

Mayor Peter C. Fosselman

**Council Member Darin Bartram
Council Member Tracey Furman**



**Council Member Sean McMullen
Council Member Paul Sexton**

- Good Evening
- Thank you Madame President and Council Members for taking the time to hear from County Residents.
- On behalf of the Town of Kensington and our Town Council, I would like to convey our **opposition** to the proposed amendments within **Division 6.6 "Optional Method Public Benefits"** of the CRT Zone.
- As you very well know, the Town went through 5 years of community meetings, hearings and compromise with Town Residents, adjacent neighborhoods, land use specialists, property owners, entrepreneurs and officials, on the right recipe to revitalize Kensington.
- As result of these efforts, the CRT and CRN Zones were formed to accommodate small communities like us.
- Limits were placed on height and density to avoid the more intense uses found in the surrounding communities of Bethesda, Wheaton and White Flint while enabling the development of the Town's smaller lots.
- While we understand the new zoning may be failing other parts of the County, Kensington has not had an opportunity to use the very zoning that was created specifically for our Town.
- The proposed amendments would significantly reduce the number of points permissible for certain public benefits that have particular utility in Kensington, where other categories of benefits are not useable due to the size of Kensington lots and other factors. These changes would be the virtual equivalent of reverting to the 1978 Sector Plan Standards that have handicapped the Town's economic growth.
- Our Town Council considered the proposed amendments and unanimously adopted Resolution R-17-2013 during our October 21, 2013 Council Meeting.
- A copy is before you as well as my letter from October 30th.
- We believe the changes would be a great obstacle for our community as we look to encourage, NOT hinder, specific types of development through the defined public benefit points and categories.
- The Town has seen two successive Councils vote in favor of the current point system and we believe our smaller lot sizes, along with lower height and density restrictions, fit our supported model for Kensington.
- A change or variation from the Town, Planning Board and County Council approved version of our Sector Plan would alter our publicly supported and voting ballot supported strategy for revitalization.
- The Town Council and I ask that should the County Council wish to pursue these changes, a Sectional Map Amendment be approved carving Kensington out of the equation.
- Thank you once again for time and commitment to bettering our County.

PETER FOSSELMAN

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