

Date: 23 July 2018

Subject: HCCA Testimony CB58-2018 Scenic Roads

Good evening. My name is Stu Kohn and I am the President of the Howard County Citizens Association, HCCA testifying on their behalf. We are in favor of CB58-2018 and want to thank Councilpersons Terrasa and Ball for having the foresight to introduce this Bill. Hopefully this Bill will lead to a better understanding as to what the residents of Howard County can expect whenever development is placed on a designated scenic road. The specific question we have is will this Bill in anyway affect the proposed 397 units planned by the Milk Producers at Leishear, Gorman and Murray Hill Roads. We would like to believe that this development was a contributing factor as to why this Bill is before us. We would like for you to consider the following suggestions to include in the Bill for clarity:

Refer to Page 2, Line 2 – add the word “fully” before the word “screened.”

Refer to Page 2, Lines 3 thru 6 – it is referring to the protection of forests. It is about time especially considering that Howard County as reported by the Sierra Club is the worst of all counties in Maryland clearing trees and only 12th in replacing them. This needs to change.

Refer to Page 3, Line 8 thru 9 – states, “To orient houses so they do not back up to scenic roads and should be sited as far as possible from the road and be well screened.” We seek specificity by asking you to provide an exact number regarding the distance.

Refer to Page 2, Line 12 – what is the definition of “Surroundings?”

Refer to Page 5, Lines 23 thru 28 – It states, “That developments adjoining scenic roads which proposes a new vehicular ingress and egress on a scenic road within one mile shall be required to obtain approval from DPZ and the Planning Board after a Public Meeting.” We ask you for the public to have the opportunity to question DPZ at such a Planning Board Meeting or Hearing. This is the case now evoked in Zoning Board Hearings as the recent passed CB16-2018 permits. The same opportunity should apply in front of the Planning Board. We ask you to please revisit CB16 as an amendment because we believe this was simply an oversight.

Refer to Page 6, Lines 24 thru 29 and Page 7, Lines 1 thru 2 – It addresses the Effect of the Adequate Public Facilities Act regarding an intersection designated a “Constrained Road Facility.” On Line 28 it states, “Restrictions on improvements to a “Constrained Road Facility” shall not be grounds for denial of subdivision plans or site development plans that would otherwise be subject to required road improvements under the adequate public facilities ordinance.” We ask why not? Please consider rewording this clause to state, “A Constrained Road Facility shall be grounds for denial of any subdivision plans or site development plans unless such time when road improvements are feasible and pass road tests with the implementation of the Adequate Public Facilities Ordinance.”

With the aforementioned suggested amendments, we look forward to hopefully see major improvements in the protection of our scenic roads. It would certainly be beneficial to all.

Thank You,

Stu Kohn
HCCA, President