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**RE: March 25, 2026 Public Hearing**

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**From** Dean Packard <dean@packardassociatesllc.com>

**Date** Tue 3/24/2026 11:46 PM

**To** Robeson Hannan, Lynn <Lynn.RobesonHannan@montgomerycountymd.gov>; Nichols, Greg <Greg.Nichols@montgomerycountymd.gov>; Kristin Kiel <kiel.kristin@gmail.com>; Josh Kaye <josh.kaye@montgomeryplanning.org>

**Cc** Johnson, Nana <Nana.Johnson@montgomerycountymd.gov>; Guisao-Ospina, Jony <Jony.Guisao@montgomerycountymd.gov>; josh.kaye@montgomeryplanning.org <josh.kaye@montgomeryplanning.org>; Kobylski, Linda <Linda.Kobylski@montgomerycountymd.gov>; caroljeanhan@gmail.com <caroljeanhan@gmail.com>; jjlim105@gmail.com <jjlim105@gmail.com>; matthew.rooney1@gmail.com <matthew.rooney1@gmail.com>; kimberly.rooney7@gmail.com <kimberly.rooney7@gmail.com>; jd.jcarr@gmail.com <jd.jcarr@gmail.com>; funhair2004@yahoo.com <funhair2004@yahoo.com>; kentege@gmail.com <kentege@gmail.com>; soltykan@hotmail.com <soltykan@hotmail.com>; rchan11@hotmail.com <rchan11@hotmail.com>; jghughes2@verizon.net <jghughes2@verizon.net>

 9 attachments (12 MB)

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### [EXTERNAL EMAIL]

Lynn, I believe, at last, the wintery weather is finally behind us. We have been about to progress with the work but it was slower due to weather temperatures below 40 degrees at the beginning of many days. Now, work is progressing every day.

First, after testing all of the circuits for what was causing the issue with the street light, we were able to isolate the problem to be a failed lamp post head LED board. Tracking down the distributor who ordered the lights started a process where they had to locate the original order to create a work order to replace the light. They contacted the manufacturer who made the light fixture were informed that I would not ship until the first week of April. We claimed it was a safety hazard and it was shipped and received today. We delivered it to Mike Hines and he is arranging to install the new head fixture tomorrow or Thursday.

Picture #1 is from the back of Lot 29 looking to the playground circle, showing the 3 sections of new concrete sidewalk poured, completing the connection to from the sidewalk behind Lots 26-29 to the playground circle.

Picture #2 is looking a the finished concrete curbing for the playground circle and the start of the pervious pavers being laid.

Picture #3 is looking at the finished concrete curbing for the playground circle and the 3 sections of new concrete poured from Lot 30 to the playground circle. Out of concern for drainage along the side of Lot 30, an ADS drain inlet was installed uphill from the sidewalk with a pipe running under the new sidewalk sections to outfall into the stormwater facility.

Picture #4 is the lower section of the finished concrete curbing around the playground circle prepared for paver installation.

Picture #5 is looking at the extension of the existing paving formed for curbing to be poured. As noted in the picture, the area is almost dry enough to bring the Bobcat back in to shore dirt up against the back of the curb forms. The geotechnical engineer and I have reviewed what is present and discussed once the curb forms are braced, stone shall be placed in the bottom of the forms and compacted to securely establish and stabilize the subgrade for the curbing to be formed. After the snow and freezing conditions, soil conditions will be favorable to begin moving the dirt needed from the stockpile this week to brace the curb forms.

Picture #6 is in next to Lot 14 looking at the extension of the existing drive into the second entrance area. As apparent in the picture, most of the water has been pumped out and is drying out quickly. Additional stone will be placed to strengthen and stabilize the subgrade. Accessible ramps have been formed on each side of the drive and detector strips will be set in the concrete once poured for the ramps. Once the ramps are poured, the remaining pervious pavers will be laid to complete the sidewalk. Picture #7 is the extension of the concrete sidewalk along Garrett Road formed up. This pour will wait for the onsite private curbing to be finished, then working with the right of way inspector for approval to set the curb forms in the right of way, concrete will be poured for the curb and sidewalk section at one time. Also shown is the finished pervious paver sidewalk along Lot 14.

Picture #8 is from Garrett Road, looking up the second entrance. The curb forms have been blocked off to finish the onsite private sidewalk first. Adjacent to Garrett Road is the low point where the most water has collected. This will be pumped out, dried and stabilized with stone under the direction of the right of way inspector.

Picture #9 shows the top of the curb forms and is the example of the dirt that need to be brought down off of the stockpile to backfill and brace the back of the forms. Stone will be placed inside the forms and compacted as discussed with the Geotechnical engineer to stabilize the subgrade for the curb pour.

We have met the paving contractor onsite who will bring the last loads of stone to the site to finish bringing the elevation up the paving subgrade. All in all, there will be 6"+ of stone subgrade that will be compacted with the large vibratory roller which will be supervised by me and the Geotechnical engineer prior to asphalt installation.

This will progress until completed and we will next proceed to reseeding for stabilization, landscaping installation, installation of the community sign board, signs and completing the punch lists for the sediment and right of way permits, then finishing with the playground and other items.

Dean Packard, PE

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**From:** Robeson Hannan, Lynn <Lynn.RobesonHannan@montgomerycountymd.gov>

**Sent:** Tuesday, March 24, 2026 12:57 PM

**To:** Nichols, Greg <Greg.Nichols@montgomerycountymd.gov>; Dean Packard <dean@packardassociatesllc.com>; Kristin Kiel <kiel.kristin@gmail.com>; Josh Kaye <josh.kaye@montgomeryplanning.org>

**Cc:** Johnson, Nana <Nana.Johnson@montgomerycountymd.gov>; Guisao-Ospina, Jony <Jony.Guisao@montgomerycountymd.gov>; josh.kaye@montgomeryplanning.org; Kobylski, Linda <Linda.Kobylski@montgomerycountymd.gov>; caroljeanhan@gmail.com; jjlim105@gmail.com; matthew.rooney1@gmail.com; kimberly.rooney7@gmail.com; jd.jcarr@gmail.com; funhair2004@yahoo.com; kentege@gmail.com; soltykan@hotmail.com; rchan11@hotmail.com; jghughes2@verizon.net

**Subject:** RE: March 25, 2026 Public Hearing

Thank you.

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**From:** Nichols, Greg <Greg.Nichols@montgomerycountymd.gov>

**Sent:** Tuesday, March 24, 2026 12:56 PM

**To:** Robeson Hannan, Lynn <Lynn.RobesonHannan@montgomerycountymd.gov>; dean@packardassociatesllc.com; Kristin Kiel <kiel.kristin@gmail.com>; Josh Kaye <josh.kaye@montgomeryplanning.org>

**Cc:** Johnson, Nana <Nana.Johnson@montgomerycountymd.gov>; Guisao-Ospina, Jony <Jony.Guisao@montgomerycountymd.gov>; josh.kaye@montgomeryplanning.org; Kobylski, Linda <Linda.Kobylski@montgomerycountymd.gov>; caroljeanhan@gmail.com; jjlim105@gmail.com; matthew.rooney1@gmail.com; kimberly.rooney7@gmail.com; jd.jcarr@gmail.com; funhair2004@yahoo.com; kentege@gmail.com; soltykan@hotmail.com; rchan11@hotmail.com; jghughes2@verizon.net  
**Subject:** Re: March 25, 2026 Public Hearing

These were just taken. So, the curb has yet to be poured and obviously, no base pavement. A couple of workers still installing pavers. See you tomorrow.

Greg Nichols, Manager  
Zoning & Site Plan Compliance  
Department of Permitting Services  
2425 Reddie Drive, 7th Floor  
Wheaton, Maryland 20902

240-777-6278

Have you tried DPS eServices?

<http://\permittingservices.montgomerycountymd.gov/DPS/eServices/AboutServices.aspx>

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**From:** Robeson Hannan, Lynn <[Lynn.RobesonHannan@montgomerycountymd.gov](mailto:Lynn.RobesonHannan@montgomerycountymd.gov)>  
**Sent:** Tuesday, March 24, 2026 12:14:16 PM  
**To:** [dean@packardassociatesllc.com](mailto:dean@packardassociatesllc.com) <[dean@packardassociatesllc.com](mailto:dean@packardassociatesllc.com)>; Kristin Kiel <[kiel.kristin@gmail.com](mailto:kiel.kristin@gmail.com)>  
**Cc:** Johnson, Nana <[Nana.Johnson@montgomerycountymd.gov](mailto:Nana.Johnson@montgomerycountymd.gov)>; Guisao-Ospina, Jony <[Jony.Guisao@montgomerycountymd.gov](mailto:Jony.Guisao@montgomerycountymd.gov)>; josh.kaye@montgomeryplanning.org <[josh.kaye@montgomeryplanning.org](mailto:josh.kaye@montgomeryplanning.org)>; Nichols, Greg <[Greg.Nichols@montgomerycountymd.gov](mailto:Greg.Nichols@montgomerycountymd.gov)>; Kobylski, Linda <[Linda.Kobylski@montgomerycountymd.gov](mailto:Linda.Kobylski@montgomerycountymd.gov)>; [caroljeanhan@gmail.com](mailto:caroljeanhan@gmail.com) <[caroljeanhan@gmail.com](mailto:caroljeanhan@gmail.com)>; [jjlim105@gmail.com](mailto:jjlim105@gmail.com) <[jjlim105@gmail.com](mailto:jjlim105@gmail.com)>; [matthew.rooney1@gmail.com](mailto:matthew.rooney1@gmail.com) <[matthew.rooney1@gmail.com](mailto:matthew.rooney1@gmail.com)>; [kimberly.rooney7@gmail.com](mailto:kimberly.rooney7@gmail.com) <[kimberly.rooney7@gmail.com](mailto:kimberly.rooney7@gmail.com)>; [jd.jcarr@gmail.com](mailto:jd.jcarr@gmail.com) <[jd.jcarr@gmail.com](mailto:jd.jcarr@gmail.com)>; [funhair2004@yahoo.com](mailto:funhair2004@yahoo.com) <[funhair2004@yahoo.com](mailto:funhair2004@yahoo.com)>; [kentege@gmail.com](mailto:kentege@gmail.com) <[kentege@gmail.com](mailto:kentege@gmail.com)>; [soltykan@hotmail.com](mailto:soltykan@hotmail.com) <[soltykan@hotmail.com](mailto:soltykan@hotmail.com)>; [rchan11@hotmail.com](mailto:rchan11@hotmail.com) <[rchan11@hotmail.com](mailto:rchan11@hotmail.com)>; [jghughes2@verizon.net](mailto:jghughes2@verizon.net) <[jghughes2@verizon.net](mailto:jghughes2@verizon.net)>  
**Subject:** RE: March 25, 2026 Public Hearing

Mr. Packard, please provide site photos and an update on any work that has proceeded at the site for tomorrow's hearing (3/25/26 at 9:30 a.m., remote).

Mr. Kaye or Mr. Nichols, if either of you have time to confirm any work that has been completed, it would be greatly appreciated.

Best,

Lynn Robeson Hannan  
Hearing Examiner

**From:** Dean Packard <[dean@packardassociatesllc.com](mailto:dean@packardassociatesllc.com)>  
**Sent:** Thursday, February 26, 2026 11:07 AM  
**To:** Robeson Hannan, Lynn <[Lynn.RobesonHannan@montgomerycountymd.gov](mailto:Lynn.RobesonHannan@montgomerycountymd.gov)>; Kristin Kiel <[kiel.kristin@gmail.com](mailto:kiel.kristin@gmail.com)>  
**Cc:** Johnson, Nana <[Nana.Johnson@montgomerycountymd.gov](mailto:Nana.Johnson@montgomerycountymd.gov)>; Guisao-Ospina, Jony <[Jony.Guisao@montgomerycountymd.gov](mailto:Jony.Guisao@montgomerycountymd.gov)>; [josh.kaye@montgomeryplanning.org](mailto:josh.kaye@montgomeryplanning.org); Nichols, Greg <[Greg.Nichols@montgomerycountymd.gov](mailto:Greg.Nichols@montgomerycountymd.gov)>; Kobylski, Linda <[Linda.Kobylski@montgomerycountymd.gov](mailto:Linda.Kobylski@montgomerycountymd.gov)>; [caroljeanhan@gmail.com](mailto:caroljeanhan@gmail.com); [jjlim105@gmail.com](mailto:jjlim105@gmail.com); [matthew.rooney1@gmail.com](mailto:matthew.rooney1@gmail.com); [kimberly.rooney7@gmail.com](mailto:kimberly.rooney7@gmail.com); [jd.jcarr@gmail.com](mailto:jd.jcarr@gmail.com); [funhair2004@yahoo.com](mailto:funhair2004@yahoo.com); [kentege@gmail.com](mailto:kentege@gmail.com); [soltykan@hotmail.com](mailto:soltykan@hotmail.com); [rchan11@hotmail.com](mailto:rchan11@hotmail.com); [jghughes2@verizon.net](mailto:jghughes2@verizon.net)  
**Subject:** RE: Proposed postponement of February 27, 2026, public hearing

**[EXTERNAL EMAIL]**

I will be participating in a Karate tournament in Florida for my next black belt review Thursday March 5th, coming back Sunday. I am available any other times.

Thank you for message for my wife. She should be Ok, but I will be there for her.

Dean Packard, PE

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**From:** Robeson Hannan, Lynn <[Lynn.RobesonHannan@montgomerycountymd.gov](mailto:Lynn.RobesonHannan@montgomerycountymd.gov)>  
**Sent:** Thursday, February 26, 2026 10:53 AM  
**To:** Dean Packard <[dean@packardassociatesllc.com](mailto:dean@packardassociatesllc.com)>; Kristin Kiel <[kiel.kristin@gmail.com](mailto:kiel.kristin@gmail.com)>  
**Cc:** Johnson, Nana <[Nana.Johnson@montgomerycountymd.gov](mailto:Nana.Johnson@montgomerycountymd.gov)>; Guisao-Ospina, Jony <[Jony.Guisao@montgomerycountymd.gov](mailto:Jony.Guisao@montgomerycountymd.gov)>; [josh.kaye@montgomeryplanning.org](mailto:josh.kaye@montgomeryplanning.org); Nichols, Greg <[Greg.Nichols@montgomerycountymd.gov](mailto:Greg.Nichols@montgomerycountymd.gov)>; Kobylski, Linda <[Linda.Kobylski@montgomerycountymd.gov](mailto:Linda.Kobylski@montgomerycountymd.gov)>; [caroljeanhan@gmail.com](mailto:caroljeanhan@gmail.com); [jjlim105@gmail.com](mailto:jjlim105@gmail.com); [matthew.rooney1@gmail.com](mailto:matthew.rooney1@gmail.com); [kimberly.rooney7@gmail.com](mailto:kimberly.rooney7@gmail.com); [jd.jcarr@gmail.com](mailto:jd.jcarr@gmail.com); [funhair2004@yahoo.com](mailto:funhair2004@yahoo.com); [kentege@gmail.com](mailto:kentege@gmail.com); [soltykan@hotmail.com](mailto:soltykan@hotmail.com); [rchan11@hotmail.com](mailto:rchan11@hotmail.com); [jghughes2@verizon.net](mailto:jghughes2@verizon.net)  
**Subject:** Proposed postponement of February 27, 2026, public hearing  
**Importance:** High

Mr. Packard, my best wishes to your wife.

I propose to postpone the hearing scheduled for tomorrow by one week to March 6, 2026, at 9:30 a.m.

I have contracted influenza A and it is very painful for me to speak.

To do this, I must convene the hearing solely to postpone it to the March 6<sup>th</sup> date.

***Please let me know as soon as possible whether anyone has any objections/conflicts with the March 6<sup>th</sup> date.***

Best,

Lynn Robeson Hannan  
Hearing Examiner

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**From:** Dean Packard <[dean@packardassociatesllc.com](mailto:dean@packardassociatesllc.com)>  
**Sent:** Tuesday, February 24, 2026 6:46 PM

**To:** Robeson Hannan, Lynn <[Lynn.RobesonHannan@montgomerycountymd.gov](mailto:Lynn.RobesonHannan@montgomerycountymd.gov)>; Kristin Kiel <[kiel.kristin@gmail.com](mailto:kiel.kristin@gmail.com)>

**Cc:** Johnson, Nana <[Nana.Johnson@montgomerycountymd.gov](mailto:Nana.Johnson@montgomerycountymd.gov)>; Guisao-Ospina, Jony <[Jony.Guisao@montgomerycountymd.gov](mailto:Jony.Guisao@montgomerycountymd.gov)>; [josh.kaye@montgomeryplanning.org](mailto:josh.kaye@montgomeryplanning.org); Nichols, Greg <[Greg.Nichols@montgomerycountymd.gov](mailto:Greg.Nichols@montgomerycountymd.gov)>; Kobylski, Linda <[Linda.Kobylski@montgomerycountymd.gov](mailto:Linda.Kobylski@montgomerycountymd.gov)>; [caroljeanhan@gmail.com](mailto:caroljeanhan@gmail.com); [jjlim105@gmail.com](mailto:jjlim105@gmail.com); [matthew.rooney1@gmail.com](mailto:matthew.rooney1@gmail.com); [kimberly.rooney7@gmail.com](mailto:kimberly.rooney7@gmail.com); [jd.jcarr@gmail.com](mailto:jd.jcarr@gmail.com); [funhair2004@yahoo.com](mailto:funhair2004@yahoo.com); [kenteg@gmail.com](mailto:kenteg@gmail.com); [soltykan@hotmail.com](mailto:soltykan@hotmail.com); [rchan11@hotmail.com](mailto:rchan11@hotmail.com); [jghughes2@verizon.net](mailto:jghughes2@verizon.net)

**Subject:** RE: FW: Information for January 9, 2026 upcoming show cause hearing

**[EXTERNAL EMAIL]**

Lynn, attached are the latest pictures from just before and after the latest snowfall.

As we have all known much of the time since the last hearing has caused work to be shut down due to snow, ice and subfreezing weather. About 1 ½ weeks ago, the temperatures began climbing close to freezing and we convinced the workers to restart the work, with Mike and I shoveling snow to clear the path to set the curb forms. At this time 95% of the forms in the non-public right of way area have been set. The melting snow has created another issue now of pooling water at the three low spots. We have been running three pumps to drain the water away from the entrance and not onto the street or into the ponds since chemicals were used to treat the internal paving. We almost had the low spot dry until the weekend snow and we are pumping the water out again with rain again for Thursday.

The pervious pavers have been laid on 90% of the walkway next to the second entrance and the workers need another day or two to cut the remaining pieces in for completion.

It seems like the weather outlook is improving but we need 2 or 3 days of warm sunny weather to dry out everything to get the curb base solid and bring concrete trucks in to pour. Mother nature is not being kind, but the timing is soon. Once the private area of the curb forms are poured, we will contact the DPS inspector to work with us to finish off the last 15' of curbing in the public right of way.

Cromwell Paving has been paid their deposit and is scheduled to install the base paving as soon as the curb is finished, weather pending.

Once this is paved, we will be able to turn our attention to the other remaining items to finish, with better weather coming soon.

I will be at the hospital Friday morning at 6:30 taking my wife in for another surgery for treating repercussions from her bout with cancer. Once I get her checked in, I will come back to Maryland to be at my office for the meeting. If for some reason, I can't leave the hospital, I will take my computer with me and sign in from the waiting room. She should be Ok but cancer is not curable in her case, and her remission has been so far so good.

Taking things one day at a time.  
Dean Packard, PE

[Redacted signature]

