

## Melissa Hively

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**From:** Bonnie Bick <bonniebick@gmail.com>  
**Sent:** Tuesday, May 4, 2021 4:31 PM  
**To:** Planning Commission  
**Subject:** For the Record: Hungerford property  
**Attachments:** IMG\_2706.jpg

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For the record on the removal of the Watershed Conservation District on the Hungerford property.  
bonnie bick  
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The request by the heirs of the removal of the Watershed Conservation District on the Hungerford property.

The request by by The heirs of the Hungerford's is understandable. There's a desire to increase the value of their property by taking the conservation easement, The Watershed Conservation District away so that they can increase the value of their property for sale for development.

This would mean the loss of Environmental Protection for mattawoman Creek for the private profit of individuals. Basically what they're trying to do is just you know they removing the Watershed Conservation District and changing their zoning to increase their private profit.

This area should be decided in the Sub-area plan that is just starting for Bryans Road and Indian Head. The location of this property is crucial for the for the future of Bryans Road. The citizens who live in Bryans Road should have the ability to have input on how this area should be used in their town.

Just for reference - the Hungerford property that was 11 acres (across from the 8 acres that they want re-zoned we testified on just two weeks ago...also removing the WCD) . 11 acres part of the "tech park scam" sold for 1.6 million dollars to Hungerford ... I have to check the math...but the Hungerford property sold for a lot more per acre than the airport did...with only an old burned house on it...the 1.6 million dollars did not require the Hungerfords to raise the house before it was purchased first by the Indian Head Science and Technology Park - public-private partnership - then by the county taxpayer when that public-private partnership failed. (in public-private partnerships-the public always lose...they are designed that way. )

The Planning Commission needs more information frp, DNR about Science and Math before they make any decision on removing the WCD.

Here is the (loose) transcript of the PC talking about the WCD at a hearing last week - that one was also to remove the WCD too, but from 4 acres. In the PC's discussion after the hearing, I was amazed at how little the decision-makers understand the WCD.

[4/12 Planning Commission Briefing on Clearinghouse Comments](#)

**Scroll to 1:52-1:54 - PC member question: The question before us - I don't think we have the math or the science to answer the**

**question - are we 1 acre away from destroying the entire WCD? like how sensitive is it?** We don't know the answer to that question. That is the question that needs to be answered for us. -to do something in 2 weeks, 21 days, or 30 days like we need to sort of know that and understand how that works so I think that's that question definitely needs to be there - can that question can be answered without detailed analysis? I think we need to know that too. We don't know that answer - but here's what it'll take to get that answer. and then I think that takes us to kind of Bill's point and **the point that many people have said that there needs to be sort of a comprehensive to look at everything we're talking about.**

the other thing I'll kind of add is when I look at Bryans Road really not like Bryans Road - it is like every day there's all this development that's you know - there are cranes all over the place and you know ... we're not talking about downtown DC or even Alexandria, VA. It is hard for me to imagine...that the houses and the townhouses that have been developed consistent with implementing - laying in the Watershed Conservation District has now suddenly made -- created this great environmental problem. I don't see, I'm speaking as a layman. That's where I think we just need the math I'll see the math or the science of what happened and then, its just going to come up again because when I look at the looking ahead to the Maryland airport there are comments there - **Let's take out part of the airport that is in the Watershed Conservation District because it is inconsistent.** It will exacerbate the same conversation of - it really stayed with me the comment of a "Death by a Thousand Cuts" I don't know if that's true or not but the perception is certainly out there. **we need the math and science to be able to really objectively answer that question for everybody so we can answer the question about development in Bryans Road Indian Head versus The Watershed Conservation District what is the arithmetic there?**

**Scroll to 1:56**

**PC member:** one other comment I would make - for staff to look into - we constantly hear that Mattawoman Creek is at a Tipping Point - I would like for someone to define for me what a Tipping Point is and

how we got to the Tipping Point with all these Watershed Conservation all these conservation things that are put in place - why now is the Madwoman at a Tipping Point? the Fisheries are on the verge of Extinction? so that's another thing I'd like to find out - thanks.

**PC member:** add to that - I personally would like to hear the science behind it

I want to hear about hydrology I want to hear about fishery science-- not just conjecture. yes sir.

**PC member:**

well on that, I don't think that we need to look too far because that was part of the discussion when the 2016 comprehensive plan was being formulated so it shouldn't take too long. ... what I do remember is there was a lot of information - information available so if we could just have staff bring that back - some of the information that was used during the comprehensive plan planning stage. Science was part of that. Yeah, I agree it was concrete information and it wasn't just an emotional vote.

**PC Chair:**

I guess my only comment now that everyone else's chimed in - Just because you say it - doesn't make it true. ... and that's where I'm going to leave that.

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