



Planet Depos®
We Make It *Happen™*

Transcript of Hearing

Date: February 7, 2022

Case: Andrew Conner & Estefania Puricelli Equestrian Facility

Planet Depos

Phone: 888.433.3767

Email: transcripts@planetdepos.com

www.planetdepos.com

Transcript of Hearing
Conducted on February 7, 2022

1 (1 to 4)

1	3
1 OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS	1 A P P E A R A N C E S
2 FOR MONTGOMERY COUNTY, MARYLAND	2
3 -----x	3 ON BEHALF OF THE MONTGOMERY COUNTY OFFICE
4 ANDREW CONNER and :	4 OF ZONING AND ADMINISTRATIVE HEARINGS
5 ESTEFANIA PURICELLI : Case No.: CU 22-03	5
6 EQUESTRIAN FACILITY :	6 DEREK BAUMGARDNER, HEARING EXAMINER
7 Applicants :	7
8 -----x	8 APPLICANTS:
9	9
10 HEARING	10 ANDREW CONNER and ESTEFANIA PURICELLI
11 BEFORE DEREK BAUMGARDNER, HEARING EXAMINER	11 6001 Warm Springs Drive
12 Held Virtually	12 Derwood, MD 20855
13 Monday, February 7, 2022	13
14 9:33 a.m. EST	14 ALSO PRESENT:
15	15
16	16 BARBARA COX, MONTGOMERY COUNTY
17	17 DEPARTMENT OF PERMITTING SERVICES
18	18 NANA YAA JOHNSON, OZAH
19	19 SARA BEHANNA, OZAH
20	20 JESSE GREER, PLANET DEPOS
21	21
22	22
23 Job: 431277	23
24 Pages 1-34	24
25 Transcribed by: Jo Ann Pawela	25
2	4
1 Hearing, before Derek Baumgardner, Hearing	1 C O N T E N T S
2 Examiner, for:	2
3	3 HEARING PAGE
4 Montgomery County Office of Zoning and	4 Proceedings 5
5 Administrative Hearings	5
6 100 Maryland Avenue, Room 200	6 E X H I B I T S
7 Rockville, MD 20850	7
8 (240) 777-6660	8 #7 - Conditional Use Site Plan 11
9	9 #4 - Zoning Map 13
10 Pursuant to Agreement, before Brendon	10 #17 - Staff Report 13
11 Cuenca, Notary Public in and for the State of	11
12 Maryland.	12
13	13
14	14
15	15
16	16
17	17
18	18
19	19
20	20
21	21
22	22
23	23
24	24
25	25

Transcript of Hearing
Conducted on February 7, 2022

2 (5 to 8)

<p>5</p> <p>1 PROCEEDINGS</p> <p>2 (The hearing commenced at 9:33 a.m.)</p> <p>3 MR. BAUMGARDNER: Good morning, everyone.</p> <p>4 My name is Derek Baumgardner. I'm going to be</p> <p>5 the hearing examiner for this case. This is the</p> <p>6 Office of Zoning and Administrative Hearings,</p> <p>7 hearing a case here today, February 7th, 2022.</p> <p>8 The time is approximately 9:34 a.m. We are</p> <p>9 hearing OZAH Case CU 22-03, requesting a</p> <p>10 conditional use for an equestrian facility</p> <p>11 located at the property at 6001 Warm Springs</p> <p>12 Drive in Derwood, Maryland, all located within</p> <p>13 Montgomery County, Maryland.</p> <p>14 As I mentioned, my name is Derek</p> <p>15 Baumgardner. I will be the hearing examiner for</p> <p>16 this case, which means I will listen to you and</p> <p>17 take in evidence here today and issue a written</p> <p>18 decision of my findings. You may request an</p> <p>19 appeal to the Board of Appeals within 10 days</p> <p>20 from the date of that written decision.</p> <p>21 A couple of brief things about our hearing</p> <p>22 process, and especially our hearing process as</p> <p>23 it applies in this virtual format that we're</p> <p>24 currently using, which is Microsoft Teams.</p> <p>25 First of all, if you have any issues with</p>	<p>7</p> <p>1 Can we identify the parties for the record?</p> <p>2 So, Ms. Puricelli, if you can just give us your</p> <p>3 name and your address and a good email address</p> <p>4 for you, please?</p> <p>5 MS. PURICELLI: Hi. Yes. This is</p> <p>6 Estefania Puricelli and my address is 6001 Warm</p> <p>7 Springs Drive, Rockville, Maryland; and my email</p> <p>8 address is estefania.puricelli@gmail.com.</p> <p>9 MR. BAUMGARDNER: Thank you very much,</p> <p>10 ma'am. And is that Mr. Conner in the</p> <p>11 background?</p> <p>12 MS. PURICELLI: Yes.</p> <p>13 MR. CONNER: Yes.</p> <p>14 MR. BAUMGARDNER: Hello, sir. How are you?</p> <p>15 If you can just give us your full name and your</p> <p>16 address and your email address, please?</p> <p>17 MR. CONNER: Yes. It's Andrew Conner,</p> <p>18 C-O-N-N-E-R, and the address is the same -- 6001</p> <p>19 Warm Springs Drive, Derwood, 20855; and the</p> <p>20 email address is andrew.s.conner@gmail.com.</p> <p>21 MR. BAUMGARDNER: Thank you very much, sir.</p> <p>22 MR. CONNER: Thank you.</p> <p>23 MR. BAUMGARDNER: Looks like we -- I'm</p> <p>24 going to look at the record really quick.</p> <p>25 We have an Affidavit of Posting, which was</p>
<p>6</p> <p>1 the platform itself, please give our office a</p> <p>2 phone call at (240) 777-6663 -- again, that's</p> <p>3 (240) 777-6663 -- with any questions about</p> <p>4 Microsoft Teams.</p> <p>5 This hearing is being recorded. You should</p> <p>6 see a banner across the top of your screen</p> <p>7 notifying you of such. We also have our court</p> <p>8 reporter on the line with us today. He will be</p> <p>9 recording this session for purposes of the</p> <p>10 transcript afterwards. Please speak clearly so</p> <p>11 that the court reporter can get down names and</p> <p>12 exhibit numbers and addresses and things like</p> <p>13 that.</p> <p>14 Please -- it looks like we only have the</p> <p>15 court reporter and the applicants on the line,</p> <p>16 as well as Ms. Cox. Generally speaking, we ask</p> <p>17 you to mute yourselves when you are not speaking</p> <p>18 as background noise can become a problem. But,</p> <p>19 with only the applicant and the court reporter</p> <p>20 on the line, we don't need to do muting for this</p> <p>21 case.</p> <p>22 If you have any questions throughout this</p> <p>23 morning's proceeding, please feel free to let me</p> <p>24 know either by raising your hand or otherwise</p> <p>25 indicating that there's a question or an issue.</p>	<p>8</p> <p>1 filed on January -- or notarized on January</p> <p>2 28th, which our office received, so that's good.</p> <p>3 Just a brief rundown of how we're going to</p> <p>4 proceed here today. We are going to open with</p> <p>5 the Applicant. I'm going to ask about this</p> <p>6 particular project. Please just give us a</p> <p>7 general description of your property, the use of</p> <p>8 the property, what you intend the property to be</p> <p>9 used for.</p> <p>10 This is a rehearing from the prior date in</p> <p>11 which we heard this case, so I'm very familiar</p> <p>12 with the property, with the exhibits, and I'm</p> <p>13 familiar with the operation. But, if we can</p> <p>14 just get a rehash of that information, I may</p> <p>15 have some questions; I may not. And unless we</p> <p>16 have anyone else who logs in to testify, it</p> <p>17 looks like it is just you two here today.</p> <p>18 Before we take testimony, I do need to</p> <p>19 swear both of you in. Ms. Puricelli, if you</p> <p>20 could please raise your right hand.</p> <p>21 And, ma'am, do you swear or affirm under</p> <p>22 the penalties of perjury that the testimony</p> <p>23 you're about to give is the truth, the whole</p> <p>24 truth, and nothing but the truth?</p> <p>25 (No audible reply.)</p>

Transcript of Hearing
Conducted on February 7, 2022

3 (9 to 12)

<p>9</p> <p>1 MR. BAUMGARDNER: Thank you very much. All 2 right. Tell me about your project. 3 MS. PURICELLI: So, we have the house, and 4 we have a barn, and -- 5 REPORTER: Oh, I'm sorry. 6 MS. PURICELLI: -- I'm working -- 7 REPORTER: Before we begin. She was -- 8 MR. BAUMGARDNER: Yes. 9 REPORTER: -- muted when swearing in, so I 10 didn't hear her say yes or no. 11 MR. BAUMGARDNER: Gotcha. 12 MS. PURICELLI: Sorry. 13 MR. BAUMGARDNER: Can you repeat your Yes 14 from the swearing in? 15 MS. PURICELLI: Yes, I swear. 16 MR. BAUMGARDNER: Okay. Is that good, Mr. 17 Court Reporter? 18 REPORTER: Yes, that's perfect. Thank you 19 so much. 20 MR. BAUMGARDNER: Great. Thank you. All 21 right. Sorry. About your project, you're 22 welcome to proceed. 23 MS. PURICELLI: Yes. We basically want to 24 have like the permit to be able to have a couple 25 of horses on the property. I'm familiar with</p>	<p>11</p> <p>1 MR. CONNER: Yeah, that's fine. 2 MR. BAUMGARDNER: -- raise your hand. 3 MR. CONNER: Yeah. 4 MR. BAUMGARDNER: No problem. 5 MR. CONNER: Sorry. 6 MR. BAUMGARDNER: That's all right. Sir, 7 do you swear or affirm under the penalties of 8 perjury that the testimony you're about to give 9 is the truth, the whole truth, and nothing but 10 the truth? 11 MR. CONNER: Yes, I swear. 12 MR. BAUMGARDNER: Thank you very much. So 13 where is that barn located on the property, sir? 14 MR. CONNER: So, it's in the corner of the 15 property that is adjacent to Avery Lane, and 16 also close to our neighbor's property on Amelung 17 Drive. I forget the precise address of that, 18 but -- sorry, I don't know if it's the north 19 quadrant or -- I don't know the geolocation, but 20 it's alongside Avery Lane and the neighboring 21 property. 22 MR. BAUMGARDNER: All right. I'm going to 23 pull up -- let's do -- so, I have pulled up what 24 we have as marked Exhibit 7, which looks like a 25 conditional use site plan of your property. I</p>
<p>10</p> <p>1 the horse industry, and I have horses all my 2 life. I currently work for a barn. I have 3 another full-time job, but it's something that I 4 also do, and I really like horses. So, I would 5 really like to have -- to be able to have a 6 couple of horses in my house, so we applied for 7 the permit to be able to do so. 8 MR. BAUMGARDNER: And what is the 9 approximate size of your yard? 10 MS. PURICELLI: It is two -- the whole lot 11 is two acres. 12 MR. BAUMGARDNER: And where would the 13 horses be kept? 14 MS. PURICELLI: In the barn, pasture area. 15 MR. BAUMGARDNER: And where is that located 16 on the property? 17 MS. PURICELLI: It's in the -- you know 18 exactly the -- do you have a location? 19 MR. CONNER: It's in the -- 20 MR. BAUMGARDNER: Is Mr. Conner -- 21 MR. CONNER: I want to say -- 22 MR. BAUMGARDNER: Is Mr. Conner -- 23 MR. CONNER: Yes. 24 MR. BAUMGARDNER: -- going to testify? I'm 25 going to need you to --</p>	<p>12</p> <p>1 am showing your home in the center of the 2 property. Is that correct? 3 MS. PURICELLI: Yes. 4 MR. CONNER: Yes. 5 MR. BAUMGARDNER: And then on this 6 particular exhibit on the lower, right-hand 7 corner, there is a building in an area marked 8 Wood Stable, I believe? 9 MS. PURICELLI: Yes. 10 MR. CONNER: Yes. 11 MR. BAUMGARDNER: And then an asphalt area 12 immediately to the south of -- that's not south. 13 This is southeast, and that is along Avery Road. 14 So, you were just testifying about where 15 the horses would be located, which I'm assuming 16 is in this Wood Stable area right here. 17 MR. CONNER: Yes. 18 MR. BAUMGARDNER: Are there any neighbors 19 directly due southeast of you, so in this area 20 where I'm circling with the cursor? 21 MR. CONNER: Before Avery, no. On the 22 other side of Avery, yes. 23 MR. BAUMGARDNER: Okay. And do you know 24 how far -- approximately how far set back their 25 building, a home, you know, general living areas</p>

Transcript of Hearing
Conducted on February 7, 2022

4 (13 to 16)

<p>13</p> <p>1 would be from any homes on this side?</p> <p>2 MS. PURICELLI: Not --</p> <p>3 MR. CONNER: From -- yeah. From the barn</p> <p>4 itself, I'm not sure the exact distance. I</p> <p>5 think in the application that we had submitted,</p> <p>6 I measured the distance from where we were</p> <p>7 thinking to install the compost, and that was</p> <p>8 over a hundred feet. But, from that barn, the</p> <p>9 straight-line distance from the pasture to that</p> <p>10 home, I don't know precisely.</p> <p>11 MR. BAUMGARDNER: Okay. I'm pulling up</p> <p>12 what's been marked as Exhibit 4, which is a</p> <p>13 zoning map, just to review --</p> <p>14 MS. PURICELLI: Yeah. So --</p> <p>15 MR. CONNER: I guess I -- and I would say,</p> <p>16 for what it's worth, there is about a six-foot</p> <p>17 fence that runs along the edge of our property</p> <p>18 on Avery. So, it's a six-foot wood panel fence,</p> <p>19 so it blocks visibility into our property from</p> <p>20 that -- the property on the other side of Avery.</p> <p>21 MR. BAUMGARDNER: Okay. I'm pulling up</p> <p>22 what's been marked as Exhibit 17, which is a</p> <p>23 staff report from the Planning Department.</p> <p>24 And for the record, Planning is</p> <p>25 recommending approval of this application,</p>	<p>15</p> <p>1 refresh the windows. Let me pull --</p> <p>2 MS. PURICELLI: Yes. Now I can see.</p> <p>3 MR. BAUMGARDNER: There we go.</p> <p>4 MS. PURICELLI: Yes.</p> <p>5 MR. BAUMGARDNER: So again, this is marked</p> <p>6 as Figure 2 in the staff report, and I have my</p> <p>7 cursor circling what I believe to be the stable</p> <p>8 where the horses will be kept.</p> <p>9 MR. CONNER: Yes.</p> <p>10 MR. BAUMGARDNER: And then immediately to</p> <p>11 the right of that stable was marked in the</p> <p>12 previous exhibit as an asphalt or a paved area</p> <p>13 of some variety, and then Avery Road is running</p> <p>14 here.</p> <p>15 Mr. Conner just stated that there is a</p> <p>16 fence, I believe, running in a general north-</p> <p>17 south direction along this side of the property</p> <p>18 on the Avery Road side of the property.</p> <p>19 And, for what it's worth, I see a little</p> <p>20 bit of tree cover on the east side of Avery</p> <p>21 Road, which might further block view of the</p> <p>22 stable area.</p> <p>23 MS. PURICELLI: Yes.</p> <p>24 MR. BAUMGARDNER: Now, I don't really know</p> <p>25 why folks would have a problem looking at</p>
<p>14</p> <p>1 subject to various conditions.</p> <p>2 Oftentimes, the Planning report will have</p> <p>3 some maps and things like that which are helpful</p> <p>4 in our review. Let's see what we have here.</p> <p>5 Here we go. So, what the Planning staff</p> <p>6 report has marked as Figure 2 is an aerial of</p> <p>7 this particular property that shows what I</p> <p>8 believe to be a single-family home, which is the</p> <p>9 applicants' residence. And then it's oriented</p> <p>10 in a different direction than the previous</p> <p>11 exhibit, but I believe what I have my cursor on</p> <p>12 right now is the stable?</p> <p>13 MS. PURICELLI: Yeah. It's in that -- it's</p> <p>14 not still -- it's not yet showing on the screen,</p> <p>15 that -- what you're trying to show or -- because</p> <p>16 I think that I know which map you are talking</p> <p>17 about, and I don't think it's (audio glitch) --</p> <p>18 MR. BAUMGARDNER: Okay.</p> <p>19 MS. PURICELLI: -- that you are showing.</p> <p>20 MR. BAUMGARDNER: Let me do this.</p> <p>21 MS. PURICELLI: (Audio glitch.)</p> <p>22 MR. BAUMGARDNER: Sometimes it does this</p> <p>23 thing where you have to --</p> <p>24 MS. PURICELLI: It's slower, yeah.</p> <p>25 MR. BAUMGARDNER: Yeah. You have to</p>	<p>16</p> <p>1 horses. And -- okay, just getting an idea.</p> <p>2 We had spoken about this the last hearing.</p> <p>3 Ms. Puricelli, the area where the horses would</p> <p>4 be able to graze or to otherwise be free to roam</p> <p>5 around, obviously this area right here, which</p> <p>6 I'm indicating with my cursor, is the area</p> <p>7 immediately around the stable. Would the horses</p> <p>8 have access to this area, which is to the</p> <p>9 northwest of that stable which surrounds the</p> <p>10 single-family residence?</p> <p>11 MS. PURICELLI: Yeah. I mean, if they</p> <p>12 behave, yes. It's fenced, too, so it should be</p> <p>13 okay.</p> <p>14 MR. CONNER: There is a -- I don't know if</p> <p>15 you can see it on that map, but there is a fence</p> <p>16 that cuts across --</p> <p>17 MS. PURICELLI: The front yard.</p> <p>18 MR. CONNER: -- the front -- yeah, it cuts</p> <p>19 across the front yard from effectively the front</p> <p>20 of the house, straight across. So, that whole</p> <p>21 area can be fenced in, and so we can -- they --</p> <p>22 yeah.</p> <p>23 MS. PURICELLI: I mean, yeah, it's already</p> <p>24 fenced.</p> <p>25 MR. CONNER: We need to rotate them to give</p>

Transcript of Hearing
Conducted on February 7, 2022

5 (17 to 20)

<p>17</p> <p>1 the pasture area on the kind of main pasture 2 area a break. They -- yeah, we can -- they can 3 be completely fenced into that area. 4 MR. BAUMGARDNER: Okay. So you have either 5 currently, or you would have the ability to make 6 sure that there was permanent fencing around any 7 area in which the horses might be free to roam 8 around? 9 MS. PURICELLI: Yes. It's currently 10 fenced. It's fenced, and it has like doors and 11 everything, and it -- we're able to lock the 12 doors, too. It's not only fenced, but also has 13 like -- kind of like chicken wire. 14 MR. CONNER: Yeah. 15 MS. PURICELLI: Is that what you call -- 16 MR. CONNER: Yeah. So, it's kind of the 17 three row, kind of panel fence going across, and 18 then chicken wire around the -- surrounds the 19 property. The only place where there isn't 20 permanent fencing is the entrance to the 21 driveway, so that's why that little -- that 22 sliver, effectively the front yard, doesn't have 23 permanent fencing all around it. 24 MR. BAUMGARDNER: Okay. But this is not an 25 area where the horses would be; correct?</p>	<p>19</p> <p>1 MR. CONNER: Yeah. 2 MR. BAUMGARDNER: -- a letter of support. 3 I mentioned this last hearing, but we did 4 receive a letter in opposition. It was from 5 general residents of Avery Village. There was 6 no name or signature to it, so we do not include 7 it in the record. We require the letters and 8 testimony to be sworn or to have a name attached 9 to it, so -- but, we did receive that. But, 10 again, it's not included in the record for 11 consideration here today. 12 MR. CONNER: And that property is the one 13 that's immediately adjacent, Gus, the letter of 14 support, so that would be the one that would be 15 closest to the stable. 16 MS. PURICELLI: Yeah. I also think that 17 the house with the (indiscernible) -- with the 18 signs that says that it's like an equestrian 19 facility, perhaps people think that it might be 20 like a big commercial -- commercially-run, you 21 know, facility, and that perhaps somebody was 22 kind of -- 23 MR. CONNER: Yeah. 24 MS. PURICELLI: -- uncomfortable with that, 25 you know, and I understand.</p>
<p>18</p> <p>1 MR. CONNER: Correct. 2 MR. BAUMGARDNER: Okay. These don't look 3 -- the Amelung Lane and Warm Springs and Avery 4 do not look like heavily congested roads, but 5 obviously there would be a concern of horses 6 getting into roadways with vehicles, which no 7 one wants, so just making sure that either 8 currently the property is fenced, or will be -- 9 have permanent fencing that would be up to 10 whatever standard is required for horses. 11 Do you know of any community concerns that 12 have been voiced to you personally about holding 13 horses on your property? 14 MS. PURICELLI: No. Quite the opposite. 15 Like, all the neighbors are asking all the time, 16 When are they coming? 17 MR. BAUMGARDNER: Great. 18 MS. PURICELLI: Yeah. 19 MR. BAUMGARDNER: It looks like we had one 20 letter in support somewhere. Yes, letter of 21 support from -- 22 MS. PURICELLI: Yes. 23 MR. CONNER: Yeah. 24 MR. BAUMGARDNER: -- a neighbor located at 25 15805 Amelung Lane. That's --</p>	<p>20</p> <p>1 MR. BAUMGARDNER: No, definitely. I think 2 -- and this is just what it's termed in the 3 zoning ordinance. But, having two horses, you 4 know, does not necessarily equate to what we 5 commonly think of as an equestrian facility. 6 But, for whatever reason, the powers that be 7 decided to call this particular thing, this 8 conditional use, an equestrian facility. But, 9 that is a very good point. 10 To that point, we had talked about this a 11 little bit in the last hearing. What will be 12 your intended use for the horses on the 13 property? 14 MS. PURICELLI: So, I would like to teach 15 my kids -- well, they more or less know, the 16 older one, but for my kids to, like, learn 17 horsemanship and learn how to ride, and then for 18 me to be able to ride and, you know, work with 19 the horses, and eventually, to give some 20 lessons. But, as I mentioned before, I have a 21 full-time job, so it wouldn't be my -- 22 MR. CONNER: Primary. 23 MS. PURICELLI: -- primary -- 24 MR. CONNER: Income. 25 MS. PURICELLI: Yeah. So, it would be</p>

Transcript of Hearing
Conducted on February 7, 2022

6 (21 to 24)

<p>21</p> <p>1 something kind of like on the side. But, yeah, 2 that's the intent. Like, if I give lessons, it 3 would be not all day or anything like that 4 because -- so, with two horses, you have to give 5 them rest. So, yeah, it would be perhaps once a 6 day per horse, or twice tops. But, yeah. 7 MR. BAUMGARDNER: What do you think would 8 be the maximum number of people that would be 9 visiting the property for the purpose of 10 something like lessons? 11 MS. PURICELLI: It would be like -- I don't 12 know. I will say one car per time because I'm 13 only one person. So, if I have to teach a kid, 14 I have to be full in. So, it's going to be one 15 kid per time, and that will -- if they bring one 16 other with them, there will be like just one car 17 per time, tops. 18 Or, perhaps it will be like the only 19 traffic that I will see -- if we need to get 20 hey, you know, one day, they will bring like a 21 truck and bring hey, you know, but it would be 22 kind of like the normal movement of whenever you 23 buy wood or buy something like -- 24 MR. BAUMGARDNER: Okay. 25 MR. CONNER: Yeah. And for the lessons, we</p>	<p>23</p> <p>1 a truck, but we don't have a trailer yet. 2 MR. CONNER: Yeah. 3 MS. PURICELLI: But, we need the horse to 4 get the trailer. 5 MR. CONNER: Yeah. And what we've talked 6 about, too, is potentially the barn that she 7 works at, where if we need transportation, they 8 have the transportation equipment. So, that's 9 something we haven't really made a decision on, 10 whether we'd get our own transportation; or, if 11 it's needed, we'd basically rent it for the day 12 or something from the barn -- 13 MS. PURICELLI: From them, yeah. 14 MR. CONNER: -- where she's working now. 15 So, that's not something we've fully worked out 16 at this point. 17 MS. PURICELLI: Yeah. 18 MR. BAUMGARDNER: Understood. The staff 19 report, which, again, is marked as Exhibit 17 -- 20 let me see. There were a number of conditions 21 that were listed by the staff. Just to make 22 sure that you are aware of these, there's 12. 23 I'm just going to read through them very 24 quickly. Stop me if you have any questions 25 about any of the particular conditions that are</p>
<p>22</p> <p>1 do have excess space in our driveway, and so it 2 wouldn't be something necessarily that like 3 there'd be cars blocking the street or anything 4 like that. So, yeah. Our -- I don't know the 5 precise amount, but our driveway, there's a 6 space for two additional cars in our driveway. 7 MS. PURICELLI: Yeah. 8 MR. CONNER: Three if we want to block the 9 garage. 10 MR. BAUMGARDNER: Understood. For things 11 like veterinary care, do vets come out for 12 horses, or do you have to take the horses to a 13 veterinary center for basic health checks? 14 MS. PURICELLI: So, for basic health 15 checks, no. Like the vet will come, and the 16 carrier might come, too. If there's like a 17 serious issue with the horse, you have to take 18 them somewhere. But, if it's regular checkup, 19 like vaccinations and deworming and all that, 20 they -- I mean, the vet will be able to come to 21 you. 22 MR. BAUMGARDNER: Okay. What kind of 23 transportation equipment do you need or will you 24 be having onsite for the horses? 25 MS. PURICELLI: For transportation, we have</p>	<p>24</p> <p>1 being recommended by Planning staff. 2 Number 1. All uses on the site must 3 conform to the Conditional Use Site Plan that 4 was submitted with this application. 5 Number 2. No more than two horses may be 6 kept on the property at any one time. 7 Number 3. The applicants must not rent out 8 any of the horses in the equestrian facility. 9 Number 4. The applicants are limited to 10 providing at most two riding lessons per day. 11 Number 5. No equestrian events may be held 12 on the property. 13 Number 6. No identification signs related 14 to the use may be placed on the property. 15 Number 7. Because the existing barn and 16 the two pastures are all less than 100 feet from 17 the nearest dwelling, the applicants must obtain 18 variances from the requirements of certain 19 sections of the zoning ordinance. 20 The applicants must provide a pasture 21 maintenance plan, feeding plan, or any other 22 documentation required. 23 The applicants must satisfy state 24 requirements for nutrient management concerning 25 animal waste.</p>

Transcript of Hearing
Conducted on February 7, 2022

7 (25 to 28)

<p>25</p> <p>1 All animal waste storage areas must be 2 located at least 100 feet from the nearest 3 dwelling and must be screened. 4 The applicants must obtain and satisfy the 5 requirements of all licenses and permits, 6 including county and state requirements. 7 And, the equestrian facility must be 8 renewed every five years. 9 That's a new one. 10 MS. PURICELLI: And by renew, it's like the 11 whole process again or it's just something 12 that's more admin? 13 MR. BAUMGARDNER: That's a great question. 14 I've never seen that one before, to be honest. 15 Equestrian facility must be renewed every five 16 years. I will find out, and we will let you 17 know. 18 MS. PURICELLI: Okay. 19 MR. BAUMGARDNER: This is not a standard 20 condition that we normally see, so I wonder what 21 that -- 22 MR. CONNER: I think Barbara has her hand 23 up. 24 MR. BAUMGARDNER: Ms. Cox, are you there? 25 MS. COX: Hello. This is Barbara Cox from</p>	<p>27</p> <p>1 neighbors who live -- are very like gardening- 2 oriented, so they're all looking for that waste 3 fertilizer for their gardens, too. 4 So, I don't know how much it will be left 5 to then ask for a service to take it out, but 6 it's going to be -- yeah. I mean, we live here, 7 so I don't want a big pile of smelly anything, 8 you know. So, the idea is to keep it tidy and 9 to keep it -- if we see that like there's 10 compost that we can manage ourselves, we'll do 11 it; but if we see that it's too much, we are 12 going to just order a service. 13 MR. CONNER: And in the application, too, 14 we included plans for a compost bin that's -- 15 impermeable base, and then build it up a few 16 feet. I forget the precise dimensions of it 17 that we included, but -- and, yeah, I just found 18 that on a public horse website, plans around 19 that. So, the idea being keep it from leaching 20 into the soil or running off into the drainage 21 ditches. 22 MR. BAUMGARDNER: Okay. And you would 23 accept a condition on that or contracting -- 24 actually, that plus contracting through some 25 kind of animal waste removal service would be a</p>
<p>26</p> <p>1 the Department of Permitting Services. I didn't 2 mean to interject, but I did deal with a case 3 rather recently for another Conditional Use for 4 an equestrian facility out in the Poolesville 5 area. And Lynn handled that case -- it was 6 primarily just a review of the case -- so you 7 may want to talk to Lynn about that. 8 MR. BAUMGARDNER: Okay. Thank you very 9 much, Ms. Cox. 10 MS. PURICELLI: Thank you. 11 MS. COX: Thank you. 12 MR. BAUMGARDNER: All right. Let me see. 13 Any other -- 14 Nutrient management issues. Can you talk a 15 little bit about how waste will be stored and 16 shipped off or otherwise managed? 17 MS. PURICELLI: Yeah. So, there's a -- 18 I've been asking my friends at the different 19 barns, and there are like services that are like 20 the trash service that you have, that they pick 21 up whatever manure you have once a week, or as 22 often as you need. So, there's an option for 23 that service. 24 Now we're thinking of like putting 25 everything at compost pile. Like, all my</p>	<p>28</p> <p>1 condition of approval? 2 MS. PURICELLI: Yeah. 3 MR. CONNER: Yeah. Yeah. 4 MR. BAUMGARDNER: If you know, are there 5 any streams close to your property? 6 MR. CONNER: We live relatively close to 7 Lake Needwood, so there are -- there is drainage 8 in the neighborhood that I can only assume 9 somehow ends up in Lake Needwood. 10 MS. PURICELLI: I'm not so sure about that. 11 MR. CONNER: But, yeah, I don't know. 12 MS. PURICELLI: No. Nothing that would -- 13 nothing that is nearby, walking distance. You 14 have to -- for the first creek that you will see 15 is in the -- near the lake. 16 MR. CONNER: Yeah. Yeah. The first creek 17 that you would see is in Lake Needwood Park. 18 MS. PURICELLI: Yeah. 19 MR. BAUMGARDNER: Okay. I was just 20 curious. I'm just writing notes. 21 MS. PURICELLI: I have a question, if I 22 could, about the -- so, the maximum is two 23 horses. But, if -- in the case that I get only 24 one horse, they get lonely and they shouldn't be 25 by themselves. We are still able to have a</p>

Transcript of Hearing
Conducted on February 7, 2022

8 (29 to 32)

<p>29</p> <p>1 goat, for example, or a sheep? Or that would be 2 something different? 3 MR. BAUMGARDNER: That would most likely be 4 something different. I would check with the 5 Department of Permitting Services about other 6 animals on the property. 7 Every county has different rules and 8 restrictions regarding not only number of 9 animals, but their type of use, whether they're 10 going to be livestock use or pet use. I'm not 11 familiar with all those regulations, so I would 12 check with DPS before you did that. But, 13 because this particular conditional use is 14 listed an equestrian facility, that would only 15 cover horses. 16 MS. PURICELLI: Okay. 17 MR. CONNER: Okay. 18 MR. BAUMGARDNER: And then lastly, we have 19 the exhibit -- Affidavit of Posting, which was 20 submitted. Does the property currently have the 21 three signs up announcing the hearing? 22 MS. PURICELLI: Yes. 23 MR. CONNER: Yes. 24 MR. BAUMGARDNER: Okay. And just to orient 25 myself, that's -- so those signs would be off of</p>	<p>31</p> <p>1 MR. BAUMGARDNER: Yes. 2 MR. CONNER: Yeah. Okay. 3 MR. BAUMGARDNER: They'll be able to walk 4 you through that process. It's not particularly 5 complicated. This is the more -- this part 6 isn't exactly complicated, but this is the 7 public hearing part of it so that members of the 8 community can testify if they are in opposition 9 or in support, and to make sure that there are 10 certain things that are put in place if the 11 application is approved. 12 The variance for the distance is not a 13 particularly complicated procedure, but I would 14 just follow DPS and Planning's direction on that 15 process. 16 MR. CONNER: Okay. Thank you. 17 MR. BAUMGARDNER: Great. 18 MS. PURICELLI: Thank you. 19 MR. BAUMGARDNER: Well, thank you both for 20 your time today. It is approximately 10:05 a.m. 21 We are going to close this case. I am going to 22 keep the record open for 10 days after today's 23 date for receipt of the transcript from the 24 court reporter. Otherwise, we are closing 25 testimony here today. We thank everyone for</p>
<p>30</p> <p>1 Warm Springs, Amelung, and Avery Road; correct? 2 MR. CONNER: Yeah. 3 MS. PURICELLI: Yes. 4 MR. BAUMGARDNER: Okay. Great. I think I 5 have everything that I need. We will issue our 6 report, our decision, within 30 days. As I 7 mentioned earlier, if you don't like that 8 decision, you can request an appeal to the Board 9 of Appeals within 10 days after we issue that 10 decision. 11 Any final questions today? 12 MS. PURICELLI: No. Once you -- imagine if 13 you approve this, yeah, my question is more 14 related to like the timing. When are we allowed 15 to get a horse? 16 MR. CONNER: We would have to get the 17 variance next; right? Is that -- 18 MR. BAUMGARDNER: That's correct. 19 MR. CONNER: And would that be -- would you 20 recommend we just continue to work with the 21 Department of Permitting Services on how to 22 proceed with the variance? 23 MR. BAUMGARDNER: That's correct. 24 MR. CONNER: If we're lucky to get through 25 this stage and --</p>	<p>32</p> <p>1 your testimony and your participation, and wish 2 everyone has a good Monday. 3 MS. PURICELLI: Thank you. 4 MR. CONNER: Thank you. You, too. 5 MR. BAUMGARDNER: Thank you. Have a good 6 day. 7 MS. PURICELLI: Thanks for your time. 8 MR. CONNER: Thanks so much. 9 (The hearing concluded at 10:05 a.m.) 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25</p>

Transcript of Hearing
Conducted on February 7, 2022

9 (33 to 36)

33

CERTIFICATE OF COURT REPORTER - NOTARY PUBLIC

I, Brendon Cuenca, the officer before whom
the foregoing hearing was conducted, do hereby
certify that said proceedings were
electronically recorded by me; and that I am
neither counsel for, related to, nor employed by
any of the parties to this case and have no
interest, financial or otherwise, in its
outcome.

IN WITNESS WHEREOF, I have hereunto set my
hand this 13th day of February, 2022.



Brendon Cuenca, Court Reporter
Notary Public, State of Maryland

34

CERTIFICATE OF TRANSCRIBER

I, Jo Ann Pawela, do hereby certify that
the foregoing transcript is a true and correct
record of the recorded proceedings; that said
proceedings were transcribed to the best of my
ability from the audio recording and supporting
information; and that I am neither counsel for,
related to, nor employed by any of the parties
to this case and have no interest, financial or
otherwise, in its outcome.



JO ANN PAWELA

A			
ability	affidavit	animals	approved
17:5, 34:7	7:25, 29:19	29:6, 29:9	31:11
able	affirm	ann	approximate
9:24, 10:5,	8:21, 11:7	1:25, 34:3,	10:9
10:7, 16:4,	after	34:15	approximately
17:11, 20:18,	30:9, 31:22	announcing	5:8, 12:24,
22:20, 28:25,	afterwards	29:21	31:20
31:3	6:10	another	area
about	again	10:3, 26:3	10:14, 12:7,
5:21, 6:3, 8:5,	6:2, 15:5,	any	12:11, 12:16,
8:23, 9:2, 9:21,	19:10, 23:19,	5:25, 6:3,	12:19, 15:12,
11:8, 12:14,	25:11	6:22, 12:18,	15:22, 16:3,
13:16, 14:17,	agreement	13:1, 17:6,	16:5, 16:6,
16:2, 18:12,	2:10	18:11, 23:24,	16:8, 16:21,
20:10, 23:6,	all	23:25, 24:6,	17:1, 17:2,
23:25, 26:7,	5:12, 5:25,	24:8, 24:21,	17:3, 17:7,
26:15, 28:10,	9:1, 9:20, 10:1,	26:13, 28:5,	17:25, 26:5
28:22, 29:5	11:6, 11:22,	30:11, 33:8,	areas
accept	17:23, 18:15,	34:9	12:25, 25:1
27:23	21:3, 22:19,	anyone	around
access	24:2, 24:16,	8:16	16:5, 16:7,
16:8	25:1, 25:5,	anything	17:6, 17:8,
acres	26:12, 26:25,	21:3, 22:3,	17:18, 17:23,
10:11	27:2, 29:11	27:7	27:18
across	allowed	appeal	asking
6:6, 16:16,	30:14	5:19, 30:8	18:15, 26:18
16:19, 16:20,	along	appeals	asphalt
17:17	12:13, 13:17,	5:19, 30:9	12:11, 15:12
actually	15:17	applicant	assume
27:24	alongside	6:19, 8:5	28:8
additional	11:20	applicants	assuming
22:6	already	1:7, 3:8, 6:15,	12:15
address	16:23	14:9, 24:7,	attached
7:3, 7:6, 7:8,	also	24:9, 24:17,	19:8
7:16, 7:18,	3:14, 6:7,	24:20, 24:23,	audible
7:20, 11:17	10:4, 11:16,	25:4	8:25
addresses	17:12, 19:16	application	audio
6:12	amelung	13:5, 13:25,	14:17, 14:21,
adjacent	11:16, 18:3,	24:4, 27:13,	34:7
11:15, 19:13	18:25, 30:1	31:11	avenue
admin	amount	applied	2:6
25:12	22:5	10:6	avery
administrative	andrew	applies	11:15, 11:20,
1:1, 2:5, 3:4,	1:4, 3:10,	5:23	12:13, 12:21,
5:6	7:17, 7:20	approval	12:22, 13:18,
aerial	animal	13:25, 28:1	13:20, 15:13,
14:6	24:25, 25:1,	approve	15:18, 15:20,
	27:25	30:13	18:3, 19:5, 30:1

Transcript of Hearing
Conducted on February 7, 2022

11

aware 23:22	18:17, 18:19, 18:24, 19:2, 20:1, 21:7, 21:24, 22:10, 22:22, 23:18, 25:13, 25:19, 25:24, 26:8, 26:12, 27:22, 28:4, 28:19, 29:3, 29:18, 29:24, 30:4, 30:18, 30:23, 31:1, 31:3, 31:17, 31:19, 32:5	bin 27:14 bit 15:20, 20:11, 26:15 block 15:21, 22:8 blocking 22:3 blocks 13:19 board 5:19, 30:8 both 8:19, 31:19 break 17:2 brendon 2:10, 33:3, 33:17 brief 5:21, 8:3 bring 21:15, 21:20, 21:21 build 27:15 building 12:7, 12:25 buy 21:23	5:9, 5:16, 6:21, 8:11, 26:2, 26:5, 26:6, 28:23, 31:21, 33:8, 34:10 center 12:1, 22:13 certain 24:18, 31:10 certificate 33:1, 34:1 certify 33:5, 34:3 check 29:4, 29:12 checks 22:13, 22:15 checkup 22:18 chicken 17:13, 17:18 circling 12:20, 15:7 clearly 6:10 close 11:16, 28:5, 28:6, 31:21 closest 19:15 closing 31:24 com 7:8, 7:20 come 22:11, 22:15, 22:16, 22:20 coming 18:16 commenced 5:2 commercial 19:20 commercially-run 19:20 commonly 20:5 community 18:11, 31:8
B	because 14:15, 21:4, 21:12, 24:15, 29:13 become 6:18 been 13:12, 13:22, 18:12, 26:18 before 1:11, 2:1, 2:10, 8:18, 9:7, 12:21, 20:20, 25:14, 29:12, 33:3 begin 9:7 behalf 3:3 behanna 3:19 behave 16:12 being 6:5, 24:1, 27:19 believe 12:8, 14:8, 14:11, 15:7, 15:16 best 34:6 big 19:20, 27:7	C c-o-n-n-e-r 7:18 call 6:2, 17:15, 20:7 car 21:12, 21:16 care 22:11 carrier 22:16 cars 22:3, 22:6 case 1:5, 5:5, 5:7,	

<p>completely 17:3 complicated 31:5, 31:6, 31:13 compost 13:7, 26:25, 27:10, 27:14 concern 18:5 concerning 24:24 concerns 18:11 concluded 32:9 condition 25:20, 27:23, 28:1 conditional 4:8, 5:10, 11:25, 20:8, 24:3, 26:3, 29:13 conditions 14:1, 23:20, 23:25 conducted 33:4 conform 24:3 congested 18:4 conner 1:4, 3:10, 7:10, 7:13, 7:17, 7:22, 10:19, 10:20, 10:21, 10:22, 10:23, 11:1, 11:3, 11:5, 11:11, 11:14, 12:4, 12:10, 12:17, 12:21, 13:3, 13:15, 15:9, 15:15, 16:14, 16:18, 16:25, 17:14,</p>	<p>17:16, 18:1, 18:23, 19:1, 19:12, 19:23, 20:22, 20:24, 21:25, 22:8, 23:2, 23:5, 23:14, 25:22, 27:13, 28:3, 28:6, 28:11, 28:16, 29:17, 29:23, 30:2, 30:16, 30:19, 30:24, 31:2, 31:16, 32:4, 32:8 conner@gmail 7:20 consideration 19:11 continue 30:20 contracting 27:23, 27:24 corner 11:14, 12:7 correct 12:2, 17:25, 18:1, 30:1, 30:18, 30:23, 34:4 could 8:20, 28:22 counsel 33:7, 34:8 county 1:2, 2:4, 3:3, 3:16, 5:13, 25:6, 29:7 couple 5:21, 9:24, 10:6 court 6:7, 6:11, 6:15, 6:19, 9:17, 31:24, 33:1, 33:17 cover 15:20, 29:15</p>	<p>cox 3:16, 6:16, 25:24, 25:25, 26:9, 26:11 creek 28:14, 28:16 cu 1:5, 5:9 cuenca 2:11, 33:3, 33:17 curious 28:20 currently 5:24, 10:2, 17:5, 17:9, 18:8, 29:20 cursor 12:20, 14:11, 15:7, 16:6 cuts 16:16, 16:18</p> <hr/> <p>D</p> <hr/> <p>date 5:20, 8:10, 31:23 day 21:3, 21:6, 21:20, 23:11, 24:10, 32:6, 33:12 days 5:19, 30:6, 30:9, 31:22 deal 26:2 decided 20:7 decision 5:18, 5:20, 23:9, 30:6, 30:8, 30:10 definitely 20:1 department 3:17, 13:23, 26:1, 29:5,</p>	<p>30:21 depos 3:20 derek 1:11, 2:1, 3:6, 5:4, 5:14 derwood 3:12, 5:12, 7:19 description 8:7 deworming 22:19 different 14:10, 26:18, 29:2, 29:4, 29:7 dimensions 27:16 direction 14:10, 15:17, 31:14 directly 12:19 distance 13:4, 13:6, 13:9, 28:13, 31:12 ditches 27:21 documentation 24:22 doors 17:10, 17:12 down 6:11 dps 29:12, 31:14 drainage 27:20, 28:7 drive 3:11, 5:12, 7:7, 7:19, 11:17 driveway 17:21, 22:1, 22:5, 22:6 due 12:19 dwelling 24:17, 25:3</p>
--	---	--	---

E	every 25:8, 25:15, 29:7 everyone 5:3, 31:25, 32:2 everything 17:11, 26:25, 30:5 evidence 5:17 exact 13:4 exactly 10:18, 31:6 examiner 1:11, 2:2, 3:6, 5:5, 5:15 example 29:1 excess 22:1 exhibit 6:12, 11:24, 12:6, 13:12, 13:22, 14:11, 15:12, 23:19, 29:19 exhibits 8:12 existing 24:15	33:12 feeding 24:21 feel 6:23 feet 13:8, 24:16, 25:2, 27:16 fence 13:17, 13:18, 15:16, 16:15, 17:17 fenced 16:12, 16:21, 16:24, 17:3, 17:10, 17:12, 18:8 fencing 17:6, 17:20, 17:23, 18:9 fertilizer 27:3 few 27:15 figure 14:6, 15:6 filed 8:1 final 30:11 financial 33:9, 34:10 find 25:16 findings 5:18 fine 11:1 first 5:25, 28:14, 28:16 five 25:8, 25:15 folks 15:25 follow 31:14 foregoing 33:4, 34:4	forget 11:17, 27:16 format 5:23 found 27:17 free 6:23, 16:4, 17:7 friends 26:18 front 16:17, 16:18, 16:19, 17:22 full 7:15, 21:14 full-time 10:3, 20:21 fully 23:15 further 15:21
	F	G	
earlier 30:7 east 15:20 edge 13:17 effectively 16:19, 17:22 either 6:24, 17:4, 18:7 electronically 33:6 else 8:16 email 7:3, 7:7, 7:16, 7:20 employed 33:7, 34:9 ends 28:9 entrance 17:20 equate 20:4 equestrian 1:6, 5:10, 19:18, 20:5, 20:8, 24:8, 24:11, 25:7, 25:15, 26:4, 29:14 equipment 22:23, 23:8 especially 5:22 est 1:14 estefania 1:5, 3:10, 7:6, 7:8 events 24:11 eventually 20:19	facility 1:6, 5:10, 19:19, 19:21, 20:5, 20:8, 24:8, 25:7, 25:15, 26:4, 29:14 familiar 8:11, 8:13, 9:25, 29:11 far 12:24 february 1:13, 5:7,	garage 22:9 gardening 27:1 gardens 27:3 general 8:7, 12:25, 15:16, 19:5 generally 6:16 geolocation 11:19 getting 16:1, 18:6 give 6:1, 7:2, 7:15, 8:6, 8:23, 11:8, 16:25, 20:19, 21:2, 21:4 glitch 14:17, 14:21 go 14:5, 15:3	

Transcript of Hearing
Conducted on February 7, 2022

14

<p>goat 29:1 going 5:4, 7:24, 8:3, 8:4, 8:5, 10:24, 10:25, 11:22, 17:17, 21:14, 23:23, 27:6, 27:12, 29:10, 31:21 good 5:3, 7:3, 8:2, 9:16, 20:9, 32:2, 32:5 gotcha 9:11 graze 16:4 great 9:20, 18:17, 25:13, 30:4, 31:17 greer 3:20 guess 13:15 gus 19:13</p> <hr/> <p style="text-align: center;">H</p> <hr/> <p>hand 6:24, 8:20, 11:2, 25:22, 33:12 handled 26:5 health 22:13, 22:14 hear 9:10 heard 8:11 hearing 1:10, 1:11, 2:1, 3:6, 4:3, 5:2, 5:5, 5:7, 5:9, 5:15, 5:21, 5:22, 6:5, 16:2,</p>	<p>19:3, 20:11, 29:21, 31:7, 32:9, 33:4 hearings 1:1, 2:5, 3:4, 5:6 heavily 18:4 held 1:12, 24:11 hello 7:14, 25:25 helpful 14:3 here 5:7, 5:17, 8:4, 8:17, 12:16, 14:4, 14:5, 15:14, 16:5, 19:11, 27:6, 31:25 hereby 33:4, 34:3 hereunto 33:11 hey 21:20, 21:21 hi 7:5 holding 18:12 home 12:1, 12:25, 13:10, 14:8 homes 13:1 honest 25:14 horse 10:1, 21:6, 22:17, 23:3, 27:18, 28:24, 30:15 horsemanship 20:17 horses 9:25, 10:1, 10:4, 10:6,</p>	<p>10:13, 12:15, 15:8, 16:1, 16:3, 16:7, 17:7, 17:25, 18:5, 18:10, 18:13, 20:3, 20:12, 20:19, 21:4, 22:12, 22:24, 24:5, 24:8, 28:23, 29:15 house 9:3, 10:6, 16:20, 19:17 hundred 13:8</p> <hr/> <p style="text-align: center;">I</p> <hr/> <p>idea 16:1, 27:8, 27:19 identification 24:13 identify 7:1 imagine 30:12 immediately 12:12, 15:10, 16:7, 19:13 impermeable 27:15 include 19:6 included 19:10, 27:14, 27:17 including 25:6 income 20:24 indicating 6:25, 16:6 industry 10:1 information 8:14, 34:8 install 13:7</p>	<p>intend 8:8 intended 20:12 intent 21:2 interest 33:9, 34:10 interject 26:2 issue 5:17, 6:25, 22:17, 30:5, 30:9 issues 5:25, 26:14 itself 6:1, 13:4</p> <hr/> <p style="text-align: center;">J</p> <hr/> <p>january 8:1 jesse 3:20 jo 1:25, 34:3, 34:15 job 1:23, 10:3, 20:21 johnson 3:18</p> <hr/> <p style="text-align: center;">K</p> <hr/> <p>keep 27:8, 27:9, 27:19, 31:22 kept 10:13, 15:8, 24:6 kid 21:13, 21:15 kids 20:15, 20:16 kind 17:1, 17:13, 17:16, 17:17, 19:22, 21:1,</p>
---	---	---	--

Transcript of Hearing
Conducted on February 7, 2022

15

21:22, 22:22, 27:25 know 6:24, 10:17, 11:18, 11:19, 12:23, 12:25, 13:10, 14:16, 15:24, 16:14, 18:11, 19:21, 19:25, 20:4, 20:15, 20:18, 21:12, 21:20, 21:21, 22:4, 25:17, 27:4, 27:8, 28:4, 28:11	letters 19:7 licenses 25:5 life 10:2 likely 29:3 limited 24:9 line 6:8, 6:15, 6:20 listed 23:21, 29:14 listen 5:16 little 15:19, 17:21, 20:11, 26:15 live 27:1, 27:6, 28:6 livestock 29:10 living 12:25 located 5:11, 5:12, 10:15, 11:13, 12:15, 18:24, 25:2 location 10:18 lock 17:11 logs 8:16 lonely 28:24 look 7:24, 18:2, 18:4 looking 15:25, 27:2 looks 6:14, 7:23, 8:17, 11:24, 18:19	lot 10:10 lower 12:6 lucky 30:24 lynn 26:5, 26:7 <hr/> M <hr/> ma'am 7:10, 8:21 made 23:9 main 17:1 maintenance 24:21 make 17:5, 23:21, 31:9 making 18:7 manage 27:10 managed 26:16 management 24:24, 26:14 manure 26:21 map 4:9, 13:13, 14:16, 16:15 maps 14:3 marked 11:24, 12:7, 13:12, 13:22, 14:6, 15:5, 15:11, 23:19 maryland 1:2, 2:6, 2:12, 5:12, 5:13, 7:7, 33:18 maximum 21:8, 28:22 md 2:7, 3:12	mean 16:11, 16:23, 22:20, 26:2, 27:6 means 5:16 measured 13:6 members 31:7 mentioned 5:14, 19:3, 20:20, 30:7 microsoft 5:24, 6:4 might 15:21, 17:7, 19:19, 22:16 monday 1:13, 32:2 montgomery 1:2, 2:4, 3:3, 3:16, 5:13 more 20:15, 24:5, 25:12, 30:13, 31:5 morning 5:3 morning's 6:23 most 24:10, 29:3 movement 21:22 much 7:9, 7:21, 9:1, 9:19, 11:12, 26:9, 27:4, 27:11, 32:8 must 24:2, 24:7, 24:17, 24:20, 24:23, 25:1, 25:3, 25:4, 25:7, 25:15 mute 6:17
<hr/> L <hr/> lake 28:7, 28:9, 28:15, 28:17 lane 11:15, 11:20, 18:3, 18:25 last 16:2, 19:3, 20:11 lastly 29:18 leaching 27:19 learn 20:16, 20:17 least 25:2 left 27:4 less 20:15, 24:16 lessons 20:20, 21:2, 21:10, 21:25, 24:10 let's 11:23, 14:4 letter 18:20, 19:2, 19:4, 19:13			

Transcript of Hearing
Conducted on February 7, 2022

16

muted 9:9 muting 6:20 myself 29:25 <hr/> <p style="text-align: center;">N</p> <hr/> name 5:4, 5:14, 7:3, 7:15, 19:6, 19:8 names 6:11 nana 3:18 near 28:15 nearby 28:13 nearest 24:17, 25:2 necessarily 20:4, 22:2 need 6:20, 8:18, 10:25, 16:25, 21:19, 22:23, 23:3, 23:7, 26:22, 30:5 needed 23:11 needwood 28:7, 28:9, 28:17 neighbor 18:24 neighbor's 11:16 neighborhood 28:8 neighboring 11:20 neighbors 12:18, 18:15, 27:1 neither 33:7, 34:8 never 25:14	new 25:9 next 30:17 noise 6:18 normal 21:22 normally 25:20 north 11:18, 15:16 northwest 16:9 notarized 8:1 notary 2:11, 33:1, 33:18 notes 28:20 nothing 8:24, 11:9, 28:12, 28:13 notifying 6:7 number 21:8, 23:20, 24:2, 24:5, 24:7, 24:9, 24:11, 24:13, 24:15, 29:8 numbers 6:12 nutrient 24:24, 26:14 <hr/> <p style="text-align: center;">O</p> <hr/> obtain 24:17, 25:4 obviously 16:5, 18:5 office 1:1, 2:4, 3:3, 5:6, 6:1, 8:2 officer 33:3 often 26:22	oftentimes 14:2 oh 9:5 okay 9:16, 12:23, 13:11, 13:21, 14:18, 16:1, 16:13, 17:4, 17:24, 18:2, 21:24, 22:22, 25:18, 26:8, 27:22, 28:19, 29:16, 29:17, 29:24, 30:4, 31:2, 31:16 older 20:16 once 21:5, 26:21, 30:12 one 18:7, 18:19, 19:12, 19:14, 20:16, 21:12, 21:13, 21:14, 21:15, 21:16, 21:20, 24:6, 25:9, 25:14, 28:24 only 6:14, 6:19, 17:12, 17:19, 21:13, 21:18, 28:8, 28:23, 29:8, 29:14 onsite 22:24 open 8:4, 31:22 operation 8:13 opposite 18:14 opposition 19:4, 31:8 option 26:22	order 27:12 ordinance 20:3, 24:19 orient 29:24 oriented 14:9, 27:2 other 12:22, 13:20, 21:16, 24:21, 26:13, 29:5 otherwise 6:24, 16:4, 26:16, 31:24, 33:9, 34:11 ourselves 27:10 out 22:11, 23:15, 24:7, 25:16, 26:4, 27:5 outcome 33:10, 34:11 over 13:8 own 23:10 ozah 3:18, 3:19, 5:9 <hr/> <p style="text-align: center;">P</p> <hr/> page 4:3 pages 1:24 panel 13:18, 17:17 park 28:17 part 31:5, 31:7 participation 32:1 particular 8:6, 12:6, 14:7, 20:7, 23:25, 29:13
---	--	--	--

<p>particularly 31:4, 31:13</p> <p>parties 7:1, 33:8, 34:9</p> <p>pasture 10:14, 13:9, 17:1, 24:20</p> <p>pastures 24:16</p> <p>paved 15:12</p> <p>pawela 1:25, 34:3, 34:15</p> <p>penalties 8:22, 11:7</p> <p>people 19:19, 21:8</p> <p>perfect 9:18</p> <p>perhaps 19:19, 19:21, 21:5, 21:18</p> <p>perjury 8:22, 11:8</p> <p>permanent 17:6, 17:20, 17:23, 18:9</p> <p>permit 9:24, 10:7</p> <p>permits 25:5</p> <p>permitting 3:17, 26:1, 29:5, 30:21</p> <p>person 21:13</p> <p>personally 18:12</p> <p>pet 29:10</p> <p>phone 6:2</p> <p>pick 26:20</p> <p>pile 26:25, 27:7</p> <p>place 17:19, 31:10</p>	<p>placed 24:14</p> <p>plan 4:8, 11:25, 24:3, 24:21</p> <p>planet 3:20</p> <p>planning 13:23, 13:24, 14:2, 14:5, 24:1</p> <p>planning's 31:14</p> <p>plans 27:14, 27:18</p> <p>platform 6:1</p> <p>please 6:1, 6:10, 6:14, 6:23, 7:4, 7:16, 8:6, 8:20</p> <p>plus 27:24</p> <p>point 20:9, 20:10, 23:16</p> <p>poolesville 26:4</p> <p>posting 7:25, 29:19</p> <p>potentially 23:6</p> <p>powers 20:6</p> <p>precise 11:17, 22:5, 27:16</p> <p>precisely 13:10</p> <p>present 3:14</p> <p>previous 14:10, 15:12</p> <p>primarily 26:6</p> <p>primary 20:22, 20:23</p> <p>prior 8:10</p>	<p>problem 6:18, 11:4, 15:25</p> <p>procedure 31:13</p> <p>proceed 8:4, 9:22, 30:22</p> <p>proceeding 6:23</p> <p>proceedings 4:4, 33:5, 34:5, 34:6</p> <p>process 5:22, 25:11, 31:4, 31:15</p> <p>project 8:6, 9:2, 9:21</p> <p>property 5:11, 8:7, 8:8, 8:12, 9:25, 10:16, 11:13, 11:15, 11:16, 11:21, 11:25, 12:2, 13:17, 13:19, 13:20, 14:7, 15:17, 15:18, 17:19, 18:8, 18:13, 19:12, 20:13, 21:9, 24:6, 24:12, 24:14, 28:5, 29:6, 29:20</p> <p>provide 24:20</p> <p>providing 24:10</p> <p>public 2:11, 27:18, 31:7, 33:1, 33:18</p> <p>pull 11:23, 15:1</p> <p>pulled 11:23</p> <p>pulling 13:11, 13:21</p>	<p>puricelli 1:5, 3:10, 7:2, 7:5, 7:6, 7:12, 8:19, 9:3, 9:6, 9:12, 9:15, 9:23, 10:10, 10:14, 10:17, 12:3, 12:9, 13:2, 13:14, 14:13, 14:19, 14:21, 14:24, 15:2, 15:4, 15:23, 16:3, 16:11, 16:17, 16:23, 17:9, 17:15, 18:14, 18:18, 18:22, 19:16, 19:24, 20:14, 20:23, 20:25, 21:11, 22:7, 22:14, 22:25, 23:3, 23:13, 23:17, 25:10, 25:18, 26:10, 26:17, 28:2, 28:10, 28:12, 28:18, 28:21, 29:16, 29:22, 30:3, 30:12, 31:18, 32:3, 32:7</p> <p>puricelli@gmail 7:8</p> <p>purpose 21:9</p> <p>purposes 6:9</p> <p>pursuant 2:10</p> <p>put 31:10</p> <p>putting 26:24</p> <hr/> <p style="text-align: center;">Q</p> <hr/> <p>quadrant 11:19</p> <p>question 6:25, 25:13,</p>
---	--	---	---

28:21, 30:13 questions 6:3, 6:22, 8:15, 23:24, 30:11 quick 7:24 quickly 23:24 quite 18:14	recording 6:9, 34:7 refresh 15:1 regarding 29:8 regular 22:18 regulations 29:11 rehash 8:14 rehearing 8:10 related 24:13, 30:14, 33:7, 34:9 relatively 28:6 removal 27:25 renew 25:10 renewed 25:8, 25:15 rent 23:11, 24:7 repeat 9:13 reply 8:25 report 4:10, 13:23, 14:2, 14:6, 15:6, 23:19, 30:6 reporter 6:8, 6:11, 6:15, 6:19, 9:5, 9:7, 9:9, 9:17, 9:18, 31:24, 33:1, 33:17 request 5:18, 30:8 requesting 5:9 require 19:7	required 18:10, 24:22 requirements 24:18, 24:24, 25:5, 25:6 residence 14:9, 16:10 residents 19:5 rest 21:5 restrictions 29:8 review 13:13, 14:4, 26:6 ride 20:17, 20:18 riding 24:10 right 8:20, 9:2, 9:21, 11:6, 11:22, 12:16, 14:12, 15:11, 16:5, 26:12, 30:17 right-hand 12:6 road 12:13, 15:13, 15:18, 15:21, 30:1 roads 18:4 roadways 18:6 roam 16:4, 17:7 rockville 2:7, 7:7 room 2:6 rotate 16:25 row 17:17 rules 29:7	rundown 8:3 running 15:13, 15:16, 27:20 runs 13:17
R			S
raise 8:20, 11:2 raising 6:24 rather 26:3 read 23:23 really 7:24, 10:4, 10:5, 15:24, 23:9 reason 20:6 receipt 31:23 receive 19:4, 19:9 received 8:2 recently 26:3 recommend 30:20 recommended 24:1 recommending 13:25 record 7:1, 7:24, 13:24, 19:7, 19:10, 31:22, 34:5 recorded 6:5, 33:6, 34:5			said 33:5, 34:5 same 7:18 sara 3:19 satisfy 24:23, 25:4 say 9:10, 10:21, 13:15, 21:12 says 19:18 screen 6:6, 14:14 screened 25:3 sections 24:19 see 6:6, 14:4, 15:2, 15:19, 16:15, 21:19, 23:20, 25:20, 26:12, 27:9, 27:11, 28:14, 28:17 seen 25:14 serious 22:17 service 26:20, 26:23, 27:5, 27:12, 27:25 services 3:17, 26:1, 26:19, 29:5, 30:21

Transcript of Hearing
Conducted on February 7, 2022

19

session 6:9 set 12:24, 33:11 sheep 29:1 shipped 26:16 should 6:5, 16:12 shouldn't 28:24 show 14:15 showing 12:1, 14:14, 14:19 shows 14:7 side 12:22, 13:1, 13:20, 15:17, 15:18, 15:20, 21:1 signature 19:6 signature-mig2k 34:13 signature-plkal 33:15 signs 19:18, 24:13, 29:21, 29:25 single-family 14:8, 16:10 sir 7:14, 7:21, 11:6, 11:13 site 4:8, 11:25, 24:2, 24:3 six-foot 13:16, 13:18 size 10:9 sliver 17:22 slower 14:24	smelly 27:7 soil 27:20 some 8:15, 14:3, 15:13, 20:19, 27:24 somebody 19:21 somehow 28:9 something 10:3, 21:1, 21:10, 21:23, 22:2, 23:9, 23:12, 23:15, 25:11, 29:2, 29:4 sometimes 14:22 somewhere 18:20, 22:18 sorry 9:5, 9:12, 9:21, 11:5, 11:18 south 12:12, 15:17 southeast 12:13, 12:19 space 22:1, 22:6 speak 6:10 speaking 6:16, 6:17 spoken 16:2 springs 3:11, 5:11, 7:7, 7:19, 18:3, 30:1 stable 12:8, 12:16, 14:12, 15:7, 15:11, 15:22, 16:7, 16:9,	19:15 staff 4:10, 13:23, 14:5, 15:6, 23:18, 23:21, 24:1 stage 30:25 standard 18:10, 25:19 state 2:11, 24:23, 25:6, 33:18 stated 15:15 still 14:14, 28:25 stop 23:24 storage 25:1 stored 26:15 straight 16:20 straight-line 13:9 streams 28:5 street 22:3 subject 14:1 submitted 13:5, 24:4, 29:20 support 18:20, 18:21, 19:2, 19:14, 31:9 supporting 34:7 sure 13:4, 17:6, 18:7, 23:22, 28:10, 31:9 surrounds 16:9, 17:18	swear 8:19, 8:21, 9:15, 11:7, 11:11 swearing 9:9, 9:14 sworn 19:8 <hr/> <p style="text-align: center;">T</p> <hr/> take 5:17, 8:18, 22:12, 22:17, 27:5 talk 26:7, 26:14 talked 20:10, 23:5 talking 14:16 teach 20:14, 21:13 teams 5:24, 6:4 tell 9:2 termed 20:2 testify 8:16, 10:24, 31:8 testifying 12:14 testimony 8:18, 8:22, 11:8, 19:8, 31:25, 32:1 th 8:2, 33:12 thank 7:9, 7:21, 7:22, 9:1, 9:18, 9:20, 11:12, 26:8, 26:10, 26:11, 31:16, 31:18, 31:19, 31:25, 32:3, 32:4, 32:5
--	--	---	---

thanks 32:7, 32:8 themselves 28:25 thing 14:23, 20:7 things 5:21, 6:12, 14:3, 22:10, 31:10 think 13:5, 14:16, 14:17, 19:16, 19:19, 20:1, 20:5, 21:7, 25:22, 30:4 thinking 13:7, 26:24 three 17:17, 22:8, 29:21 through 23:23, 27:24, 30:24, 31:4 throughout 6:22 tidy 27:8 time 5:8, 18:15, 21:12, 21:15, 21:17, 24:6, 31:20, 32:7 timing 30:14 today 5:7, 5:17, 6:8, 8:4, 8:17, 19:11, 30:11, 31:20, 31:25 today's 31:22 top 6:6 tops 21:6, 21:17 traffic 21:19	trailer 23:1, 23:4 transcribed 1:25, 34:6 transcriber 34:1 transcript 6:10, 31:23, 34:4 transportation 22:23, 22:25, 23:7, 23:8, 23:10 trash 26:20 tree 15:20 truck 21:21, 23:1 true 34:4 truth 8:23, 8:24, 11:9, 11:10 trying 14:15 twice 21:6 two 8:17, 10:10, 10:11, 20:3, 21:4, 22:6, 24:5, 24:10, 24:16, 28:22 type 29:9	use 4:8, 5:10, 8:7, 11:25, 20:8, 20:12, 24:3, 24:14, 26:3, 29:9, 29:10, 29:13 uses 24:2 using 5:24	walking 28:13 want 9:23, 10:21, 22:8, 26:7, 27:7 wants 18:7 warm 3:11, 5:11, 7:6, 7:19, 18:3, 30:1 waste 24:25, 25:1, 26:15, 27:2, 27:25 we'll 27:10 we're 5:23, 8:3, 17:11, 26:24, 30:24 we've 23:5, 23:15 website 27:18 week 26:21 welcome 9:22 whatever 18:10, 20:6, 26:21 whenever 21:22 whereof 33:11 whether 23:10, 29:9 whole 8:23, 10:10, 11:9, 16:20, 25:11 windows 15:1 wire 17:13, 17:18 wish 32:1
	uncomfortable 19:24 under 8:21, 11:7 understand 19:25 understood 22:10, 23:18 unless 8:15	v vaccinations 22:19 variance 30:17, 30:22, 31:12 variances 24:18 variety 15:13 various 14:1 vehicles 18:6 vet 22:15, 22:20 veterinary 22:11, 22:13 vets 22:11 view 15:21 village 19:5 virtual 5:23 virtually 1:12 visibility 13:19 visiting 21:9 voiced 18:12	
	U uncomfortable 19:24 under 8:21, 11:7 understand 19:25 understood 22:10, 23:18 unless 8:15	w walk 31:3	

Transcript of Hearing
Conducted on February 7, 2022

21

<p>within 5:12, 5:19, 30:6, 30:9 witness 33:11 wonder 25:20 wood 12:8, 12:16, 13:18, 21:23 work 10:2, 20:18, 30:20 worked 23:15 working 9:6, 23:14 works 23:7 worth 13:16, 15:19 wouldn't 20:21, 22:2 writing 28:20 written 5:17, 5:20</p> <hr/> <p style="text-align: center;">Y</p> <hr/> <p>yaa 3:18 yard 10:9, 16:17, 16:19, 17:22 yeah 11:1, 11:3, 13:3, 13:14, 14:13, 14:24, 14:25, 16:11, 16:18, 16:22, 16:23, 17:2, 17:14, 17:16, 18:18, 18:23, 19:1, 19:16, 19:23, 20:25, 21:1, 21:5, 21:6, 21:25, 22:4, 22:7,</p>	<p>23:2, 23:5, 23:13, 23:17, 26:17, 27:6, 27:17, 28:2, 28:3, 28:11, 28:16, 28:18, 30:2, 30:13, 31:2 years 25:8, 25:16 yourselves 6:17</p> <hr/> <p style="text-align: center;">Z</p> <hr/> <p>zoning 1:1, 2:4, 3:4, 4:9, 5:6, 13:13, 20:3, 24:19</p> <hr/> <p style="text-align: center;">0</p> <hr/> <p>03 1:5, 5:9 05 31:20, 32:9</p> <hr/> <p style="text-align: center;">1</p> <hr/> <p>1 1:24 10 5:19, 30:9, 31:20, 31:22, 32:9 100 2:6, 24:16, 25:2 11 4:8 12 23:22 13 4:9, 4:10, 33:12 15805 18:25 17 4:10, 13:22, 23:19</p> <hr/> <p style="text-align: center;">2</p> <hr/> <p>200 2:6</p>	<p>2022 1:13, 5:7, 33:12 20850 2:7 20855 3:12, 7:19 22 1:5, 5:9 240 2:8, 6:2, 6:3 28 8:2</p> <hr/> <p style="text-align: center;">3</p> <hr/> <p>30 30:6 33 1:14, 5:2 34 1:24, 5:8</p> <hr/> <p style="text-align: center;">4</p> <hr/> <p>431277 1:23</p> <hr/> <p style="text-align: center;">6</p> <hr/> <p>6001 3:11, 5:11, 7:6, 7:18 6660 2:8 6663 6:2, 6:3</p> <hr/> <p style="text-align: center;">7</p> <hr/> <p>777 2:8, 6:2, 6:3 7th 5:7</p> <hr/> <p style="text-align: center;">9</p> <hr/> <p>9 1:14, 5:2, 5:8</p>	
---	---	--	--