

A Community Preservation Meeting

WILL OUR QUALITY OF LIFE SURVIVE CHAPMAN'S LANDING?

Thursday, April 18th, 7:00 PM

Bryans Road Volunteer Fire Hall
Rt. 227 (Livingston Rd) & Billingsley Rd
(See Map On Back)

Chapman's Landing is a massive development venture proposed for 2,200-acres (3.4 square miles) of forest and historic farm straddling Route 210 from the Potomac River to Mattawoman Creek. We are deeply concerned that this project is hurtling through government permitting agencies without fully addressing potential impacts to our quality of life. These impacts include:

- Y adding 32,200 car and truck trips per day to Route 210 - a 64% increase!,
(congestion on Rt. 210 is already at the most severe level assigned by traffic engineers),
- Y adding 2,000 more students to our local schools,
- Y consumption of more than a million gallons a day of well water, and
- Y causing a six-fold increase in pollution released to Mattawoman Creek and the Potomac River.

We are deeply concerned that these impacts are not being fully considered. Instead the applicant is being required to meet minimum standards - not those essential to preserving the quality of life in our community. At the April 18th Community Preservation Meeting we'll present our strategy for safeguarding your home and our's. Similarly strategies succeeding in preserving communities adjoining the Laurel Redskin's Stadium site, the Disney America site in Virginia, and many other sites proposed for development. At the meeting we will ask for your support - either dollars or volunteer hours - to implement the strategy and preserve our community. In fact, we cannot preserve our community without you. So please join us on April 18th. For further information call (301) 283-2948.

FRIENDS OF MOUNT AVENTINE

Post Office Box K • Bryans Road, Maryland 20616 • (301) 283-2948

CHAPMAN'S LANDING

A THREAT TO OUR QUALITY OF LIFE

How Much Would We Have To Pay?

Banyan Mortgage Investment Fund, a Chicago company, would like to replace 3½ square miles of our forest and farmland with 4,600 housing units and a massive amount of commercial development. This new city will be called Chapman's Landing. We are deeply troubled by the many damages this project may cause to our quality of life. We want your help in ensuring that this project is not approved until each of the following threats are resolved.

1. The project will increase traffic on Route 210 by 64%, which equals another 32,200 car and truck trips each day. Route 210 is already designated failed in Prince George's County due to severe traffic congestion. We are deeply concerned that the project will cause the area of severe congestion to move further south towards our community.
2. The project will force area schools to make space for another 2,000 students. No one has given a satisfactory explanation as to how our schools will accommodate such a tremendous increase in demand. We are deeply concerned that this could lead to severe over-crowding and a decline in the quality of education.
3. The project will cause a six-fold increase in pollution releases to Mattawoman Creek, the Potomac River, and the Chesapeake Bay. We also believe that wetland impacts may be 14 times greater than stated by environmental protection officials. All levels of government (county, state, and federal) have pledged to **reduce** pollution loadings to the Chesapeake Bay and to allow **no net loss** of wetlands. If they approve this project, as is, our elected representatives will blatantly violate both commitments.
4. It will take 2.6 million gallons of water to satisfy the daily needs of the 11,500 people who will occupy the site. We are not satisfied with the glib assurances we've received that this will not affect our well water.

These are just a few of the many ways in which this project could impair quality of life in Indian Head, Bryans Road, and many other communities in Charles County. We are not anti-growth. Like you, we view growth as something which is essential to preserving a healthy economy. But we are against poorly planned growth, such as that embodied in the Chapman's Landing development venture.

We have been demanding hard answers from government about how this project will impact each facet of our quality of life before any approvals or permits are granted. We have been so disappointed by the answers we've received thus far that we got our own experts to research these questions. Frankly, we know a lot about how the project will harm the environment. We would like have an equally thorough understanding of how the project will affect our schools, roads, well water, property tax rates, and a host of other quality of life issues.

We have adopted a strategy designed to prevent the issuance of permits until we are satisfied this project will not harm your quality of life and ours'. Our strategy is similar to that employed against other poorly conceived development ventures, such as Disney America, the Laurel Redskins stadium, and many others. In fact, many of the experts responsible for these victories are supporting our effort to protect your quality of life.

To implement the strategy - to prevent the issuance of permits - we must build an initial defense fund of \$5,000. This money will go primarily for the attorneys, expert witnesses, and other expenses involved in forcing government to protect our community. We need your help to make our campaign a success.

We are looking for 50 people who will pledge \$100 each. If we can reach this goal, then we are confident we can preserve the free flow of traffic on our roads, the quality of our schools, and the health of our environment.

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FRIENDS OF MOUNT AVENTINE

Yes, I believe we can preserve the quality of life in our community. I pledge a contribution of:

9 \$200 9 \$100 9 \$75 9 \$50 9 \$30 9 \$_____

Your Name: _____

Address: _____

Telephone: Home: _____ Work: _____

----- C -----
Please Leave This Portion At The Fire Hall.

Please Keep This Portion For Your Records.
----- C -----

Amount Pledged: \$_____

Please Make Your Check Payable To:

FRIENDS OF MOUNT AVENTINE

Mail Your Tax-Deductible Donation To:

FRIENDS OF MOUNT AVENTINE

Post Office Box K

Bryans Road, Maryland 20616

For information call (301) 283-2948

PRESERVING QUALITY OF LIFE FROM THE IMPACT OF CHAPMAN'S LANDING

A SURVEY OF QUALITY OF LIFE FACTORS & VOLUNTEER RESOURCES

Dear Neighbor: The purpose of this form is to learn more about your attitudes towards growth and quality of life in western Charles County. Through this form we also want to let you know of the skills and expertise we may need to preserve quality of life. It is our hope that some or all of these skills and expertise can be found among volunteers, thus saving a tremendous amount of money. After you've completed the form just fold it as shown on the back, affix a 32¢ stamp, and drop it in the mail.

Name: _____

Address: _____

Phone Number: Home _____ Office _____

QUALITY OF LIFE ISSUES

Do you live in Charles County? Yes No

If so, how many years have you lived in Charles County? _____ years

Did you move to the area to enjoy a rural lifestyle?

Yes No

Which of the following growth impacts are of concern to you?

- school over-crowding
- traffic congestion
- increased taxes
- impacts upon well water
- damage to sport fishing
- pollution of the Potomac River
- pollution of Mattawoman Creek
- other environmental damage
- lower quality in police, fire, and ambulance services
- increased crime
- loss of property value
- loss of farmland
- Other _____

If you had to pick the three growth impacts of greatest concern to you, which would you choose?

VOLUNTEER SKILLS

Would you care to volunteer a few hours of your time to preserve quality of life in our community?

Yes No (*If no, go to other side of form*)

If yes, when would you prefer to volunteer?

Night Weekends During the day

How many hours could you volunteer per week?
_____ Hours

Please check any of the following activities of interest to you.

- Reviewing government files.
- Delivering documents to government agencies, neighbors, and others.
- Writing articles, letters to the editor, creating fliers or posters.
- Editing a newsletter.
- Fund-raising and recruiting new members.
- Alerting neighbors to hearings, meetings, and other important events through phone calls.
- Running off copies.
- Computer data entry, maillist maintenance, etc.
- Sampling streams, wells, looking for endangered species, making traffic counts, etc.
- Serving on the Friend's Board or Committees.
- Polling neighbors on their problems or needs.
- Other _____

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EXPERTISE

Do you have expertise in any of the following fields? Or, do you know someone who does and may be willing to donate their services to the Friend's? If you check a box then we assume you'd be willing to ask the person to provide their services to the Friends on a volunteer basis.

- Traffic engineer.
- Transportation or land use planner.
- Teacher or anyone with expertise in evaluating the effects of growth upon schools
- Economist or anyone with expertise in assessing the fiscal impacts of growth.
- Attorney, preferably those specializing in land use or environmental law.
- Paralegal with experience researching land use or environmental law.
- Wetland scientist, ecologist, or some related field.
- Botanist or anyone else with plant identification expertise.
- Wildlife/fishery biologist or any related field.
- Hydrologist, hydrogeologist, or geologist.
- Civil engineer with expertise in soils, foundation, roads, or wastewater engineering.
- Fund-raiser, telemarketing, direct-mail.
- Real estate appraiser.
- Advertising, public relations, or any related field.
- Political strategy, campaign management, etc.

ELECTED OFFICIALS

Do you, your friends, relatives, co-workers, or employer know any of the Charles County Commissioners?

- Murray D. Levy Marvin C. Kisamore
- Marland Deen William Daniel Mayer
- Robert J. Fuller

Do you know your State Senators or your Delegates? Yes No

Do you know either of your U.S. Senators or your U.S. Representative? Yes No

FUNDING A SUCCESSFUL QUALITY OF LIFE PRESERVATION CAMPAIGN

Have you supported the Friends of Mount Aventure with a financial contribution? Yes No

If you checked yes, then please accept our thanks.

If no, would you be willing to make a financial contribution? Yes No

If you checked yes, what amount would you be willing to contribute?

- \$200 \$100 \$75 \$50 Other \$ _____

Is there anything else not covered in this survey form that you feel we should know or consider? Please note any volunteer skill or expertise you have which was not included above, but could be of value to the effort _____

----- *Fold Here & Above* -----



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An Example of a Detailed Community Meeting MC's Script
MILLINGTON QUALITY OF LIFE PRESERVATION COALITION
COMMUNITY MEETING

6:30 Volunteers arrive to begin setting up chairs.

6:45 Meeting participants begin arriving. I will provide clipboards with sign-up sheets. Each participant gets a factsheet and no other literature. We want to make certain they read the factsheet. If we give them other literature then the factsheet may go unread.

7:15 Meeting Begins (Most folks should have arrived by this time.)

Introduction - Loretta Walls

Why we are meeting: Because of the proposed rubble landfill.

Who wants to build the rubble landfill: Somers & Binnix

Why we should be concerned about rubble landfill.

Tremendous increase in truck traffic on local roads.
Pollution of well water and streams
Headaches and nausea due to the release of hydrogen sulfide - the rotten-egg gas
Dust, noise, cockroach infestations.
An 11% to 50% decline in property value.

Our strategy to preserve quality of life:

Encourage the County Commissioners to adopt good rubble fill laws, like the ones adopted in other Maryland counties.

Establish a legal defense fund to prevent the rubble fill from going forward until all impacts have been eliminated.

“To mount a good defense we must raise \$5,000. Later we’ll ask for 50 people in the audience to pledge \$100 each. But first I’d like to introduce Richard Klein, the first of three speakers who will tell you what it is like living near a rubble landfill and how other citizen groups in Maryland have defeated poorly conceived rubble dumps. Richard is the president of Community & Environmental Defense Services. His company has supported all of the successful citizen campaigns targeting poorly conceived rubble landfills in Maryland.”

“After Richard and our other two speakers finish we’ll have a 15-minute question and answer period, then we’re going to ask for your help in preserving quality of life in the Millington-Sudlersville area.”

7:20 Richard Klein: Overview of rubble landfill impacts and the many successes citizens have had in defeating poorly conceived rubble landfills.

7:30 Ken Heesh: Loretta introduces Ken as: “the chairperson of the Dorchester Environmental Protection Association. Ken and his neighbors live near the Hunting Creek rubble landfill.

He's going to tell us what it is like living near a rubble landfill."

7:40 Clark Aist: Loretta introduces as: "the Chairperson of the Maryland Community Preservation Coalition, an alliance of the 60 citizen groups in Maryland concerned about rubble landfills. Clark led successful campaigns to defeat a proposal to build a new rubble landfill near his home in southern Prince George's County. His organization also blocked the expansion of an existing rubble dump which was also located near his home. Clark and his allies also convinced the Prince George's County Council to adopt a certificate of need law which required that rubble dumps be designed solely for the waste generated within the county. Until this law was passed rubble dumps could legally accept up to 80% of their waste from out of state sources."

8:00 Loretta opens the floor for questions by saying:

"Now we're going to take questions for 15 minutes. Let's have just one question per person. During the next 15 minutes we're going to distribute pledge forms for those who left their checkbooks at home. After the question and answer period we're going to ask for 50 people who will pledge \$100 each."

"Okay, who has the first question?"

8:15 Loretta says:

"Okay let's take one more question"

After the last question is answered Loretta says:

"Well, we've all learned an awful lot tonight about rubble landfills and the harm they can do when not properly sited, designed, or operated. But we've also heard that all of these impacts are preventable. We've also heard how many citizen groups started out just as we have this evening and succeeded in defeating poorly conceived rubble dumps. But we also learned that the successful groups relied upon legal action to win. And these groups spent anywhere from \$10,000 to \$30,000 to win."

"Tonight we would like to establish a war chest of \$5,000 to ensure that the Millington rubble fill does not go forward until all impacts have been eliminated. To raise the \$5,000 we need 50 people who will pledge \$100 each."

"Okay who is ready to make a pledge of \$100 or more? Could you stand up?"

(Loretta: Before the meeting you should line-up 2 to 5 people who will be ready to pledge \$100. This will greatly increase the number of others who give large amounts.)

Acknowledge each person who announces a pledge, then say:

"Now we're going to pass collection baskets (*which I will bring*) for your check or pledge form. At this time we can also take additional questions."