

From: "Maureen Cook" <moelc49@gmail.com>
To: neil.braunstein@mncppc.org
Sent: Sunday, January 10, 2010 8:01pm
Subject: Fwd: Sandy Spring, Parcel B Subdivision File Number 120090230

Dear Mr. Chairman,

Please accept the following comments re: Sandy Spring, Parcel B Subdivision File Number 120090230 agenda item for 1/14/10.

I am a new resident who purchased a townhouse, March 2009, in the Sandy Spring Village development, on the corner of Rte. 108 and Norwood Rd.

Since my purchase, I have learned of various developments affecting my property. A side-walk has been constructed surrounding the corner of Rte. 108 and Norwood, trees have been removed, which has increased the water in my back yard, behind my fence and surrounding area. The water, which we were assured would subside as the sidewalk is porous, has NOT happened. -- it has increased. Each time it rains or snows there is 1-4" of standing water where the new sidewalk slopes towards my and my neighbors' properties.

There is also ongoing construction across Norwood for Aunt Hatties very large facility.

Now, I have learned that there is planned construction of offices, a large day-care facility, and retail space with a two-storey garage to the other side of my home. This does not make sense when all buildings in the area are one storey or family homes. The traffic on Rte. 108, a two lane road, is already horrendous. I know as my back yard is now only a few feet from the "new" sidewalk and road - most of the trees blocking my view of Rte 108 were cut down.

Apparently, the remaining trees are now to be cut down -- this makes no sense. This massive proposed construction and two level parking facility will completely destroy this area; it will increase the traffic and the water levels will rise as there will be no natural drainage left. Of all the land in Sandy Spring, why here in the center of the village?

We are a small group of extremely well-maintained townhouses with many residents who are original owners of twenty years. Of course, we cannot afford legal representation or studies to match the owners of the proposed construction. However, I hope the comments of the citizens of Montgomery County are important to you. I have lived in the Olney area for over twenty years and am very concerned about the recent purchase of my townhouse -- I was given no indication that new construction would be happening on all sides of my home. I thought I had moved to Sandy Spring VILLAGE!

My two main concerns are the traffic and the water and drainage which is so much worse since the building of the sidewalk and cutting down of trees.

I ask that a thorough study be made, which includes representation of our Sandy Spring Village Condominium Association with full disclosure to all homeowners on the property, of the current water situation and how the proposed construction will handle water flow and not impact our properties and if indeed water does increase what our recourse will be.

I also ask that we be given the name of a person who is accountable and responsible for this project -- not someone who will keep passing us along to another department. I am a long-time Montgomery County employee so I understand that there are many players but it is important for me, as a resident and taxpayer, to be able to speak to one person who can get the answers and if necessary listen to concerns and act on them.

Respectfully submitted,

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