfully, Tom and Susan Fifer Canby