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Testimony before the Frederick County Planning Commission

September 16, 2010

RE: Compliance of Proposed PATH Kemptown Substation with County
Comprehensive Plan

Good Evening,

My name is Kristina Bostick, I represent Montgomery Countryside Alliance, we promote and protect the 93,000 acre Ag Reserve in Montgomery County. I'm here tonight because the need for agricultural preservation and civic engagement in land use decisions knows no boundary.

I have been fortunate enough to testify in front of this body a number of times and I have seen that this commission sometimes struggles with creating a clear framework for what uses should be allowed on Frederick County's critical Ag land.

Your approach has been valiant, attempting to involve the community in decisions on religious uses, day care facilities, etc. The outcome of these decisions is consequential to the vibrancy of the Ag Zone and the rural communities within it, but all together these decisions amount to small potatoes compared to the issue at hand tonight.

To be clear, for a commission that is trying to strengthen the Ag Zone designation and use that zoning as a tool for a reasonable rate of development under the recently adopted and completely laudable Comprehensive Plan, approving this substation is undoing your own hard work in one stroke. This is why Montgomery Countryside Alliance stands with these residents to ask you to find this proposal incompatible with the Comp Plan.

To the maps I passed out (Figure 1, page 2), I know this meeting is about only the substation but I would like to point out the large blank space on this map printed from the PATH site. I hope each of you can guess what should be in the blank spot above the Montgomery County line and West of 270. It is Sugarloaf Mountain, arguably Frederick County's Crown Jewel. Anyone who has hiked to the top knows this is either a huge oversight or a serious use of white out, I am hoping for the former. I want to draw your attention to another seemingly blank space on the map, the proposed spot for the Kemptown Substation. Just as we know the spot to the west to be filled with a majestic mountain, at least it was when I drove by earlier, we know that

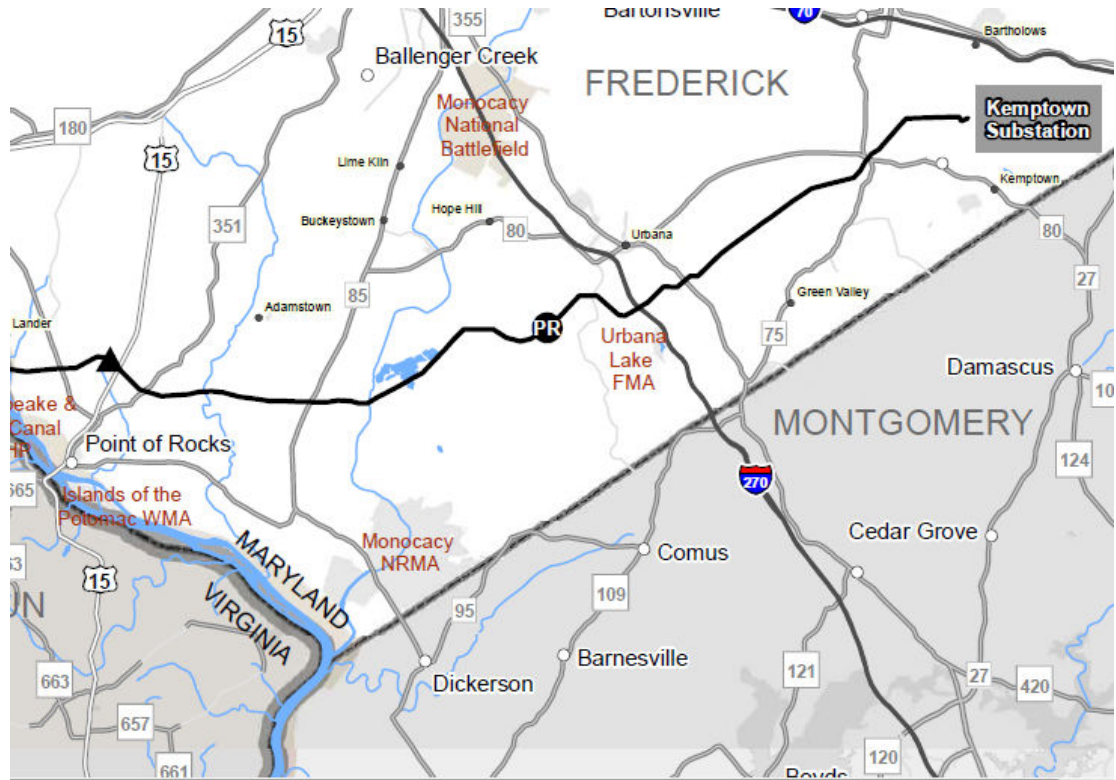


Figure 1

the blank spot to the east to be filled with 1,300 homes owned by the good people of Mt Airy, many of whom are here tonight.

In all that has come before you, you have seen that this is all too typical, those pushing large, inappropriately sized development like to portray their proposed sites as blank spots on the map ideal for their project.

Just as I am positive that a mountain sits in that blank spot to west, these people can tell you that a vibrant community and ag land that could feed our region sits in the supposed blank spot to the East. Please take the logical action here and find this project completely incompatible with your prior laudable work on the Comp Plan.

Thank You,

Kristina Bostick