

I am Tracy Scagliarini, a member of the Board of Directors of the Laurel Historical Society and a member of the West Laurel Civic Association. I wish to Oppose SB36 in its current form.

As a member of the BoD of The Laurel Historical Society the proposed language does not provide adequate protections for historic resources. I recognize the urgent need to address Maryland's housing crisis and support thoughtful development; however, new development in current and future Historic Districts must be sensitive to the character of our community.

We respectfully urge amendments that would:

- Provide protections for existing and future Historic Districts
- Exclude projects that demolish designated historic resources
- Allow time for coordination with municipalities to adopt policies that align with local planning and preservation goals
- Ensure new development is compatible in mass, scale, and setbacks with surrounding historic resources

Without these safeguards, SB 36 risks undermining decades of local and statewide preservation efforts. We encourage legislation that balances housing needs with the protection of Maryland's historic places.

As a member of the WLCA which represents 1800 residences, mainly in Prince George's County but some in Montgomery County, implementation of SB36 would devastate the character of our community, which is partly on $\frac{1}{4}$ - $\frac{1}{2}$ acre and partly on considerable larger lots. By increasing the permitted density to 8 units per acre, the number of residences in West Laurel could increase by about 4-fold. Even getting part-way to that end would create an inordinate strain on the local schools, on the road system and on other public services. It could turn our tree-filled rural residential neighborhood into a very dense hodgepodge of residences, including townhouses, that would then be largely devoid of trees, which would have been chopped down to make way for the additional residences – so, much less attractive to us and much more subject to global warming. And critically, since parking is already very strained in much of our community – as in many older residential communities in the state – it would create an unworkable nightmare by the parking of all the vehicles of all the newly permitted residents. Additionally, it would very likely be to the detriment of the tax base of the county, hence create a burden on all the current tax-payers in the county. SB36 seems to provide no upside to the current residents' quality of life, except for those who are developers who are in it for the profit.

Please, vote against SB36. Thank you for your consideration and for your continued commitment to our shared heritage and communities.

Kind regards,

Tracy Scagliarini