

Beechwood Hill Homeowners Association, Inc.

Quiet Waters Place

Annapolis, MD 21403

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16 February 2015

Alderman Jared Littmann
Chair, Environmental Matters Committee
Annapolis City Council

Dear Alderman Littmann:

At the Environmental Matters Committee meeting on 12 February, you invited additional comments on the implementation of the Forest Conservation Act (FCA) for the Reserve at Quiet Waters project, now Parkeside Preserve. The Beechwood Hill Homeowners Association, Inc. herewith submits its comments.

Beechwood Hill is a 63-townhouse 1994 planned development sandwiched between Forest Drive and Annapolis Neck Road, immediately across the street from the Parkeside Preserve project. Back on 22 April 2012, four Beechwood Hill homeowners—Mary E. Mulvihill, Alan Harding, Tilly Coyle, and Paul Abel—initiated an appeal to the Building Board of Appeals about the application of the FCA to this project, but that hearing was continued before they could present their statement, which is *still* pending. On 5 June 2012 the Board of Appeals also did not hear their testimony.

The Beechwood Hill Homeowners Association therefore supports the request of resident Mary Mulvihill, in her 10 February 2015 letter to Maria Broadbent (attachment 1), to be informed “when and in what form” she can have “meaningful input” on the Forest Conservation Plan of Parkeside Preserve.

At the same time, the homeowners association notes that the Planning Commission approved this project on 6 October 2011 with 48 enumerated conditions (attachment 2). We are pleased to learn from the developer’s attorney, at the 12 February meeting, that all of these conditions will be adhered to in the final application for site plan approval and a grading permit. Since one focus of greatest public concern has been an inadequate buffer zone in the southwest boundary with Quiet Waters Park, we note that the 22 October 2014 “overall plan” of the project (attachment 3) reduces the number of detached houses in the southwest corner to 22, from 26, and creates a wider buffer zone with the park. This is certainly a step in the right direction.

We ask that all of the Planning Commission’s 48 conditions be met before the City of Annapolis issues any further approvals of this project.

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Sincerely,

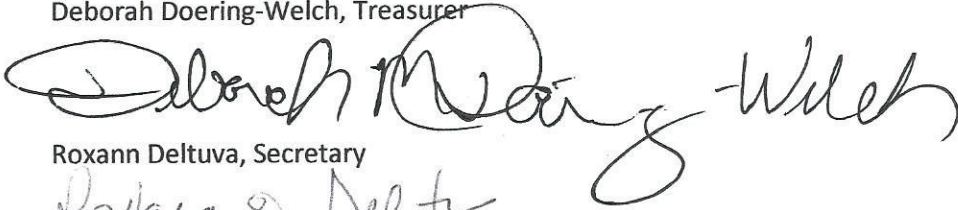


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