

New Market News

TOWN OF NEW MARKET, MARYLAND

MAY/JUNE 2014

Message from the Mayor

Dear Neighbor:

Betsy Smith (Cleanwater Linganore (CWL)), Pam Abramson (RALE) and Janice Wiles (Friends of Frederick County (FOFC)) may have visited some of you last weekend requesting you sign a petition to referendum the Smith-Cline-Delaplaine annexations. We oppose any referendum based on the false facts and misinformation they are giving you to sign the petition.

Many of you have informed me that those seeking signatures have denied being involved with FOFC (Janice Wiles did not disclose her position with FOFC). This is the same group that cost the residents of New Market over \$45,000 in their losing lawsuit over our Master Plan. They also told some residents I supported their petition. They also say you should have the right to vote on it. That is reasonable on the face of it, but they assume you will not be adequately sophisticated to learn the facts and vote down the annexations in a special election based on their false facts and misinformation.

Our residents who serve on our boards have worked long and hard on this annexation. We have endured a lawsuit with FOFC (one might ask them if they intend to sue us again if they don't succeed with a referendum). We have had many Town and informational community meetings. I have met with many of you personally. It takes nowhere near the investment in time to collect signatures based on false facts as it does putting together a fact based plan.

Here is some other of the false facts they are telling folks.

- **CWL False Fact** *Delaplaine property will have 400 housing units.*
- **Town Fact** Delaplaine is prohibited from having a Planned Development District.
- **Town Fact** Betsey Smith (CWL) was corrected on this false fact at the Public Hearing but still puts out this misinformation. She apparently has not read the annexation documents.

- **CWL False Fact** *Town will raise your taxes to pay for development.*
- **Town Fact** TOWN WILL NOT RAISE YOUR TAXES.
- **Town Fact** The fiscal impact is a \$135,000 annual net economic benefit without raising taxes. This covers all future expenses.

- **CWL False Fact** *The developer (Miller & Smith) is not paying for schools, roads and infrastructure.*
- **Town Fact** Miller and Smith will pay approximately \$20,000/unit for schools and an additional \$15 million for a parkway to alleviate future traffic on Main Street

- **CWL False Fact** *Parkway will cost \$30-\$50 million.*
- **Town Fact** Parkway constructions costs have been estimated to cost \$15 million. This has been reviewed by Frederick County.

- **Town Fact** County will take over and Maintain 80% of the Parkway.

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DATES TO REMEMBER:

May 1 -- Planning & Zoning Meeting @ 7:00 pm
May 8 -- Town Council Meeting @ 7:00 pm
May 13 -- HDC/ARC Meeting @ 7:00 pm
May 26 — Memorial Holiday - Office Closed

June 5 -- Planning & Zoning Meeting @ 7:00 pm
June 10 -- HDC/ARC Meeting @ 7:00 pm
June 12 -- Town Council Meeting @ 7:00 pm

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- **CWL False Fact** *Town will borrow \$30 million to pay for the Parkway.*
- **Town Fact** Developer pays for the Parkway 100%.
- **CWL False Fact** *Insinuates that Town is responsible for 8,000 units to be built.*
- **Town Fact** The Town is not promoting 8,000 units to be built in Monrovia, Casey or Eaglehead..
The Town has no control over County development around us.
- **CWL False Fact** *Each new home will generate 4.8 school students.*
- **Town Fact** FCPS pupil yield charts shows only 0.61 students per home.

Many of you may not know that McDonald's, Food Lion, CVS, New Market Center, Woodsprings, Meadow at New Market and Costco distribution center are not in the Town of New Market. We are about to become a small town surrounded by larger county development. If this happens we will have no future tax base or alternative to keep over 3,000 vehicles per hour at rush hour on Main Street in the next 10-15 years and no control over any development. Likewise, Mrs. Smith, Mrs. Wiles and Mrs. Abramson are **not** Town residents. They represent outside interests.

Annexation today does not mean development tomorrow. These are future projects that are 3-5 years away with respect to Smith-Cline and likely much longer for Delaplaine, since there is no current plan to develop it. It is simply a future jobs and tech park.

Annexation is the process by which almost all of you have become Town residents. Our new villages have made the town a better place. You serve our boards. You have become our friends. These are priceless benefits of the Town's growth policy. We cannot imagine the Town without you. Now we are asking for your consideration on this very important issue.

The Town respects your position on these annexations. However, your position should be based on fact, not *false fact*. The Town will be glad to meet with anyone who wants to learn all the details. You can contact me directly on my cell phone at 301.748.6517. If you have signed the petition based on false facts and misrepresentation you may email me at burhanscab@earthlink.net or Deb at debtownofnewmarket@gmail.com. We will get your name removed from the petition. For anyone who has yet to be visited by these ladies, we respectfully ask that you get all the facts before you sign anything. If these annexations are so bad, why do these ladies need to give out false facts? The annexation documents may be found on the Town website at www.townofnewmarket.com.

Thank you,
Winslow

Grace Church Annual

YARD SALE

Saturday, May 17, 2014

9:00 am - 2:00 pm

Furniture

Party-Lite

and MUCH MUCH more

Come Check it out!!

For more information, contact Grace Church @ gracechurchoffice@comcast.net.

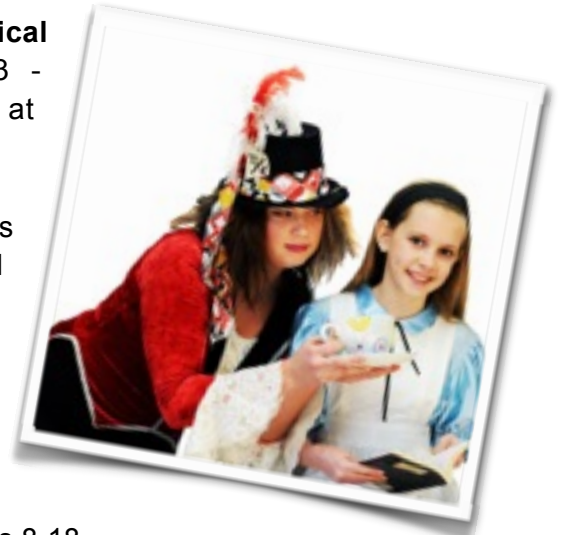
MMPAC's Summer Camps & Workshops



Magical Storybook Dance Camp - Ages 3-8 - July 7-11

Alice in Wonderland Musical Theater Camp - Ages 8-13 - June 16-26 (Performance at FCC on June 26)

Clue, The Musical - Ages 13-18, July 28-Aug 1 (Cabaret Performance at MMPAC on August 1)



Dance Intensive I - June 16-20 - 9am to 12pm - Ages 8-18

Dance Intensive II - August 4-8 - 9am to 12pm - Ages 8-18

Wednesday Workshop Series, requiring pre-registration, July 2, 9, 16, 23 and 30 - 5:00pm to 8:30pm. Classes vary weekly and include hip hop, ballet, modern, dance fundamentals, and acrodance!

Online summer information at: <http://www.mmpac.com/camps.html>

Registration for the 2014-2015 Dance Season

June 3 (Returning MMPAC Students): Online begins at 12:00pm
OR at the Frederick location from 4pm to 6pm

June 4 (New Students): Frederick Location - 5pm to 8pm



Concert Reminder

The Hill Chapel has moved their concert series for now to the Grace Episcopal church. They are going to begin again on May 1, 2014. Doors open at 7:00 pm; show starts at 7:30 pm.

For more information contact: Paul & Kelly Hill, 301.882.7172 You may also contact by email at hillchapel.hill@gmail.com or check out the website: <http://www.thehillchapelhouseconcerts.com>.



We are proud to continue the legacy of a local eatery at 8 W. Main Street, as we look to pay homage to the deep country roots of New Market. Vintage aims to bring the community a place they can truly be proud of through elevated comfort food and warm hospitality.

Café ~ *Classic American breakfast and lunch items.* June

Farmer's Market ~ *Seasonally fresh foods, with fun and games for the whole family.* June

Full-Service Dining ~ *Full-service dining for entire family.* July/August



Inquiries: management@vintage-eats.com
Website: www.vintage-eats.com



Letter from Miller & Smith to Residents of New Market

I would like to start by saying, "Thank You," to all of the elected Town officials. The team at Miller & Smith has enjoyed working with you, the residents, on the Orchard of New Market and we look forward to the opportunity presented by the recent vote to annex the Cline, Delaplaine and Smith properties. Although the negotiations were sometimes difficult, we understand that the Town's interests needed to come first and we appreciate how strongly the officials advocated for their residents. We truly feel that we have struck a great balance that will allow for the creation of a great new village, Hazelnut Run, for future residents and will provide the Town with the much needed parkway to divert current and future traffic off of Main Street.

For those that have been available to attend one of our information sessions, I apologize in advance for the repetition. For those that would like to quickly learn more about Miller & Smith or the Hazelnut Run community, please feel free to go to our website located at <http://www.millerandsmithcompanies.com/land-development/hazelnut-run-smith-cline-property/>. The website has links to all of the pertinent Town documents and provides answers to some of the questions that we've been hearing at the community meetings

Miller & Smith, and I personally, feels honored to have this great opportunity in front of us. We were honored first to be selected by Mr. and Mrs. Cline and Mr. Smith to represent them through this process and honored by the confidence that the Town has put in us to meet the obligations of the agreements passed on April 10th. We do not take either of these votes of confidence lightly. Gordon Smith founded the company 50 years ago with the motto of "Do the Right Thing," and that is engrained in each and every employee. As I've said in the meetings, if you have a question or concern, please reach out to me. If I don't know the answer, I'll find it and get back to you. If it is a concern that can be addressed, then we'll do our best to address it. We've built 92 communities throughout Maryland and Virginia and we realize that you cannot

do it without open and honest communication with neighbors and those impacted directly by the project.

It was not an easy process to get to this point and that was for good reason. This was a major decision for your elected officials and they did not take their responsibilities lightly. There have been a series of public meetings, both at the County and at the Town, and we have heard both positive and negative views on the current proposal. It is important to keep in mind that at this point the only decisions that have been made in regard to the properties are contained in the Annexation Agreements and the Road Construction Agreement and those agreements only outline our major obligations. Detailed decisions on the community itself, from road layout through housing types and architecture, will be made through a series of public meetings in the future. The Town, not the County, will review, discuss and approve or disapprove all of these decisions through a series of public meetings with the Town Council, the Planning and Zoning Commission and the Historic District Committee/Architectural Review Committee. In addition, Miller & Smith will hold an open house in advance of any major applications to hear firsthand the concerns and wishes of residents.

The Annexation Agreement and Road Construction Agreement contain provisions to ensure that the new community doesn't place an additional tax burden on the existing residents. This was verified in a study conducted by Valbridge Property Advisors. I'll touch on a couple of those provisions quickly:

Schools – The Town doesn't control schools, but understands that the schools have major impact on its residents. As part of the Annexation Agreement, any new homes will pay the applicable Public School Impact Fee and any applicable School Mitigation Fee. As of today, these fees would be approximately \$20,000 per home or over \$18,000,000 for the entire community.

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Parkway – Under the approved agreement, Miller & Smith would be responsible for the design, permitting and construction of a parkway that would extend from Mussetter Road to Route 75. The total estimated construction costs for the parkway are approximately \$15,370,000. The parkway will be built in phases. The first four phases will not only be bonded, on a phase by phase basis, but Miller & Smith will also contribute \$8,000 per home sold into an escrow fund to be held towards the construction of Phase 5. This escrow amount is subject to review and revision by the Town should estimated construction costs on Phase 5 increase. There are two additional and significant items that should be pointed out. First, by annexing the Delaplaine property, in addition to the Cline and Smith properties, the Town has ensured that all needed Right of Way will be controlled for the construction of the parkway. (This might not sound like a big deal, but Right of Way can be major hold up for road projects like this one.) Second, your Mayor and Council reached an agreement with the County and the County has agreed to take over maintenance of 80% of the parkway, including the bridge, upon completion. This is obviously a significant cost savings to the Town.

Water and Sewer – Although this doesn't impact the Town directly, it should be pointed out that the

project will be paying the applicable water and capacity fees due to DUSWM as well as installing or contributing towards installation of all of the necessary infrastructure to serve the project. Current capacity fees are \$11,700 per home.

Under the approved annexation documents, each home in Hazelnut Run will contribute approximately \$50,000 towards schools and much needed infrastructure. This is significantly more than any other home previously approved for construction in the Town.

This is a complicated project and I know I've only touched on the details. If you have any questions or concerns, please don't hesitate to email me at thyde@millerandsmith.com or call me on my mobile phone at 301-440-0907.

Thank you again for this opportunity. I look forward to working with the Town's officials and residents to create a community that we can all be proud of for generations to come

Sincerely-

Thomas Hyde, Jr.

Vice President, Miller & Smith



DO YOU WANT TO HELP REBUILD PEOPLE'S LIVES?

I have been on disaster relief trips to New York rebuilding homes and people's lives destroyed by Hurricane Sandy and to Oklahoma to rebuild their lives devastated by tornados. I am planning more trips this summer to go back to New York to finish working on those homes. If you are interested in going with me or would like to know more about how you can help rebuild these homes, please contact Dennis Kimble at 301.573.0562.

New Market “Young At Heart” Senior Citizens 2014 Schedule - Upcoming Events

May 19, 2014 - Evangelical Lutheran Church - Tour & Lunch (Bring a covered dish). Carpool to gather at 11:00 am at United Methodist Church in New Market

June 30, 2014 - Picnic - New Market Park or Schoolhouse - 12:00 noon (Bring a covered dish — picnic food). Speaker: Suzan Adams, Institute for Learning in Retirement

There are no events scheduled for July or August.

Audubon Nature Walks

Saturday, May 10, 8 to 10 am. *Bird Banding Demonstration:* The Audubon Society of Central Maryland will give a demonstration of bird banding at their Audrey Carroll Audubon Sanctuary. Birds will be captured, fitted with a numbered aluminum band, and released unharmed. If we are lucky, we may recapture birds that were banded last year. Participants will see how the birds are caught and handled, have a chance to see them closer than ever before, and maybe hold them in their hand! Because birds are most readily caught early in the morning, participants will have to get up when the birds do.

Meet at 8 a.m. at the entry gate to the sanctuary at 13030 Old Annapolis Road (just east of Detrick Road) in Mt. Airy. No rest room facilities are available, and the event will be cancelled in case of inclement weather. For more information, see Audubon’s website at www.centralmdaudubon.org, or contact Bob Schaefer at 301.831.5660 or robert.schaefer@gmail.com.

Saturday, June 21, 9 to 11a.m. *A nature walk* at the Fred J. Archibald Audubon Sanctuary will be sponsored by the Audubon Society of Central Maryland. Since this is the height of the nesting season for our local birds, we will be looking for signs of breeding activity. We may see birds bring food for their young, or material for building their nests. Male birds will be singing to proclaim their breeding territory. The sanctuary’s numerous nest boxes for Eastern Bluebirds, Tree Swallows, and Purple Martins will be very busy. We will also keep our eyes open for the numerous interesting insects, including butterflies, and dragonflies. Some of these provide a critical food source for the rapidly growing nestlings.



Meet at the sanctuary entrance at 9 a.m. The sanctuary entrance is on the East side of Boyer’s Mill Road, muse one mile north of Rte. 144 in New Market. People of all ages are welcome. Be sure to wear sturdy shoes, and bring a hat and sunscreen. There are no rest room facilities at the sanctuary, and the walk will be cancelled in the event of inclement weather. For more information, see Audubon’s website at www.centralmdaudubon.org, or contact Cheryl Farfaras at 410.313.4726 or cfaras@comcast.net.



PO Box 27
New Market, MD 21774

New Market Volunteer Fire Company

All You Can Eat Country Breakfast

Sunday, May 11, 2014

7 AM to 12 PM

Adults \$8 Seniors - \$5.00

Kids 6-10 \$4.00 Under 6 Free



Pancakes
Pudding
Eggs
Sausage Gravy



Sausage
Ham
Fried Potatoes
Stewed Apples

Located at the Fire House: 76 West Main Street,
New Market, MD



Bring Mom out for a delicious gift on her special day!