

Rustic Roads



December 1996

Approved and Adopted
Functional Master Plan

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
8787 GEORGIA AVENUE SILVER SPRING, MARYLAND 20910-3760

Barnesville Road

A Rustic Road

As the connecting link between Mouth of Monocacy and West Old Baltimore Road, a portion of this road is one of the oldest roads in Montgomery County. The road passes through typical farm country and Barnesville.

Recommended as a *rustic road* between Mount Ephraim Road and Bucklodge Road (MD 117).

Significant Features:

- The farm road character of the road as it follows the rolling farm fields; its integration with and views of the surrounding farmland
- Views of Sugarloaf Mountain in the distance
- Relationship of the road to the buildings of Barnesville
- Network connections with other rustic and exceptional rustic roads

History:

Barnesville, one of the oldest towns in the County, was settled in 1747 and incorporated in 1811. By 1857, the section of road east of Barnesville was resurveyed, being rerouted around hills which were increasingly difficult to traverse for wagons laden with grain to go to nearby mills — Darby Mill on Bucklodge Branch and DuFief Mill on Muddy Branch. The road is identified on Hopkins 1879 Atlas as Rockville Road. The section of road west of Barnesville was established after 1879.

Driving Experience:

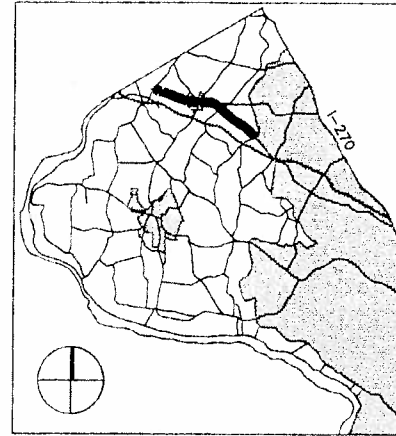
Barnesville Road begins at Clarksburg Road (MD 121) and runs west to Mount Ephraim Road. Between Clarksburg Road and Bucklodge Road, it is not recommended as a rustic road. West of Bucklodge Road, the road traverses rolling farm fields, past potential historic resources on the north — the Richard Bowman and the Charles Lauman Houses, both modest farms — passes West Old Baltimore Road (an exceptional rustic road) where the house, barn, and shed of the historic Hays farm are visible on the north side of the road. This prosperous farm, built around 1850 by the Hays family who settled in the area in 1747, benefitted from its proximity with market access on the Baltimore Road and the B&O Railroad. This road offers views of Sugarloaf Mountain, enters Barnesville (founded in 1749) where it crosses MD 109 (a rustic road) and passes West Harris Road (an exceptional rustic road). West of Barnesville, the view is of farm fields on either side of the road. The Monocacy Elementary School is on the north side of the road, which ends at Mount Ephraim Road facing an interesting old house.

Notes:

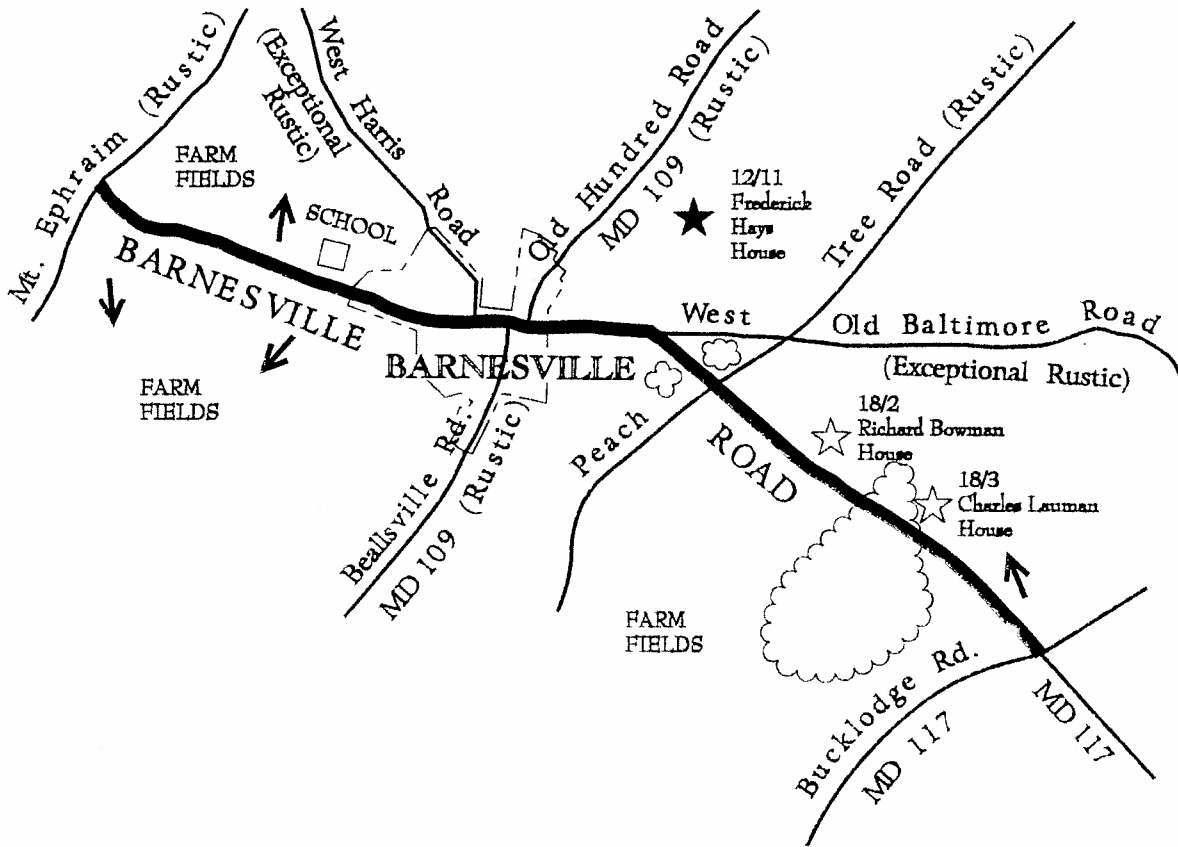
Barnesville Road, a relatively straight road with good driving conditions, is a road on which it is easy to drive too fast. This road would be an appropriate location for traffic control measures designed to reduce speed, particularly in the vicinity of Barnesville and the elementary school.

Although this road is intended for local traffic, traffic counts indicate that commuters from Frederick County use the road to travel between MD 28 at the county line and MD 117 at Boyds. The estimated annual average weekday traffic is 3000 vehicles in the vicinity of Clarksburg Road. Given the geometrics and pavement markings, this volume is not considered to detract from the rustic character of the road.

Figure 17



Location Map 1



LEGEND

- ☆ Potential Historic Resource
- ★ Historic Resource
- ← Scenic View

Roadway Characteristics:

Length: 5.6 miles
 Width: 20 feet paved
 Lanes: center line and edge markings
 Shoulders: none

Mount Ephraim Road

A Rustic Road



Mount Ephraim Road has outstanding natural features, rural and farm vistas, and historic value. Recommended as a *rustic road*.

Significant Features:

- Alignment leading towards Sugarloaf Mountain
- Ridge road with expansive views

History:

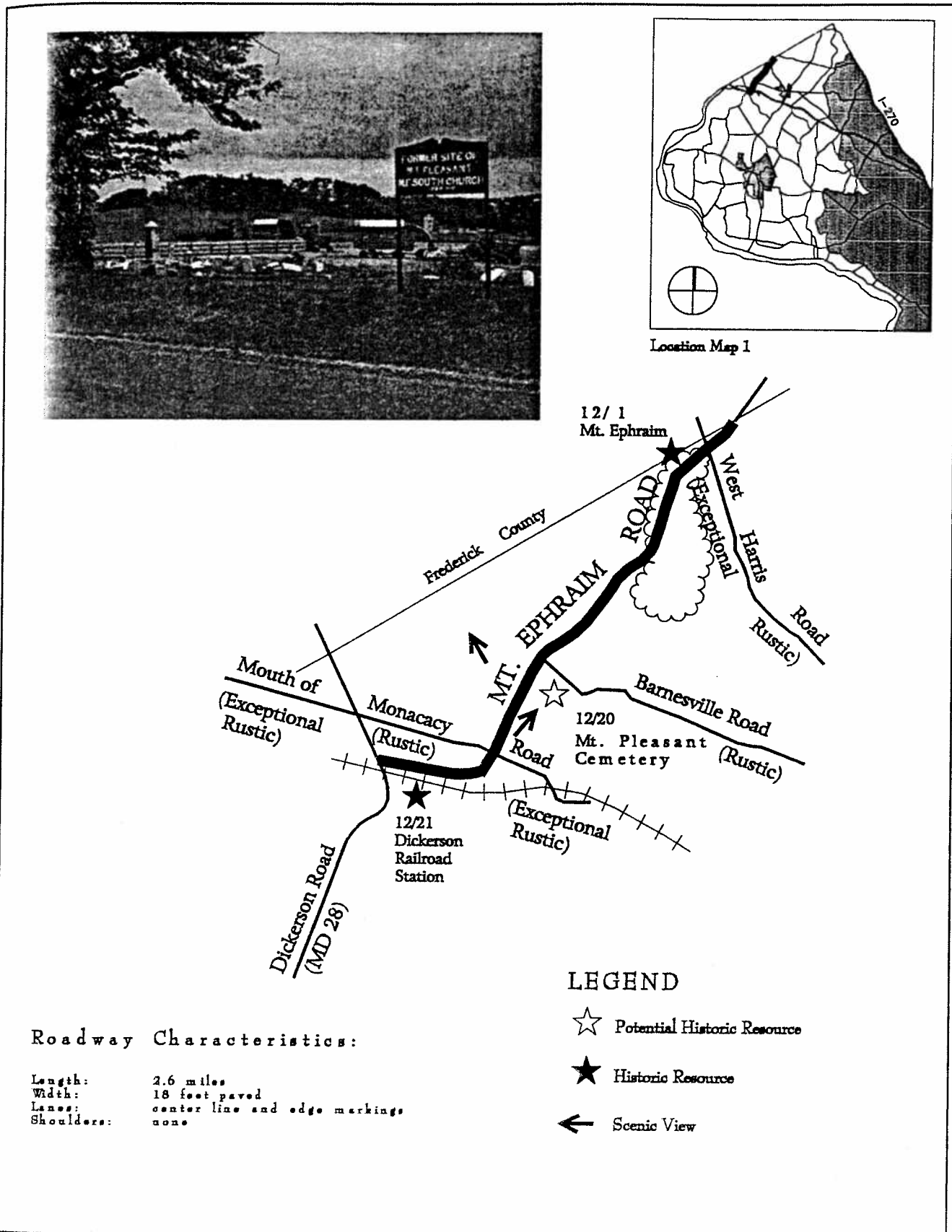
Named for the community located at the intersection of Harris and Mt. Ephraim Roads, which was a center of settlement and commerce during and after the Civil War. The small community, centered around a store and post office, declined with the coming of the B&O Railroad in 1873. According to local residents, the road was a politician's road until recent paving. The line of the concrete surface shows through the paving.

Driving Experience:

Driving north from Dickerson Road (MD 28), this small rural road passes the Dickerson train station on the right. Built in 1891, it is one of only four remaining train stations on the Metropolitan Branch which were built in the late 1800s and designed by Francis Baldwin, architect for the B&O Railroad. Noteworthy features on the trackside facade of this frame structure are its elaborately ornate construction date (B&O 1891) and unusual V-shaped agent's bay. Dickerson residences along this section of the road date from the late 1800s and early 1900s. At the curve of the road, the Neutron Products Plant (see Chapter 3) is on the right.

The road is crossed by Mouth of Monocacy Road, (an exceptional rustic/rustic road) and for the portion between Mouth of Monocacy Road and Barnesville Road, is used as a commuter route for traffic traveling between Frederick County and MD 117. The road is open to fields and long views and leads directly toward Sugarloaf Mountain with a wonderful view of that mountain. It passes the cemetery of the former Mount Pleasant Methodist Church and West Harris Road (an exceptional rustic road). Mount Ephraim is on the left. This brick house was built in 1868 by William Hilton for Ephraim Harris, storekeeper, who named the house and the community Mt. Ephraim.

Figure 49



MNC/PC

**RUSTIC ROADS ADVISORY COMMITTEE**

February 3, 2010

Ms. Hillorie Morrison
Senior Zoning Manager
Network Building & consulting, LLC
7380 Coca Cola Drive, Suite 106
Hanover, MD 21076

Re: T-Mobile Cell Tower Sites

Dear Ms. Morrison:

We are writing to thank you for briefing us at our October meeting and to advise you of our comments regarding the five proposed cell towers along rustic roads (West Offutt Road, Wasche Road, Wildcat Road, Old Hundred Road and Mt. Ephraim Road).

In general, we believe all the sites are located too close to the road and may have a negative impact on the surrounding scenery. In particular, we are concerned with the site on Mt. Ephraim Road (22730) and a potential negative impact to the views towards Sugarloaf Mountain. We also have concerns about the proposed new driveway location on West Offutt Road (21600) which will cut through a stand of roadside trees. We would prefer that the existing driveway be used for access at that site as you have proposed at the other sites.

In all cases we prefer the use of a monopole with internal antennae and an unobtrusive color.

We appreciate the opportunity to review these plans. If you have any questions regarding our comments, you may contact us through our staff coordinator, Ms. Sarah Navid in the Department of Permitting Services at 240-777-6304.

Sincerely,

Kevin Foster, Chair
Rustic Roads Advisory Committee

Committee Members: James Arnoult, Robert Goldberg, Marc Miller
Fred Lechluder, Eric Spates, Robin Ziek

cc: Leslie Saville – MNCPPC
Bob Hunnicutt – Tower Committee
Margorie Williams – Tower Committee

Department of Permitting Services



RUSTIC ROADS ADVISORY COMMITTEE

May 10, 2011

Lynn Robeson
Hearing Examiner
Office of Zoning and Administrative Hearings
100 Maryland Avenue, Room 200
Rockville, Maryland 20850

Re: SE #2800

Dear Ms. Robeson:

Montgomery County established the rustic roads program to designate and preserve historic and scenic roads which reflect the agricultural character and rural origins of the County. The Rustic Roads Advisory Committee (RRAC) was created by the County Council to provide oversight for this program. The Committee is comprised of seven citizen members appointed for three-year terms by the County Executive. One of the duties of the RRAC is to advise the appropriate county agencies and offices on matters affecting rustic roads including capital improvements, maintenance, classification, new development, and government policies or programs.

We are writing to advise you of our comments regarding the proposed cell tower at 22730 Mt. Ephraim Road. We appreciate that T-Mobile has modified their original plans and has moved the tower further back from the road and is disguising it as a silo. However, given the sensitive Sugarloaf viewshed in this area from both Mt. Ephraim Road and Barnesville Road it is critical that this tower provide the total coverage needed in this area, specifically for Barnesville Road where it crosses Little Monocacy River. A second tower in this viewshed must be avoided.

We appreciate the opportunity to provide comments on this Special Exception. We look forward to confirmation of the coverage of this proposed tower.

Sincerely,

A handwritten signature in cursive script that reads "Sarah R. Navid".

Sarah R. Navid, Staff Coordinator
Rustic Roads Advisory Committee

Attachment

cc: Hillorie Morrison, Network Building & Consulting, LLC
Leslie Saville – MNCPPC

Saville, Leslie

From: Caroline Taylor [caroline@mocoalliance.org]
Sent: Tuesday, May 10, 2011 5:00 PM
To: ozah@montgomerycountymd.gov
Cc: hillorie.morrison@t-mobile.com; shugheslaw@comcast.net; dmilmoe@audubonnaturalist.org; exec@mocoalliance.org; annets1@aol.com; pleasantss@aol.com; jc.kendrick@gmail.com; alvin.carlos@maryland.sierraclub.org
Subject: S2800 - T-Mobile Application for cell tower Mt. Ephraim Road in the Ag Reserve
Attachments: DSC_0355_Silo compressed.jpg

Re: S2800

Dear Sir or Madame,

We oppose this application as it is inconsistent with the County's Master Plan. Last week, Caroline Taylor of Montgomery Countryside Alliance spoke with T-Mobile representatives, including Sean Hughes, and outlined our concerns. We are currently working with the applicant toward a better location, one more in harmony with the protected area, the Master Plan and the extraordinary historic, scenic resources of the Sugarloaf Mountain Valley.

We are confident that we can arrive at a solution that will satisfy all.

For your reference, please find below our full communication (with attachment) to the Cell Tower Committee outlining our concerns with the proposed cell tower location.

Respectfully submitted,

Caroline Taylor
Montgomery Countryside Alliance

Dolores Milmoe
Audubon Naturalist Society

Anne Sturm
Sugarloaf Citizen's Association

Maureen O'Connell
Historic Medley District, Inc.

Bishop Sheehan
Barnesville

Jean Findlay
Dickerson

Diana Conway
Potomac

L.Oakley Johnson
Darnestown

Peg Coleman
Sugarloaf Regional Trails

Mike Rubin
Boyds

Chris Kendrick
Poolesville

Alvin Carlos
Chair, Montgomery County Sierra Club

Wed 4/27/2011 9:40 AM

Marjorie Williams
Chair, Montgomery County Tower Committee

Re: T- Mobile's Proposed Cell Tower: Mr. Ephraim Road in the Ag Reserve

Dear Ms. Williams,

In reviewing the above referenced application we offer the following specific comments and ask that you share them with the committee and the hearing examiner:

1. This location is unique. Sugarloaf Mountain, designated in 1969 a National Natural Landmark and a documented historic landmark, is an important destination for many in the Washington metropolitan area. The views from it and toward it are expansive should be afforded meticulous preservation effort.
2. The proximity to a designated rustic road* dictates the need for additional sensitivity to the protected view shed in terms of placement and setbacks. This proposed location continues to present conflict with the County's preservation programs and every effort to shift the site, co-locate elsewhere or utilize state of the art technology to promote harmony with rural aesthetics and community character should be undertaken.
2. At a public meeting on February 17, 2011, questions were raised as to whether T-Mobile had explored the use of the Distributed Antennae System (DAS) to address their roadway coverage needs at this location. The response provided was vague and ranged from *cost is higher to telephone poles in that area may not be tall enough*. Did the applicant explore this possibility and evaluate the cost differential? The central question remains: is DAS, successfully utilized elsewhere in the County (notably along River Road in Potomac), the best way to provide coverage and necessary sensitivity to protect important public resources?
3. The applicant has, to their credit, made some preliminary efforts mitigate effect on the historic view shed with the use of a tall silo to disguise the cell infrastructure. (see attached photo from balloon test/silo added) Yet, the placement of the silo out of context of a working farm, especially given its height is troubling. We would ask that if the DAS technology is ruled out, that such a silo be associated with the Savage Dairy Farm located on the property opposite the proposed site. This location may better meet the applicant's coverage goals and address the need for the utmost in sensitivity for harmony with the surrounding landscape. The dairy farm has indicated that they would welcome the silo and that the income could help their working farm, one of the few remaining dairy operations in the County.

* Please refer to Rustic Roads Master Plan pages 134 for Mt. Ephraim Road reference.

Respectfully submitted,

Caroline Taylor
Montgomery Countryside Alliance

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Historic Medley District, Inc.

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Peg Coleman
Sugarloaf Regional Trails

Mike Rubin
Boys

Chris Kendrick
Poolesville

David Hauck
Chair, Montgomery County Sierra Club

Caroline Taylor, Executive Director
Montgomery Countryside Alliance
P.O. Box 24, Poolesville, Maryland 20837
301-461-9831
<http://mocoalliance.org/>

"Whether we and our politicians know it or not, Nature is party to all our deals and designs, and she has more votes, a larger memory, and a sterner sense of justice than we do." ~ Wendell Berry

