

encroachment of the development into the high-priority forested stream buffer and the deforestation of the areas. The Sandy Spring/Ashton Master Plan identified the preservation of trees as part of the rural character of Ashton. It states, "Where trees or hedgerows occur along roads or at property boundaries, a high priority should be given to maintain the wooded character and preserving existing trees." We feel that this proposal runs counter to the Master Plan in this regard.

- **Transportation & Parking:** The Applicants plan fails to support necessary transportation infrastructure and parking space for retail and for proposed townhomes creating public safety, emergency services, and over crowding issues. On page 13 of Staff report it is mentioned how the Master Plan covers things like "flexible provisions for parking." It also recommends the applicant "establish validity of the traffic counts performed in January 2017", as they conflict with "SHA counts from November 2015." This application fails to provide adequate support for these impacts which again contradict the master plan. Currently, there are no plans for widening or adding additional safety measures such as crosswalks. Traffic impacts of this proposal should be considered along with the traffic impacts of the mixed use redevelopment of the former Sole d'Italia restaurant site since all the traffic will be using Porter Road to access Route 108. We strongly encourage the County and State Highway Administration to develop a transportation master plan that addresses current traffic and safety issues as well as the impacts of this proposal and any future development along Route 108 and New Hampshire Avenue in Ashton. We are concerned that Route 108 and its intersection with New Hampshire Avenue are already at capacity and believe that any further development should occur only after plans exist that will mitigate the impacts of such development. It is yet to be determined what traffic impact the applicants current townhome project in Sandy Spring will have on the area. We believe this proposed Porter Road Project could only double that traffic impact.

- Overall, we are concerned that approval of this proposal sets a precedent for future rezoning requests and would result in a negative effect on the existing historical and rural nature of the Ashton/Sandy Spring area. There are a number of significant issues that have been left to Preliminary Plan and Site Plan review. How those issues are resolved will have an impact on any future development in Ashton.

We support keeping any future development on a smaller scale envisioned by the 1980 Master Plan and the 1998 Sectional Amendment.

We appreciate this opportunity to express our concerns regarding Application No. H-119 and express our hope that these and those of other Ashton residents will be heard and