



VILLAGE OF NORTH CHEVY CHASE
PO BOX 15887, CHEVY CHASE, MD 20815

February 19, 2021

Delegate Alfred Clinton Carr, Jr.
House Office Building, Room 222
6 Bladen St.
Annapolis, MD 21401

Delegate Carr:

The Village of North Chevy Chase would like to strongly endorse HB 464 and its efforts to strengthen the public review process for government development and construction projects.

The Village's support particularly draws from the challenges our municipality faced during the planning stage for construction of a new MDOT salt barn at I-495/MD-185/Kensington Parkway, just north of our community. Significant concerns were raised by dozens of residents about the environmental impacts of the salt barn, as well as its operations so close to a residential neighborhood and the potential for light pollution from nighttime operation and sound pollution from trucks accessing the site during inclement weather. The Village, along with other communities, had understood that a more thorough review – along with a public hearing – would take place with M-NCPP, providing an opportunity to appropriately analyze the various impacts this project would have. However, current law allowed the public review process to be disregarded after 90 days elapsed upon a dispute between M-NCPP's planning staff and MDOT over the completeness of their mandatory referral application.

MDOT is nearing completion of the salt barn. The residents of the Village of North Chevy Chase, as well as other communities, are now faced with a structure that includes a barbed wire fence immediately adjacent to Kensington Parkway, posing serious hazards to bicyclists who have limited ability to pull off the street to avoid traffic as well as an aesthetics that disregards the residential nature of the area. SHA has indicated that they are looking at modifications they can make to address these concerns; however, this could have been avoided had a mandatory referral review taken place, which HB 464 addresses.

It is important that government construction projects receive a thorough analysis and opportunity for a public hearing before they are approved. These projects often impact residents' health, safety, property values, and other aspects of their lives. A mandatory referral review – with its public disclosure, analysis and comment on development projects in an open public forum - is a vital step in the process.

Thank you very much for your leadership on this issue and support for the residents of the Village of North Chevy Chase.

Sincerely,

Adrian Andreassi

Council Chair, Village of North Chevy Chase

(Additional Council members: Brian Hoffner, Maury Mechanick, Chas Stuart, Ronald Jones)