From: CZMP 2020
To: Pascale Meraldi
Cc: Krystle Patchak; Joseph W. Wiley
Subject: RE: CZMP 2020 Planning Board Public Hearing Materials 3-032
Date: Friday, April 10, 2020 4:42:56 PM

Good afternoon!

Thank you for your comments. We'll make sure they get to the Planning Board members.

In response to the cancelation of the CZMP public hearings, the Planning Board is collecting public feedback on rezoning issues through alternative methods. All information and input collected will be reviewed by members of Planning Board. **A new online application has been launched.** The Planning Board encourages the public to use the CZMP 2020 Public Comment Application to submit comments and feedback on rezoning issues. You can access the online application here: https://bc-gis.maps.arcgis.com/apps/CrowdsourcePolling/index.html?appid=6d959794cd8e4fc0b7e5e683516cef03 **Please open in a Google Chrome browser or the latest version of Internet Explorer.*

The deadline for all comments, through the online application, mail, and email, is TODAY April 10th by 5:00pm.

Thank you again, for your submittal.

Amy

From: Pascale Meraldi <buggirl8@verizon.net>
Sent: Friday, April 10, 2020 4:41 PM
To: CZMP 2020 <czmp2020@baltimorecountymd.gov>
Cc: buggirl8@verizon.net
Subject: CZMP 2020 Planning Board Public Hearing Materials

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Pascale Meraldi
15297 Dover Road
Reisterstown, MD 21136
410.833.6262

Attn: CZMP 2020
Ref: 3-032, Boring Fire Hall

April 10, 2020

Dear Council Members:

I have resided in Boring from 1993 through 2013, and now live on Dover Road about a mile from the Boring Fire Hall.

Also, I was on the committee of the HRA that reviewed the proposed changes from RC2 to ML with covenants.

The covenants reviewed are very restrictive, and more were added after community input during a contentious meeting at the Boring Fire Hall. Because of the disruptions planned by a small number of people during the meeting, the HRA was not given adequate opportunity to present information. The result has been neighbors and community members uninformed or misinformed entirely about the restrictions and their details. Many attending had no opportunity to ask questions that would have clarified and corrected the misconceptions that have been written and repeated.

The business owners interested in purchasing the property are willing and able to sign these very restrictive covenants to conform with the preservation of the area. They are also members of the community, and are in the process of building their family home nearby. Their presence in the community will be an asset to the property, and their generous proposal of allowing community gatherings and use of the building would be useful.

In addition, the structure of the Fire Hall lends itself to a business that would generate a profit capable of maintenance for proper upkeep of this existing building. With the correct screening, and the strict limitations proposed to its uses, it is possible to keep the balance required in the town of traffic, noise and pollution.

Furthermore, there are many business in the area within 2 miles or less. These businesses operate trucks, equipment, move materials, etc. Large agricultural equipment moves freely about the roads during growing and harvesting seasons from farm to farm in the area. The business offering to purchase the Boring Fire Hall property is willing to sign very restrictive covenants for their use of the property to which many local businesses are not bound. This speaks volumes about the commitment of the family to the area, and their willingness to uphold the concerns of the neighbors. They are eager to work in the community where they will be living and to preserve and build goodwill here.

The newly combined Fire Hall of Arcadia and Boring into the Upperco Company continues its progress. This sale is necessary for them to remain fiscally responsive to their budget requirements, and makes it possible to move forward building their new facility which will benefit the community.

We can't turn back the clock and make the Boring Fire Hall building a community center or farmers market and hope to restrict traffic. It's not possible to open anything other than a viable business that can support this property. The building already exists and good use can be made of it this way. This is a solid offer from a community member who will put an already thriving business in its place

with strict limitations, and be responsive to the concerns of the town and area residents.

In conclusion, I would request you consider supporting the RC2 to ML change requested in this CZMP 3-032 property, with restrictive covenants.

Thank you for taking the time to carefully consider the variables that make up this difficult decision.

Sincerely,

Pascale Meraldi