

| Name | Street Address | City | Zip | Representing Self? | Who are you Representing? | Legislation | Position | Comment |
|--------------------|---------------------------------------|---------------|-------|--------------------|-------------------------------------|-------------|----------|---|
| Henry Holt Hopkins | 1746 Banbury Rd | | | Yes | | Bill 16-20 | Support | My name is Henry Hopkins, I have lived on Gibson Island on and off for over 67 years. My wife Nancy and I feel very strongly that Bill 20-16 must be adopted to curtail the concentration of Group Homes in residential settings in Anne Arundel County. Windmill Point, the community just off Gibson Island, currently has a completed Assisted Living facility on septic with thirteen (13) independent bathrooms. Not to mention the kitchen facility. An additional unit is under construction one house away, with plans to purchase the home in the middle between the two. There is also a potential for another 40 beds on Eagle Creek and Red House Cove. Both facilities are in the Chesapeake Bay's critical area footprint and on septic. As you may know, we have traces of drugs in our creeks and Bay, brought on by overburdened septic systems. The same developer is converting an existing house on Gibson Island (1753 Banbury Road) into a nine bedroom assisted living facility..... without any upgrade to the facility's septic system. A clear danger to the Bay. |
| Chris Pedersen | 1394 River Mist Court Stoney Beach | | | Yes | | Bill 16-20 | Oppose | My name is Chris and I am many things. I am a father, son, brother, friend, The Senior Vice President of a company, tax paying resident of Anne Arundel County, a person in recovery, and most importantly for this platform I'm the direct result of a recovery residence. I'm the product of one of the recovery residences that wouldn't have been able to exist under this bill because it was a conjoining property. Being part of a "community" within a community made me eventually feel comfortable in the greater community as well because we NEED to feel supported from our community. When I came into recovery and moved into a recovery residence I felt so excluded by my own doing from the rest of the world. I was able to move in and learn how to live as a family with neighbors that understood me as well. To think of my FAMILY I gained while at those houses I think of the now business owners and other productive members of society. I think of being a groomsman at multiple weddings of FAMILY I gained there. I also cant help but to think none of us would've had this chance if just one more variable was different in our stories. I couldn't imagine this passing and knowing during an epidemic we as a community are allowing resources to be limited the way this bill will. PLEASE RECONSIDER |
| Michael Palisano | 480 Severnside Drive | Severna Park | 21146 | Yes | | Bill 16-20 | Oppose | |
| Angel Traynor | 13 Silverwood Circle #4 | Annapolis | 21403 | Yes | Serenity Sistas Inc | Bill 16-20 | Oppose | Please remove this bill for reasons stated in the attached document. |
| Charles J. Nemphos | 5174 Mountain Road | Pasadena | 21122 | No | Windmill Point Neighbor Association | Bill 16-20 | Support | Council Members, My name is Charles Nemphos, I am the director of the Windmill Point Neighbor Association, which is on the Mountain Road peninsula leading to Gibson Island. In addition, to further explain my background, I am 73 years old, disabled Vietnam veteran and former fifteen year owner of two (2) Assisted Living facilities in Baltimore, County. Currently, I am a Commissioner on the Sport Fishing Commission, Advisory Board to the DNR. Firstly, as I hope, you will undoubtedly conclude from the forgoing, the Windmill Point Neighbor Association nor I, are prejudice to the Elderly or Disable. Quite the contrary, as Mr. Andy Levey's Memorandum to the County Attorney would have you believe. Mr. Levy, simply used the "begs the question" ploy, prejudice baiting, to justify his clients development of a 13 bed, 13 bath and commercial kitchen on a Creek, with septic and well. This development on a .6 acre lot of a five thousand square foot facility (with wraparound decks). The original Bill 23-15, did not consider the campus type facilities which have been developed in the county that completely circumvents the original county code for larger assisted living facilities. The environmental impact of a campus type compound with 35 to forty beds within 200 feet of a Creek, less than 1,000 feet of the Chesapeake Bay on well and septic is catastrophic. As you know, most, if not all, the residence of the Facility are on several medications. The Bay and tributaries are already showing trace pharmaceuticals which has caused dual gender implications, according to DNR and University of Maryland studies. The health and safety of the residence along the Bay and its tributaries is threatened by these campus assisted living developments. Building these facilities which exit onto State roads without county coordination with MDOT is a travesty to the safety of AA County residence. And, in my opinion illegal. In closing, having been an owner of Assisted Living Facilities for 15 years, it boggles my mind how and why the council would pass a bill, #15-23, which violates the rights of citizens that have live in residential setting, many of which are elderly and some of whom are also disabled, which is so detrimental to the safety, health and well being of the very people the Council purports to assist. Not to mention the utter and total circumvention of historic zoning codes and the rights of the current AA county residence under the 14th amendment to the US Constitution. Please See attached presentation Authored by Thomas Yuhas. |
| JEFF Kanne | P.O. Box 7 | Gibson Island | 21056 | Yes | | Bill 16-20 | Support | Dear Council Members: My wife and I are long-time residents of Anne Arundel County and I am writing to you today to support the passage of Anne Arundel Bill 20-16. Community assisted living facilities are both necessary and positive institutions. But they must adhere to community guidelines that have been put in place to protect the character of the residential neighborhoods, including adherence to environmental laws and regulations to protect the Bay and its critical areas. Bill 20-16 addresses a very important county issue relating to the lack of regulation for group homes in residential neighborhoods. The Bill seeks to differentiate between small and large facilities that can be sited on residentially zoned properties and would bring Anne Arundel county in line with other Maryland counties. The Bill addresses the acquisition of adjoining properties by developers for the purpose of building large campus facilities, which allow developers to skirt rules designed to address large facilities. Campus facilities completely change residential neighborhoods by introducing large commercial operations of high-density housing such as is occurring at Windmill Point at the end of Mountain Road (Rt 177) Thank you for your consideration of my point of view. |
| Roger Riley | 8350 Woodland Road | Millersville | 21108 | No | Harbour House, Inc | Bill 16-20 | Oppose | I am the owner of 8350 Woodland Road. I purchased the property in 2018 to provide Residential Crisis Services to County Residents who have experienced a recent psychiatric Crisis. Our work has saved many lives and protected the most vulnerable among us. The program is licensed by the State of Maryland and Accredited by the Joint Commission. We are a short term program which helps individuals stabilize and move back to their communities where they can thrive. Passing this bill closes this program and closes the door on our county residents who are in a crisis and need our help. |
| Sylvia Graf-Jones | 1265 Doubleday dr | Arnold | 21012 | Yes | | Bill 16-20 | Oppose | |
| Alisa shaw | 1013 Kensington way | Annapolis | 21403 | Yes | | Bill 16-20 | Oppose | As a constituent I have concerns as to how this bill would impact the operation of the current state certified Recovery Residences within AACO. I can certainly appreciate what the councilman is attempting to accomplish, however the current language in the bill would have harmful consequences to the already successfully established Recovery Residences in the county. It is our fear that moving forward with this bill may result in the opening of new uncertified Recovery Residences. |
| Thomas Yuhas | 5133 Mountain Road | Pasadena | MD | Yes | | Bill 16-20 | Support | Current county zoning code allows redevelopment of any residential property into a group home or a community-based assisted living facility with no provisions or conditions. Further, the county allows developers to purchase and redevelop adjoining residences to construct campus environments of high density housing - allowing them to skirt the rules pertaining to large facilities. The county's position is that these redevelopments are consistent with residential use. But in my 50+ years of living in residential communities, none of my neighbors have ever had: •Large delivery trucks regularly dropping off food and paper products •Large trucks regularly delivering fresh linens •Front Loader garbage trucks loudly emptying dumpsters in the early morning hours •Hazardous/biomedical waste pickups •The capability of flushing 17 or more toilets into a single septic system •A parking lot for residents, visitors, and staff •64 sqft. lighted signs advertising their location •Tenants signing contracts to rent individual rooms. Clearly these facilities do not operate in a manner consistent with residential use. Rather than go through the process to rezone neighborhoods as mixed-use, the county has decided they will grant privileges to certain developers to redevelop neighborhood properties wherever they see fit. And the neighborhood, the very people officials have sworn to represent, can do nothing about it. It is time for the county to begin to act responsibly. Please support Bill 16-20 to address this developer loophole and begin the process of returning some common sense provisions to our zoning code. |
| Ashley A Hesgard | 1622 Wood Tree Ct W | Annapolis | 21409 | Yes | | Bill 16-20 | Oppose | |
| Jacqueline Sweeney | 4 Wellington Place | Annapolis | 21403 | Yes | | Bill 16-20 | Oppose | As a constituent I have concerns as to how this bill would impact the operation of the current state certified Recovery Residences within AACO. I can certainly appreciate what the councilman is attempting to accomplish, however the current language in the bill would have harmful consequences to the already successfully established Recovery Residences in the county. It is our fear that moving forward with this bill may result in the opening of new uncertified Recovery Residences. |
| Leslie Beers | 4 WELLINGTON PL | Annapolis | 21403 | Yes | | Bill 16-20 | Oppose | As a constituent I have concerns as to how this bill would impact the operation of the current state certified Recovery Residences within AACO. I can certainly appreciate what the councilman is attempting to accomplish, however the current language in the bill would have harmful consequences to the already successfully established Recovery Residences in the county. It is our fear that moving forward with this bill may result in the opening of new uncertified Recovery Residences. |
| Brook Morrison | 4 Wellington Place, | Annapolis | 21403 | Yes | | Bill 16-20 | Oppose | As a constituent I have concerns as to how this bill would impact the operation of the current state certified Recovery Residences within AACO. I can certainly appreciate what the councilman is attempting to accomplish, however the current language in the bill would have harmful consequences to the already successfully established Recovery Residences in the county. It is our fear that moving forward with this bill may result in the opening of new uncertified Recovery Residences. |

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| Jennifer Twiford | 4 wellington pl | Annapolis | 21403 | Yes | | Bill 16-20 | Oppose | As a constituent I have concerns as to how this bill would impact the operation of the current state certified Recovery Residences within AACO. I can certainly appreciate what the councilman is attempting to accomplish, however the current language in the bill would have harmful consequences to the already successfully established Recovery Residences in the county. It is our fear that moving forward with this bill may result in the opening of new uncertified Recovery Residences. |
| Kristy Baki | 4 Wellington Placc | Annapolis | 21403 | Yes | | Bill 16-20 | Oppose | As a constituent I have concerns as to how this bill would impact the operation of the current state certified Recovery Residences within AACO. I can certainly appreciate what the councilman is attempting to accomplish, however the current language in the bill would have harmful consequences to the already successfully established Recovery Residences in the county. It is our fear that moving forward with this bill may result in the opening of new uncertified Recovery Residences. |
| Jennifer O'Neill | 3 Wellington place | Annapolis | 21403 | Yes | | Bill 16-20 | Oppose | As a constituent I have concerns as to how this bill would impact the operation of the current state certified Recovery Residences within AACO. I can certainly appreciate what the councilman is attempting to accomplish, however the current language in the bill would have harmful consequences to the already successfully established Recovery Residences in the county. It is our fear that moving forward with this bill may result in the opening of new uncertified Recovery Residences. |
| Jocelyn Sturgis | 3 Wellington pl | Annapolis | 21403 | Yes | | Bill 16-20 | Oppose | As a constituent I have concerns as to how this bill would impact the operation of the current state certified Recovery Residences within AACO. I can certainly appreciate what the councilman is attempting to accomplish, however the current language in the bill would have harmful consequences to the already successfully established Recovery Residences in the county. It is our fear that moving forward with this bill may result in the opening of new uncertified Recovery Residences. |
| Amanda Hallock | 6152 Drum Point Road | Deale | 20751 | Yes | | Bill 16-20 | Oppose | As a constituent I have concerns as to how this bill would impact the operation of the current state certified Recovery Residences within AACO. I can certainly appreciate what the councilman is attempting to accomplish, however the current language in the bill would have harmful consequences to the already successfully established Recovery Residences in the county. It is our fear that moving forward with this bill may result in the opening of new uncertified Recovery Residences. |
| Carli L Jacobs | 3 Wellington place | Annapolis | 21403 | Yes | | Bill 16-20 | Oppose | As a constituent I have concerns as to how this bill would impact the operation of the current state certified Recovery Residences within AACO. I can certainly appreciate what the councilman is attempting to accomplish, however the current language in the bill would have harmful consequences to the already successfully established Recovery Residences in the county. It is our fear that moving forward with this bill may result in the opening of new uncertified Recovery Residences. |
| Bonnie J Staves | 3 Wellington Place | Annapolis | 21403 | Yes | | Bill 16-20 | Oppose | As a constituent I have concerns as to how this bill would impact the operation of the current state certified Recovery Residences within AACO. I can certainly appreciate what the councilman is attempting to accomplish, however the current language in the bill would have harmful consequences to the already successfully established Recovery Residences in the county. It is our fear that moving forward with this bill may result in the opening of new uncertified Recovery Residences. |
| Anthony Murray Leigh | 601 Broadwater Way, Box 29 | Gibson Island | 21056 | Yes | | Bill 16-20 | Support | This bill fixes some serious zoning and neighborhood impact issues. There are too many loop holes that this bill will help fix. I would appreciate you passing bill 16-20. |
| Denver Sanner | 295Riverside Drive | Pasadena | 21122 | Yes | | Bill 16-20 | Support | "I am a long-time residents of Anne Arundel County and I am writing to you today to support the passage of Anne Arundel Bill 20-16. Community assisted living facilities are both necessary and positive institutions. But they must adhere to community guidelines that have been put in place to protect the character of the residential neighborhoods, including adherence to environmental laws and regulations to protect the Bay and its critical areas. Bill 20-16 addresses a very important county issue relating to the lack of regulation for group homes in residential neighborhoods. |
| Rick Edmunds | 1804 Skippers Row | Gibson Island | 21056 | Yes | | Bill 16-20 | Support | I have been shocked but how easy it is for an owner of an assisted living facility to buy a single home and then expand into a full compound. It would have seemed logical that such an approach ensured the owner followed some basic rules comparable to larger facilities given the combined property covered dozens of beds together. Needless to say I was surprised to find out that AACo did not have comparable requirements to other counties for items such as parking, restrictions on size in a neighborhood, etc. I am appalled that we as a community allow for-profit owners to essentially use a loophole to deliver superior personal investment returns while the guidelines for residents and neighbors are skirted. PLEASE approve bill 16-20 so we can appropriately manage. |
| Kathleen Kuklenski | 544 Broadwater Road | Arnold | 21012 | Yes | | Bill 16-20 | Support | I believe we need more provisions placed on the current law allowing high density housing in a residential environment with little to no regard to existing environmental rules especially septic. I would have this proposed bill even stronger than it is but it is a good start. |
| Paul W. Ladenson | 652 Stillwater Road | Gibson Island | 21056 | Yes | | Bill 16-20 | Support | As a 20-year AA Co. homeowner, I support passage of Anne Arundel Bill 20-16. although community assisted living facilities are necessary, they must adhere to community guidelines protecting the character of our residential neighborhoods and adhere to environmental laws and regulations protecting the Bay and critical areas. Bill 20-16 addresses a very important county issue relating to the lack of regulation for group homes in residential neighborhoods, differentiating between small and large facilities that can be sited on residentially zoned properties. It would bring Anne Arundel county in line with other Maryland counties. |
| Dr. Randy Davis | 1719 Purdy Point Road | Gibson Island | 21056 | Yes | | Bill 16-20 | Support | My name is Dr. Randy Davis. My family including, Meredith Davis and Erik Davis, have been residents of Anne Arundel County and Gibson Island Maryland for over 35 years. We are writing this correspondence to specifically suggest that Bill 20-16 must be adopted to curtail and control the concentration of group homes in residential settings in Anne Arundel County. As a physician, I also believe that assisted living facilities in the appropriate setting are an asset to our communities. Our family has a specific history with assisted living facilities and that after my father lived with me for a number of years, he eventually broke his hip and he resided at such a facility in Millersville for several years before his death. He was well taken care of by a 24/7 staff that arrived at all hours of the day and night to park in a large commercial parking lot in a well lighted setting. The facility had multiple parking spaces to allow for visits from family without significant restrictions. That is absolutely not the case in a location that is planned such as on Gibson Island at 1753 Banbury Road. The house is a classic residential location with a small driveway and only a few parking spots. Access to the location is on a narrow road where people routinely have to pull off the road if two vehicles are approaching from different directions. Although the developer is apparently now trying to increase the number of parking locations, it is extremely unlikely that there will be enough locations to accommodate a full staff and multiple visitors for a planned nine bedroom assisted living facility. Assisted living facilities in general unfortunately have a significant turnover of staff who would have to arrive and leave at different times during a 24 hour period. The arrival of unfamiliar guests and employees at any hour poses a significant risk on a small narrow road to the prospective employees and residents. The house is simply not suitable for conversion to a group home. I specifically do not live near the proposed location but also have grave concerns about the environmental impact. Much like the location where I live, the location is on a septic system and is very close to the bay. I have not seen any specific plans to upgrade the septic system or ensure that our ecosystem is protected. Although I have already specifically stated that I believe that assisted living facilities in the appropriate setting are an asset to our community, please be sure that an enterprise as suggested here is a profit-making operation. I will give one specific example of this based on my elderly father's experience. He was a resident of the current developers facility in Millersville for several years paying faithfully over \$6000 per month. He was confined to an electric wheelchair for mobility which was supposed to be supervised by the staff. He inadvertently ran into a doorjamb in the bathroom in his room one day and I was presented with a bill for several thousand dollars. In spite of always paying the monthly fees, I was presented a bill to repair the doorjamb. After presentation with the bill, I went to the facility myself with a hammer, several nails, some spackle and a bit of paint. I repaired the damage myself after about 45 minutes. I received no further bill. I believe the question of a for-profit business speaks for itself. I am happy to provide any other information that would be of benefit as the committee makes their decision regarding this important bill. |
| JW Rayder | 712 Stillwater Road | Gibson Island | 21056 | Yes | | Bill 16-20 | Support | I am a long-time homeowner and now resident of Anne Arundel County and I am providing this testimony today to support the passage of Anne Arundel Bill 20-16. Community assisted living facilities are both necessary and positive institutions, the development of these facilities must adhere to community guidelines that have been put in place to protect the character of the residential neighborhoods, including adherence to environmental laws and regulations to protect the Chesapeake Bay and its critical areas. Bill 16-20 addresses a very important county issue relating to the insufficient regulation for group homes in residential neighborhoods. The Bill seeks to differentiate between small and large facilities that can be sited on residentially zoned properties and would bring Anne Arundel County in line with other Maryland counties. The Bill addresses the acquisition of adjoining properties by developers for the purpose of building large campus facilities, which allow developers to skirt rules designed to address large facilities. Campus facilities completely change residential neighborhoods by introducing large commercial operations of high-density housing such as is occurring at Windmill Point at the end of Mountain Road (Rt 177). With all the land-use regulation mandated by Anne Arundel County it is unfathomable to comprehend why there is a lack of regulation (and protection for existing homeowners) to prevent developers from redeveloping residential property into group homes or community based assisted living facilities. These development can fundamentally alter the character of long-standing neighbors and communities who are not able to cope with increased traffic much less the increased demands such redevelopment places on existing septic systems thus endangering the environmentally sensitive Chesapeake Bay. I ask that you favorably consider the adoption of Bill 16-20. |
| Kathy Minor | 3217 Chrisland Drive | Annapolis | MD | Yes | | Bill 16-20 | Oppose | |

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| HILLEN SMITH | PO BOX 6488 | BALTIMORE | 21230 | Yes | | Bill 16-20 | Support | "I are long-time residents of Anne Arundel County and I am writing to you today to support the passage of Anne Arundel Bill 20-16. Community assisted living facilities are both necessary and positive institutions. But they must adhere to community guidelines that have been put in place to protect the character of the residential neighborhoods, including adherence to environmental laws and regulations to protect the Bay and its critical areas. Bill 20-16 addresses a very important county issue relating to the lack of regulation for group homes in residential neighborhoods. The Bill seeks to differentiate between small and large facilities that can be sited on residentially zoned properties and would bring Anne Arundel county in line with other Maryland counties. The Bill addresses the acquisition of adjoining properties by developers for the purpose of building large campus facilities, which allow developers to skirt rules designed to address large facilities. Campus facilities completely change residential neighborhoods by introducing large commercial operations of high-density housing such as is occurring at Windmill Point at the end of Mountain Road (Rt 177). Thank you for your consideration of my point of view." |
| Connice Reynolds | 632 Round Hill Rd | Gibson Island | 21056 | Yes | | Bill 16-20 | Support | I are long-time residents of Anne Arundel County and I am writing to you today to support the passage of Anne Arundel Bill 20-16. Community assisted living facilities are both necessary and positive institutions. But they must adhere to community guidelines that have been put in place to protect the character of the residential neighborhoods, including adherence to environmental laws and regulations to protect the Bay and its critical areas. Bill 20-16 addresses a very important county issue relating to the lack of regulation for group homes in residential neighborhoods. The Bill seeks to differentiate between small and large facilities that can be sited on residentially zoned properties and would bring Anne Arundel county in line with other Maryland counties. The Bill addresses the acquisition of adjoining properties by developers for the purpose of building large campus facilities, which allow developers to skirt rules designed to address large facilities. Campus facilities completely change residential neighborhoods by introducing large commercial operations of high-density housing such as is occurring at Windmill Point at the end of Mountain Road (Rt 177). I support Anne Arundel Bill 16-20 and hope that you will pass it. |
| Michael A. Meredith and Carolyn F. Meredith | 776 Skywater Road | Gibson Island, Maryland | 21056 | Yes | | Bill 16-20 | Support | 1. Anne Arundel Bill 16-20 will limit encroachment of community based assisted living housing by preventing clusters of adjacent buildings in a single residential area. 2.it will help limit the burden on public utilities and/or mitigate threats to critical care areas dependent on wells and/or septic systems. 3.It will limit the flow of traffic in congested areas, especially where there is a single road in and out of a residential area. 4. It will require adequate parking for facilities. |
| John W. Sheldon | PO Box 245 | Gibson Island, MD | 21056 | Yes | | Bill 16-20 | Support | As full-time residents of Anne Arundel County for over 8 yrs., we are writing to ask you to support the passage of Anne Arundel Bill 16-20 as sponsored by Nathan Volke. Of particular concern to us is the lack of regulation for community based assisted living facilities and group homes in residential neighborhoods within this County. Bill 16-20 begins to address this concern by differentiating between small and large facilities, specifically, the acquisition of adjoining properties by developers of such for-profit facilities for the purpose of enlarging these homes by means of loopholes in the zoning code that allow them to disregard current rules. Allowing the expansion of these facilities within residential neighborhoods, presumably under the Fair Housing Act (FHA) without regard for the effect on septic and well systems, critical areas in the Chesapeake Bay watershed, ease of access to emergency medical care and even the immediate needs of the clientele, all without the input of the affected community, is unconscionable. Please support passage of Anne Arundel County Bill 16-20 and support future legislation to correct existing loopholes and irregularities in regulating assisted living facilities and to protect residential communities from inappropriate development that downgrades their neighborhoods. Thank you for consideration of our concerns. John and Elizabeth SheldonPO Box 245Gibson Island, MD 21056 |
| Martha & Tom Nolan | 650 Broadwater Way | Gibson Island | 21056 | Yes | | Bill 16-20 | Support | We are writing in support of Bill 16-20. We live at 650 Broadwater Way on Gibson Island. My parents bought the house in 1947 and we have been living here year round since 2001. As a child I spent summers here sailing and swimming on the Magothy and the Chesapeake. Our children have also had that wonderful experience and now our grandchildren are also enjoying the wonders of the Magothy and Chesapeake. We are very concerned about the building of group homes so close to the Magothy and Chesapeake that do not have adequate septic systems and could harm our fragile environment. We feel very strongly about this and are yearly contributors to the Magothy River Foundation and Alliance for the Chesapeake. Thank you for your consideration. Respectfully, Martha & Tom Nolan |
| Theresa Medicus | 3505 Keswick Road | Baltimore | 21211 | No | Evolve Life Centers | Bill 16-20 | Oppose | I am a Family Nurse Practitioner and I work in both Baltimore city and Anne Arundel County. As a lifelong resident of Baltimore, I've watched my city deteriorate exponentially due to the opiate epidemic. It effects both my daily practice at Johns Hopkins and the community I come home to at night. Additionally, I lost my brother to a heroin overdose when I was 15. This is not just a profession for me – it's personal. In 2018, I was given an opportunity to work additionally at Evolve Life Centers in Pasadena. At the time I was pregnant and needing to supplement my limited income while out on maternity leave. I'm still here over two years later because I've witnessed firsthand the amazing change made possible by providing recovery to those in need, as well as a safe living environment. Approximately 97% of my patients live in our residential programs in this community. I've witnessed clients come in freshly detoxed, scared, doubting they could make it 30 days, begin to turn corners, grow, and eventually graduate from our outpatient programs. They've gone on to become upstanding members of the community, many of them going on to help others. Community living is an essential component to this growth as they reintegrate back into a healthy society. I cannot imagine my many patients' success without these residences in place. I believe Anne Arundel County can and should serve as an example and support the residential recovery housing programs staying in place. |
| Gregory W. Waltjen | 5109 Mountain Rd | pasadena | 21122 | Yes | | Bill 16-20 | Support | The loophole in the current county zoning code allows high density commercial individual assisted living businesses (so called "Community based assisted living facility"), to be run in any residential neighborhood (think about that !!!!) Stacking neighboring properties allows up to 16 beds per building lot, creating...up and above all the environmental concerns, (septic, roof runoff , impervious surface issues) ---Traffic, density, parking, access & safety, issues in what I believe are not compatible with residential use.....These businesses can become large scale campuses in the middle of any neighborhood ...(Think about that again!!!) This is a zoning nightmare, that needs to be addressed, and will continue to be until these facilities are restricted to areas that will support the density these businesses need to operate safely.... At a minimum they should not be allowed in areas without public sewer, because the septic load is much higher with at least one bathroom per resident. Restricted in the critical area for the same reason... Public water due to higher water consumption and supply issues from private wells ... along with proper access for safety equipment to service such facilities. Any residential area can become a large scale business , anywhere !!!! I thought zoning laws were to protect the property owners and the environment. Anyone that owns residential property is effected by the this very short sighted and I believe financially influenced mistake. This is a zoning issue.....not a discrimination issue. |
| Will Passano | 606 Cooleys Pond Road | Gibson Island | 21056 | Yes | | Bill 16-20 | Support | Please disregard earlier e-mail as I do SUPPORT this bill that clarifies what type of commercial businesses, like an assisted living business that can be located in the middle of a residential neighbor. Not opposed to assisted living facilities at all, but they would not be surrounded by primary owner occupied homes, simply not safe with commercial traffic being mixed with roads where children play. Not is it proper to put a strain on the water and sewer systems as all intended for single family use. |
| Terry Passano | 606 Cooleys Pond Road | Gibson Island | 21056 | Yes | | Bill 16-20 | Support | Please disregard my earlier e-mail as I do SUPPORT this bill as there should be requirements to safely have assisted living facilities located in areas of the county that work for all parties. Current system has too many problems as commercial buildings are being used in the middle of 100% owner occupied residential buildings. |
| Bill Passano | 608 Cooleys Pond Road | Gibson Island | 21056 | Yes | | Bill 16-20 | Support | want to see better controls on where assisted living facilities can be located. At the present, way too much latitude and not fair to the owner occupied, primary residence neighborhoods where several assisted living organizations have and are trying to locate. Do not allow these commercial functions to sit next to a primary homeowner. simply not right |
| Melissa Anne Hopkins Smith | 1746 Banbury Road | Gibson Island | 21056 | Yes | | Bill 16-20 | Support | I grew up sailing on the Chesapeake Bay, and I am writing to you today to support the passage of Anne Arundel Bill 20-16. Community assisted living facilities are both necessary and positive institutions. But they must adhere to community guidelines that have been put in place to protect the character of the residential neighborhoods, including adherence to environmental laws and regulations to protect the Bay and its critical areas. Bill 20-16 addresses a very important county issue relating to the lack of regulation for group homes in residential neighborhoods. I am afraid for the health of the Chesapeake Bay. It is a national treasure. Please do your part to protect this resource. The Bill seeks to differentiate between small and large facilities that can be sited on residentially zoned properties and would bring Anne Arundel county in line with other Maryland counties. The Bill addresses the acquisition of adjoining properties by developers for the purpose of building large campus facilities, which allow developers to skirt rules designed to address large facilities. Campus facilities completely change residential neighborhoods by introducing large commercial operations of high-density housing such as is occurring at Windmill Point at the end of Mountain Road (Rt 177). I have received an excellent power point presentation on this subject which I have attached. It outlines the challenges its members are facing on Mountain Road. I think you will find it presents a very compelling argument as to the importance of passing Bill 20-16. Thank you for your consideration of my point of view |
| Susan Opie Owen | 639 Broadwater Way | Gibson Island | 21056 | Yes | | Bill 16-20 | Support | Please see my remarks in the attached file. |
| Jay McCutcheon | 5143 Mountain Rd | Pasadena | 21122 | Yes | | Bill 16-20 | Support | I am part of Windmill Point group. These are my points of view and expectations as we go forward to protect the people in these assisted living centers for the risky two years ahead of us and beyond to the future health environment. Of course we need to protect the people who work there the guests and communities around these places--especially converted single family homes |

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| Patricia Gail Campbell | 484 Riverside Drive | Pasadena | 21122 | Yes | | Bill 16-20 | Support | I have lived in Anne Arundel County much of my life. I strongly support this because it benefits many more of the citizens. There are ways to have assisted living without disrupting established neighborhoods and profiting developers. I have seen up close how the current situation can upset a community because it is happening to friends of mine. It was shocking to me to see what is currently allowed. |
| Colleen C. Reed | 1716 Skippers Row | Gibson island | 21056 | Yes | | Bill 16-20 | Support | I am writing in support of Anne Arundel County Council Bill 16-20. Please consider this to be offered Testimony in support of that legislation. As a 25 year resident of Anne Arundel County, I would like our residential communities to remain residential without commercial businesses in their neighborhoods. Multi-unit assisted living houses in the County and elsewhere in Maryland are really commercial, for profit businesses even though the promoters and owners like to pretend otherwise and say they are only advocates for aged or disabled. They convert adjacent residential properties to commercial properties step by step and evade the County zoning laws in doing so. That deception is simply not right. There are many examples and I would be happy to provide names and addresses as soon as the Council wants them. I have deep concerns about the impact of multi-building commercial businesses on existing residential streets and intersections with more traffic. Of equal concern to me as well are assisted living homes with overloaded and non-compliant septic systems holding more sewage from bathrooms and commercial kitchens than can be properly discharge especially near the Magothy River and Chesapeake bay where I live. I fear County budgetary constraints and overpowering lobbying are preventing common sense enforcement by the various County departments. Careful oversight and monitoring by the County is desperately required to monitor closely compliance by multi unit assisted living homes with environmental laws and zoning regulations. Let me emphasize that I support the notion of homes for the disabled and aged. However, as a nearby neighbor to the Windmill Point neighborhood I would like Bill 20- 16 to pass so that plans for a particular commercial compound with 3 and perhaps 4 houses on Mountain Road and very close to the Magothy River will be promptly reevaluated. Respectfully submitted, Colleen C. Reed |
| Rachel Waltjen | 2001 Bay Rd | Pasadena | 21122 | Yes | | Bill 16-20 | Support | I support this bill as I am concerned for lack of rules for assisted living in residential neighborhoods. Currently there is one being developed for 13 beds on well and septic in critical area and is in the process expanding to two abutted properties for 40+ beds creating a campus like facility. Builders join properties as they purchase under different names to bypass laws. The facility is at the end of a dead end road which is frequently closed from accidents which should be a safety concern, along with the inadequate ingress and egress. Other Maryland counties have restrictions on these developments, why not AA County? |
| Brian Rogers | 623 Cotterill Road | Gibson Island | 21056 | Yes | Security Title | Bill 16-20 | Support | Community assisted living facilities are necessary, but should adhere to community guidelines that have been put in place to protect the character of residential neighborhoods, including adherence to environmental laws and regulations designed to protect our Bay and its critical areas. This Bill addresses the acquisition of adjoining properties by developers for the purpose of building large campus facilities which allow developers to skirt the rules designed to regulate large facilities. Passing this Bill is the right thing to do and will help protect the character of our neighborhoods. |
| Paul Christensen | 231 Hidden Valley Road | Tracys Landing | 20779 | Yes | | Bill 16-20 | Support | Assisted living facilities for up to 16 residents are currently permitted in any residentially zoned area as a result of 2015 legislation. Developers have found a loophole in the code that allows several adjacent facilities to be chained together to allow much higher capacity. This loophole needs to be closed by passing Bill 16-20. A related issue is whether group living facilities of any type should be allowed in a Critical Area, which is more likely to be unsuitable for associated well water needs and septic volumes. Please support Bill 16-20. |
| Rick Waltjen | 2001 Bay Rd | Pasadena | 21122 | Yes | | Bill 16-20 | Support | I support this bill. There needs to be some regulations imposed on residential assisted living facilities. Builders are bypassing vague laws and creating large campuses in residential neighborhoods. Well and septic, critical area should be a concern as we try to keep our waters clean. Location and safety need to be a factor as one is being built at the end of a dead end road which is periodically closed for hours from accidents, electrical poles, water main breaks, etc. |
| Bruce Bereano | 720 Holly Drive | Annapolis | 21409 | No | Lawrence Adler | Bill 16-20 | Oppose | There are 5 separate attachments. |
| John Daigh | po box 213 | Gibson Island | 21056 | Yes | | Bill 16-20 | Support | Inserting a business into a neighborhood changes the character of the neighborhood. Permitting a business to expand within a neighborhood can destroy a neighborhood. The rights of residents should not be overwhelmed by the greed of a developer. |
| Deborah Weller | 120 Linda Ln | Millersville | 21108-2115 | Yes | | Bill 16-20 | Support | This bill will help close a loophole created by a 2025 bill that allowed new use in the code – Community Assisted Living CAL- without a purpose clause, by text amendment and with not standards or conditions. I agree that this needs to be addressed but request the bill include amendments. 1. Assisted Living facilities in RA zoning Not be permitted. 2. Additional thought goes into Recovery Residences category – such as what would be permitted and where (example: proximity to school, medical) as well as the ratio of residence to staff (during the day and at night). 3. The number of parking place required should be explicitly defined and linked to the building use. 4. On a positive note adding additional zoning categories that further restricts some types of assisted Living Facilities – Community Based and Group Homes – Community is a positive component of this bill. Currently all Assisted Living Facilities – Community Based and Group Homes – Community based are permitted in all residential zoning categories. This bill would allow only those facilities and homes with 8 or less residents to be permitted in residential zoning categories and would require facilities with up to 16 residents to require conditional approval. |
| Jane Daly | 709 Stillwater Rd | Gibson Island | 210567 | Yes | Self | Bill 16-20 | Oppose | Currently the county zoning laws allow redevelopment of residential properties into group homes or assisted living facilities without regard to the environmental or negative impact of the immediate community. Our local community including Windmill Point have watched in horror as several properties have been stripped of trees and natural grasses with excessive run off into the bay waters. These properties will have excessive septic needs without the same drainage fields and requirements of the rest of the community. This is a danger to the health and well being to our neighbors and families. PLEASE HELP! |
| Jennifer Wheeler | 1732 Severn Chapel Rd | Millersville | 21108 | No | New Life Addiction Counseling Services | Bill 16-20 | Oppose | see attached |
| Lauren Clarke | 10707 cardingway way apt t1 | | | Yes | | Bill 16-20 | Oppose | Does not support all residents. |
| Amy Gould | P.O. 226 | GIBSON ISLAND | 21056 | Yes | | Bill 16-20 | Support | I have lived in Anne Arundel County since 1996 and I am writing to you today to support the passage of Anne Arundel Bill 20-16. I served for many years on the architectural review committee for my community and it has made me extremely aware of the pressure development places on fragile bay-front land. Any new residential development (R-1 zoning) is highly limited and great precautions must be met to accommodate this impact to marginal septic capacity of this environment. Our community has no public sanitation system and relies solely on carefully designed and limited septic systems. Bill 20-16 addresses a critical county issue relating to the lack of regulation for group homes in our neighborhood, and particularly in adherence to environmental laws and regulations to protect the Bay and its critical areas. Our community, nearing its 100th year, has been the careful guardian of AA County's protective waterfront policies and ask that Bill 20-16 be passed to allow us to continue to do so. Under no circumstances should a group home project be allowed in areas without public sanitation as it has the capability of widescale compromise and failure of all the adjacent private systems. |
| Sandy Baressi | 350 S Putney Way | Severna Park | 21146 | Yes | | Bill 16-20 | Support | I support Councilman Nathan Volke's bill, which closes a loophole and provides better controls for the size of small assisted-living facilities in AA County. Thank you. |
| Charles E. Vieth | 519 Broadwater Way | Gibson Island | 21056 | Yes | | Bill 16-20 | Support | I support limiting the ability of assisted living facilities to build facilities in close proximity to each other. This is a way they circumvent regulations and is harmful to the community. |
| Timothy Harrington | 6438 Golden Oak Drive | Linthicum | 21090-2733 | Yes | | Bill 16-20 | Support | As a life long Anne Arundel County resident, I fully support bill 16-20 as it address shortfalls in our current county zoning codes. The current zoning codes allow for recovery residences, group homes and assisted living facility developers to build high density multi-tenant facilities. The passage of this bill will help ensure that county residents are not adversely impacted by said developers. Requiring adequate parking and differentiating the size of recovery residences, group homes and assisted living facilities will align Anne Arundel County zoning with other Maryland jurisdictions. The passage of this bill protects our communities as well as the residents of these facilities. |
| Alicia Gleason | 5168 Mountain Road | Pasadena | 21122 | Yes | | Bill 16-20 | Support | Dear Madam Chairwoman, I am in support of Bill 16-20. I am concerned regarding the current trend of converting single family homes into assisted living dwellings. I live in a neighborhood where this is occurring. I questioned then how 2 adjacent single family homes could support the multiple residents (50+), employees, vendors and visitors usage on ground water and septic. I thought these homes could not possibly provide adequate space needed and wondered where would the employees and visitors park. I naively thought we have building codes that would not let this occur. I thought about the additional hazards from Mountain Road traffic. I myself have set less than a mile from my house for hours when traffic accidents or downed trees created gridlock in these old water communities. This might sound as if I am against assisted living facilities, just the opposite. I believe our elderly deserve to have a beautiful setting and more importantly safe and comfortable "home". I question if it is profit driving the increase of these converted single family homes and not the health and well being our elderly. Now with all of us experiencing the pandemic I wonder if these facilities truly have the standards needed. I believe Bill 16-20 is a good start. sincerely, Alicia Gleason |

| Name | Street Address | City | Zip | Representing Self? | Who are you Representing? | Legislation | Position | Comment |
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| Richard Andrews | 5168 Mountain Road | Pasadena | 21122 | Yes | | Bill 16-20 | Support | Dear Madam Chairwoman, I want to express my support for Bill 16-20. We all love and support the elderly in our families ad our communities. I believe the "Mountain Road Project" currently underway will actually be a disservice to their future residents. Let me explain why. This project is being created on two small adjacent residential properties. The entire neighborhood is 100% well and septic. Covid 19 has been detected in large urban water and sewer systems that have the means to treat the water and affluent. We the neighbors, as well as the assisted living facility and it's residents do not have those means. A 50+ bed facility in small converted homes would not by definition not permit social distancing among it's residents, staff as well as many visitors. The residential homes in this neighborhood were designed n the 1950 and 60's wee never intended to support this type of strain. Surely our seniors, the weakest among us, our greatest generations, should be able to count on us to protect them from these types of risky endeavors I find myself asking, what good can come from this? R.A. |
| Jessica Hilton | 492 Center Street | Pasadena | 21122 | Yes | | Bill 16-20 | Oppose | |
| Eileen M Mowle | 331 Epping Way | Annapolis | 21401 | Yes | | Bill 16-20 | Oppose | My name is Eileen Mowle and I reside at 331 Epping Way, in Anne Arundel County. I am a long time resident of the County and have seen the ravages of drug misuse, and the benefits of sober homes. I am also an officer of the Board of Serenity Sistas, Inc. Their residences hold a very special place in my heart. Angel Traynor, founder and director, is in recovery from long term drug misuse. I am her mom, and watched her slide into near destruction, nearly losing her life. At the time, there were no sober homes in the County for women; because a friend opened her home and provided a safe haven, Angel learned to become a contributing member of the community, not to mention a daughter, mother, happy family member once again. Why the bill poses an issue: The bill is discriminatory against a 'protected class.' The Anne Arundel County Code provides that "discrimination in housing is contrary to the public policy of Anne Arundel County," and that such discrimination includes "refusing to make housing available to a member of a protected class" and "restricting the provision of services or facilities to a member of a protected class." §1-9-103." Reasons for Opposition I oppose this bill for the reason that the Bill discriminates based on characteristics specifically protected under the Fair Housing Act. Summary of argument Bill 16-20 does not adequately or properly serve all the citizens of AA County. Addiction is a disease; recovery is possible and communal living in a sober home offers a safe haven and the fellowship of like-minded men and women. |
| Frances Yuhas | 5133 Mountain Road | Pasadena | 21122 | Yes | | Bill 16-20 | Support | I support Bill 16-20. The reason this bill is being proposed is that a previous bill, Bill 23-15 was enacted to allow Assisted Living Facilities, Community-based to be built in any residential community and neighborhood by right, with no special exception or conditional use process required. SE or CU would typically be required with any similar development – however in the case of Assisted Living Facilities, community-based, and group homes there is no opportunity for the public to comment or other conditions for such use to be applied to the development (like compliance with the county landscape manual, forest conservation act, critical area or consideration of adverse impact on environmental setting, lot coverage visible light/light pollution, traffic, parking, noise, etc.). I believe this "permission" was passed without fully considering or respecting the potential unintended consequences and negative impacts that a FOR PROFIT, COMMERCIAL operation have by changing the character of a residential neighborhood. To put in perspective, the current code allows commercial, for-profit facilities with up to 16 bedrooms and bathrooms to be situated on residential lots not served by public water & sewer service. AND THEY CAN BE COMBINED TO FORM MULTI-BUILDING CAMPUS COMPLEXES! I ask the council to please review the impacts that Bill 23-15 can have on any residential neighborhood in Anne Arundel County then, consider how Bill 16-20 may address some of the issues of citizen concern and the spirit of maintaining the integrity of character of a residential neighborhood. Bill 16-20 is a step in the right direction. Baltimore, Howard and Montgomery Counties require similar SE and CU requirements. Thank you for the opportunity to share my thoughts for your consideration. |
| Capie Polk | 626 Stillwater Rd | Gibson Island | 21056 | Yes | | Bill 16-20 | Support | Please vote yes on Bill 16-20. This is a good start in closing loopholes allowing group homes to develop, expand, burden and stress local environments without proper foresight, consideration of impacts and planning. We have been Anne arundel residents over 10 years and love the happy mix of incredible natural beauty and vibrant communities. Two years ago during a month of unprecedented rainfall, we had a bank failure on our property. We have been going back and forth with county offices to get proper permits to stabilize the bank and protect our property. It has been a long, expensive and frustrating process. And more expense to come to comply and preserve properly. But we are dedicated to doing the right thing and will get input from our community as well before proceeding. Two new local projects for assisted living we pass daily, have faced no careful examination that we can see and are making changes in critical areas without input and with lasting damage. It looks to us like fast, greedy, profit-motivated and disregard of environmental, infrastructure capabilities and community impact. Please help. |
| Frank Sliwinski | 1511 Long Point Road | PASADENA | 21122 | Yes | | Bill 16-20 | Support | I am a senior citizen and have lived in the same neighborhood in Anne Arundel County since 1952. I have witnessed the impacts of increased development of the county over time - both positive and negative. I support Bill 16-20 which will correct zoning allowances made by a previous bill without considering the ramifications such "permitted" use in residential zoning designations. Bill 16-20 will require Assisted Living Facilities, Community-based, Group Homes and Recovery homes for greater than 8 residents to obtain approval by the conditional use process as required by any other similar development. I also believe these types of commercial, for-profit facilities should not be allowed to be situated on residential lots not served by public water & sewer service nor be allowed to be combined with adjacent lots to form a multi-building complex. I urge the council to vote in favor of Bill 16-20. Thank you for listening to my thoughts on the matter. |
| Virginia Sliwinski | 5160 MOUNTAIN RD | PASADENA | 21122 | Yes | | Bill 16-20 | Support | I am a senior citizen and have lived in three different neighborhoods in Anne Arundel County for the past 65 years. I have had a parent, an aunt and a sister-in-law who have needed assistance in care, each for several years, so I have first-hand experience with both large Assisted Living Facilities as well as smaller, community-based facilities. I have an appreciation of how the facilities are run and the infrastructure required to support the patients and staff. There should be zoning and permitting issues taken into consideration when governing such facilities to minimize the negative impacts the construction, renovation and expansion of an existing residential property can have on the character of a quiet residential neighborhood. Large signs, bright flood lights, large paved parking lots, large "Dumpster-type" garbage receptacles and constant vehicular traffic are not typical characteristics of a residential property. I support Bill 16-20 which will provide appropriate provisions to ensure the types of facilities that the bill address are consistent with residential rather than commercial use. Please vote in favor of Bill 16-20. Thank you. |
| Stacy Lawson | 1458 Pangbourne Way | Hanover | 21076 | Yes | | Bill 16-20 | Support | I was shocked to learn that: • Developers are permitted to tear down an existing home and build a new facility with 16 or more rooms in ANY residential community – even if designated as a limited development area or in critical area. • Anne Arundel seems to be unique in its loose treatment of these types of facilities in residential zones. Many jurisdictions in Maryland already treat smaller homes (0-8 beds) differently from larger facilities (9+ beds) for zoning purposes. • Since no specific provisions exist to govern siting and construction, the facility can be treated as residential, commercial, institutional, or a combination depending on the specific issue – opening the door for a developer's legal team to challenge any inspection/requirement that doesn't go in their favor. • The county allows these businesses to have a 64 sq. ft. lighted sign – even if it is outside your bedroom window. • There are no parking requirements for these high-density facilities – leading tenants, guests, and staff to park in the yard, on curbs and lawns in the surrounding community. • These facilities serve a population with disabilities but are built using Residential building code – with no requirements to meet even the basics of the Americans with Disabilities Act. • If your community has a HOA, its rules will not apply to these facilities. • Developers can acquire adjoining lots and build multiple buildings in a campus-style complex. • Developers can build these high-density multi-tenant facilities with no specific provisions in code to ensure they are built in a manner that respects the surrounding community. These commercial businesses are allowed in any Residential-zoned community. Please vote in favor of Bill 16-20. Thank you. |
| Kaleigh Moreland | 206A Victor Parkway | Annapolis | 21403 | Yes | | Bill 16-20 | Oppose | In Opposition to the Enactment of Anne Arundel County Council Bill 16-20. My name is Kaleigh Moreland and I oppose Bill 16-20. As an Anne Arundel County resident who successfully completed a drug treatment program and then lived in a sober living home in Anne Arundel County I am in opposition to Bill 16-20. I lived in Serenity Sistas Inc for 2 years. Living in a sober living home provided me safety, accountability, support, and a family like community that I did not have elsewhere. That time living in a recovery house I was able to mold back into a productive member of my community, re-enroll in higher education at AACC, maintain employment, healthy relationships and so much more. My lawyer advised me to move into a certified sober living home. As someone new to recovery it is important to live in a certified recovery home because community is the main factor needed to overcome addiction. Based on my experiences living in a sober living home in Anne Arundel County I believe Bill 16-20 will be harmful to the operation of the existing certified recovery homes in the county. |
| Janice C. Garahy | 616 Lake Shore Drive | Pasadena | 21122 | Yes | | Bill 16-20 | Support | FOR the purpose of defining community based assisting living facilities I and II, group homes I and II, and recovery residences I and II based on numbers of residents; amending the parking space requirements for assisted living facilities; adding parking space requirements for community based assisted living facilities I and II, group homes I and II, recovery residences I and II, and rooming houses; allowing assisted living facilities as special exception use in RA residential districts; allowing community based assisting living facilities I, group homes I, and recovery residences I as permitted uses in residential districts; allowing community based assisting living facilities II, group homes II, and recovery residences II as conditional uses in residential districts; allowing rooming houses as conditional uses in R10 and R15 residential districts; adding the conditional use requirements for community based assisting living facilities II, group homes II, recovery residences II, and rooming houses; making technical corrections; and generally relating to zoning. |

| Name | Street Address | City | Zip | Representing Self? | Who are you Representing? | Legislation | Position | Comment |
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| Kim Zukowski | 2817 Eastshire Dr | Baltimore | 21230 | Yes | | Bill 16-20 | Oppose | I lived in the Chrysalis House in Anne Arundel county when I first got clean if it wasn't for that safe environment I don't know what would have happened and that was in 1989 I am still in recovery today |
| Jonathan Hyde | 1623 St. Giles Road, North Cove Cottage | Gibson Island | 21056 | Yes | | Bill 16-20 | Support | I am for placing reasonable restrictions on community-based assisted living facilities. As I understand it, and I am not trained in the law, the current law was an attempt by the county to address the need to care for our aging population. It is a "developer's" law, crafted by and pushed through by developer interests. But they are not the only stakeholders affected. As we get experience with it, I believe the County Council will find good cause to modify this law. Specific to my interest in this bill, I don't understand how 9 residents plus 3 or more staff can be permitted a septic system on less than an acre, and on a R-1 residence within the Chesapeake Bay Critical Area, when I was put through the wringer less than 10 years ago for less and for a property in the same community but not in the critical area. And I don't understand how the council could continue to disparately favor the interests of such developers over communities in these matters once it becomes aware of the negative impacts of giving these developers carte blanche. |
| Charles Bagley IV | 1418 Sir William Way | Crownsville | 21032 | Yes | | Bill 16-20 | Support | I am a life long resident of Anne Arundel County (68 years) and I support Bill 16-20. In doing research on this Bill, I was surprised to learn how easy it is to convert any residential property in the County to a group home or a community based assisted living facility. In short, there are no provisions in the County code to prevent a change of use of the property from residential to a for profit use, group home or assisted living facility, with no review by the County. This Bill would bring Anne Arundel County into line with other Maryland Counties. |
| Merrie Louise Raynolds | 1710 Jorrick Road, P.O. Box 110 | Gibson Island | 21056 | Yes | | Bill 16-20 | Support | It is very important that this bill passes. Under the current guidelines group homes and assisted living facilities are able to open in residential neighborhoods. Residential neighborhoods are not equipped to support parking for these types of development. They are residential not commercial neighborhoods. The septic system for these residential properties are not equipped for the increased number of people. This is environmentally problematic for our rivers and cherished Chesapeake bay. Please pass this bill. |
| David Asher | 771 Skywater Rd. | Gibson Island | 21056 | Yes | | Bill 16-20 | Support | I am a resident of Anne Arundel County and I am writing to you today to support the passage of Anne Arundel Bill 20-16. Community assisted living facilities are both necessary and positive institutions. It is important, however, that they follow community guidelines that have been put in place to protect the character of the residential neighborhoods in which they locate, including adherence to environmental laws and regulations to protect the Bay and its critical areas. Bill 20-16 addresses a very important county issue relating to the current lack of regulation for group homes in residential neighborhoods in our county. The Bill differentiates between small and large facilities that can be sited on residentially zoned properties and would bring Anne Arundel county in line with other Maryland counties. The Bill also addresses the acquisition of adjoining properties by developers for the purpose of building large campus facilities, which allow developers to skirt rules designed to address large facilities. Campus facilities completely change residential neighborhoods and put undue additional burden on local roads and infrastructure by in effect introducing large commercial operations of high-density housing. Furthermore, developers who use FHA to run ramshackle over community, County, State, and even other Federal codes, should not be provided an effectively protected status that makes them above the law. This commercial practice of using FHA as a club to coerce judgements, irrespective of community, environmental, and societal impact, threatens to interfere with public support for fair housing for the elderly, infirm, and medically needy. I call on the Anne Arundel county to take a well-reasoned stand that can be taken up, if needed, by higher level courts. |
| John Deering Watson | 1710 Jorrick Road, P.O. Box 110 | Gibson Island | 21056 | Yes | Anne Arundel Medical Center Pathways program | Bill 16-20 | Support | Please endorse, support and vote in favor of Bill 20-16 which is scheduled to expire on May 23,2020. My wife, Barbara Ann and I have lived in our home on Gibson Island since 1981 until she passed away on July 27, 2019. Now, I live in our home with my daughter who has taken a job in Annapolis. Through out the years our whole family (three boys and one girl) has revered the Chesapeake Bay which provides both economic and recreational vitality to the area. Without AAC bill 20-16, there is potential for over running the septic systems which will poison our cherished Chesapeake Bay. Residential zoned communities can't handle high density multi tenant facilities. I urge you to vote for Bill 20-16 being sponsored by Nathan Volke. Sincerely, John Deering Watson |
| Daniel Watkins | 8243 Mimico South | Millersville | 21108 | No | Anne Arundel Medical Center Pathways program | Bill 16-20 | Oppose | Anne Arundel County Council Members: On behalf of the Anne Arundel Medical Center Pathways program, please accept the attached testimony in Opposition to Bill 16 20. |
| James McCoy | 25 Tennessee Ave | Pasadena | 21122 | Yes | | Bill 16-20 | Support | I support Bill 16-20. As a resident of Anne Arundel county I am aware that assisted living facilities, group homes, and other similar commercial for-profit developments are allowed in any residential zoning district without consideration of the negative impacts to current property owner and neighbors. Bill 16-20 will address some of my concerns. Please vote in favor of Bill 16-20. |
| Timothy Rodgers | 5170 Mountain Road | Pasadena | 21122 | Yes | | Bill 16-20 | Support | Current commercial zoning laws prohibit a developer from building an assisted living facility with greater than 16 beds wherever he or she pleases. However, there is nothing in the current zoning laws that prohibit a for-profit developer from circumventing this zoning protection by acquiring adjacent residential properties and subsequently converting each to a Community-Based Assisted Living Facility with less than 17 beds. I was appalled to learn that this residential zoning loophole has resulted in the creation of numerous abutting-property assisted living campuses, exceeding 16 total beds, in multiple locations throughout the county. Locations include Riviera Beach, Gambrills, Millersville, Annapolis and Linthicum. Even more troubling is the fact that this is being done in critically protected areas with well and septic systems without proper consideration of potential environmental impacts. These commercial activities clearly put an undue strain on the residential neighborhoods where they have been allowed to propagate, including increased traffic from staff workers, visitors, food delivery, waste removal, emergency vehicles and medical deliveries. I strongly urge the County Council to pass this legislation. Thank you. |
| Elizabeth Davis | Broadwater Way | Gibson Island | 21056 | Yes | | Bill 16-20 | Support | I urge the legislature to pass this Bill. The legislation, as it stands, is detrimental to the fabric of our residential communities. Please protect our neighborhoods and vote for this bill. Stop developers from destroying neighborhoods! |
| Marte Birnbaum | 331 Kahler Way | Glen Burnie | 21060 | Yes | | Bill 16-20 | Oppose | My spouse and I recently moved to Anne Arundel County where I am employed in Annapolis as a social worker. I oppose Bill 16 20 as written, and the proposed zoning change contained therein. My reasons are several: I began social work in 1989; a year after the Fair Housing Act was enacted. That Act was designed to keep zoning changes, restrictive "covenants", and special use permits, meant to exclude individuals with specific issues or problems, including histories of substance use, from residential communities. Limits on recovery focused housing in this bill, are short-sighted. People engaged in recovery and becoming productive members of society should not be excluded from safe communities. Secure and supportive housing such as recovery residences, is so critical for persons in early recovery that the American Society of Addiction Medicine (ASAM) has defined clinical assessment of a need for a Recovery/Living environments as a key component of treatment plans (ASAM Dimension 6). The primary considerations for recommending recovering persons to a Recovery Residence is that a return to a previous living situation, and proximity to the people, places and things of a using past, poses a direct threat to their treatment and recovery. ASAM Dimension 6 additionally includes an assessment that the individual would benefit from a structured recovery environment. Persons assessed as requiring this level of aftercare are recommended for Recovery Residences which offer the necessary safeguards and supports. I am aware that Anne Arundel County has a low number of such housing and more, not less, are needed. Please do not pass Bill 16 20 which will restrict the amount of aftercare in our county. Respectfully, Marte Birnbaum, LCSW-C |
| Terri collins | 993 Round Bay Rd | Crownsville | 21032 | Yes | | Bill 16-20 | Oppose | |
| Marie Nemphos | 5174 Mountain Road | Pasadena | 21122 | Yes | | Bill 16-20 | Support | I support this bill for many reasons. Here are a few: Land Resources: Facilities on Septic and Well overburden land resources. County Resources: Facilities require extra First Responder attention and will overburden county resources. State Resources: Facilities on a two lane state road without turn lanes will overburden the use of state roads and pose a danger to those traveling on the road. |
| Jeffrey Mathews | 5166 Mountain Road | Pasadena | 21122 | Yes | | Bill 16-20 | Support | I support Bill 16-20, as I support the spirit of community-based assisted living facilities. However, as provided in 16-20, it is absolutely crucial that these facilities be true, integrated members of the community. Under current law, developers are allowed to create large multi-house campuses, as we're seeing in our neighborhood, with very limited possibility of residents having contact with other community members. Further, as the effective size of these facilities grows, as I am seeing in my neighborhood, there is greater and greater negative impact on other community members, in terms of traffic, access to emergency services, not to mention the fact that these facilities seemingly are not bound by the zoning and critical areas regulations that are designed to protect our collective environment and resources. Bill 16-20 is absolutely critical to ensure truly community-based assisted living facilities are truly members of the community -- and good neighbors. |