

May 10, 2023

Howard Co. Dept. of Planning & Zoning  
3430 Court House Drive  
Ellicott City, MD 21043

**Re: Certification of Pre-Submission Community Meeting  
Witching Hour Farm  
15475 Old Frederick Road, Woodbine, Maryland 21797  
(Tax Map 8, Parcel 249)**

To Whom It May Concern:

I am writing to you today in order to certify that all of the notice and meeting minute requirements were met for the Pre-Submission Community Meeting held on March 7, 2023, regarding the above-referenced matter. I have enclosed for your file, copies of the notice, minutes and the mailing lists prepared for the Pre-submission Community Meetings held on this matter. At least three (3) weeks prior to March 7, 2023, written notice regarding the date, time, location and purpose of the Pre-submission Community Meetings was sent to:

- (1) All adjoining property owners as identified in the records of the Maryland Department of Assessments and Taxation, by first class U.S. mail; and
- (2) The Department of Planning and Zoning, which placed the meeting notice on the Department's website; and
- (3) Any community association that represents the area of the subject property or any adjacent properties; and
- (4) The "principals" and "parent teacher association presidents" with an attendance area that includes the subject property; and
- (5) Any community association, person, or organization registered with the county to be notified about projects in a certain area; and
- (6) The Howard County Council and the Department of Planning & Zoning.

Additionally, the Subject Property was posted with signs provided by and at the locations specified by the Department of Planning & Zoning.



Witching Hour Farm  
Certification of Pre-Submission Community Meeting  
May 10, 2023  
Page 2

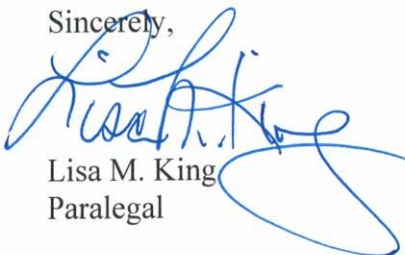
I have enclosed the following:

1. The Notice of Pre-Submission Community Meeting; and
2. The mailing and email list for the Notice; and
3. Sign-In Sheet; and
4. Minutes; and
5. The mailing and email list for the Minutes.

The Minutes were mailed within thirty (30) days of the Pre-submission Community Meeting; they were sent to individuals that provided their contact information on the sign-in sheet at the Pre-Submission Community Meetings and/or requested information on the project.

If you have any questions or require any additional documentation, please feel free to contact me.

Sincerely,



Lisa M. King  
Paralegal

LMK/  
Enclosures

**AFFIDAVIT OF POSTING  
Pre-submission Meeting**

**Case: Witching Hour Farm**

STATE OF MARYLAND)

COUNTY OF HOWARD)

I, William E. Erskine, HEREBY CERTIFY that to the best of my information, knowledge and belief the property which is the subject of the above-captioned petition has been posted in accordance with the following requirements of the Department of Planning and Zoning:

1. The poster(s) shall be erected and shall remain on the subject property for three weeks prior to the pre-submission meeting.
2. The poster(s) shall be erected using two stakes, one on each side of the poster.
3. The posters shall be erected perpendicular to the road which serves as the mailing address of the subject property.

I further certify that the poster has been posted at least 21 days immediately prior to the pre-submission meeting scheduled for **March 7, 2023** giving notification of the place, date and time of the meeting.

Subscribed and sworn to before me on this 13th day of February, 2023.

William Erskine  
Petitioner's/Agent's Signature

Notary Public: Lisa M. King

My Commission expires:



**Note: It is the responsibility of the Petitioner to ensure that all posting requirements have been met. Failure to meet any of these requirements may result in the postponing and rescheduling a meeting in order to ensure the proper posting of the property. It is also the Petitioner's responsibility to remove the poster 2 weeks after the meeting.**

**From:** King, Lisa  
**To:** King, Lisa  
**Cc:** Erskine, William; Warfield Brothers; Frank Manalansan II; planning@howardcountymd.gov  
**Bcc:** "george@headforhome.net"; "rick.lober@gmail.com"; "johnrice5874@gmail.com"; "RalBallman@comcast.net"; "soonspark@gmail.com"; "hshieh26@hotmail.com"; "delong1208@yahoo.com"; "bmarcellino5@gmail.com"; "erinnoel1223@yahoo.com"; "elizabethndungu@aol.com"; "kolighthouse@gmail.com"; "Tracyjbw@me.com"; "sreeluma@gmail.com"; "shunlu88@yahoo.com"; "bmbamburak@gmail.com"; "cmhudson@comcast.net"; "caroline.garzon@gmail.com"; "lwcante@aol.com"; "Mr. William E. Erskine"; "shkeath@gmx.com"; "etcarver@gmail.com"; "Pauljnsnyder@verizon.net"; "editor@muslimlinkpaper.com"; "csccone@comcast.net"; "buzsysusan23@yahoo.com"; "wcarson@columbiaunion.net"; "chrisper02@gmail.com"; "Lmarkovitz@comcast.net"; "amisspiggy@comcast.net"; "amisspiggy@comcast.net"; "Robinson, Andrew"; "deanna-smith@comcast.net"; "Patricia Wills@verizon.net"; "odieperez@gmail.com"; "emilykdavid@gmail.com"; "frank@frankhecker.com"; "disney0675@yahoo.com"; "margommd@gmail.com"; "barbktrup@verizon.net"; "decokrup@gmail.com"; "lisamarkovitz@gmail.com"; "d.besseck@aol.com"; "kevingarveyasla@gmail.com"; "Rajkathuria@gmail.com"; "drsibstewart@AOL.com"; "ponrajsathishkumar@yahoo.com"; "calansharp@gmail.com"; "climefam5@gmail.com"; "susandbutler@verizon.net"; "mattday728@gmail.com"; "mickeykalra@yahoo.com"; "nforman@omng.com"; "dager@townscapedesign.com"; "chandrakant79@yahoo.com"; "komazerski@gmail.com"; "aelmorsh@gmail.com"; "lux\_dp@yahoo.com"; "joshua.bennett@columbiaassociation.org"; "pdalonzo14@gmail.com"; "Tangelats@gmail.com"; "Meghanestarr@gmail.com"; "donnacerbo@gmail.com"; "Jkika@verizon.net"; "tom.comeau@gmail.com"; "Jillanneberry@msn.com"; "rnjhicks@verizon.net"; "tamaraslade@gmail.com"; "dadereni@gmail.com"; "pconrad@howardcountymd.gov"; "efinkink@gmail.com"; "agowan@howardcountymd.gov"; "davidyungmann@hcmove.net"; "roadwg@gmail.com"; "cparsa@gmail.com"; "herman\_sarah@yahoo.com"; "ealarson1@verizon.net"; "sbs20794@aol.com"; "tim@advertisingenterprises.com"; "Ozzieturner6930@gmail.com"; "mweedlun@gmail.com"; "lizichuan@gmail.com"; "chrisgarcia@comcast.net"; "ngough67@gmail.com"; "sdeanmaura@gmail.com"; "itm52480@gmail.com"; "natalia.r.cooper@gmail.com"; "bspence2@verizon.net"; "gpagani@talkin-oh.com"; "jacque.parham@gmail.com"; "jdelmonico211@gmail.com"; "maraouf@talkin-oh.com"; "dspringmann@talkin-oh.com"; "F1yaya@aim.com"; "r\_pardoe@hotmail.com"; "sronaghan@verizon.net"; "addieadeleke@gmail.com"; "cskalny@howardcountymd.gov"; "Ray.Serrano@aya.yale.edu"; "Amgasch@hotmail.com"; "danielle.regester@gmail.com"; "ju.taylor17@gmail.com"; "reid@reidnovotny.com"; "Amykvech@live.com"; "tmzi@comcast.net"; "mark.ellen@aol.com"; "William.a.beck@gmail.com"; "gibsojp1@msn.com"; "maria21797@gmail.com"; "yanpgh@gmail.com"; "mcdonald.n.lauren@gmail.com"; "vasu.syag@gmail.com"; "kbb3tj@virginia.edu"; "yrdole@gmail.com"; "gphillips@ardorgrp.com"; "secwilliams@gmail.com"; "ljsemail2016@gmail.com"; "firemandowd@yahoo.com"; "jwimert@gmail.com"; "disciulloj@verizon.net"; "michael.ross.brewer@gmail.com"; "thenormte@gmail.com"; "bobmarietta@comcast.net"; "espijc@aol.com"; "ohschnittzel6@gmail.com"; "susanmoody822@gmail.com"; "gainaday@yahoo.com"; "tedcochran55409@gmail.com"; "dragonmama@comcast.net"; "lloydcleage@comcast.net"; "ashurst@gmail.com"; "ajs333@aol.com"

**Subject:** Notice of a Pre-submission Community Meeting - Tuesday, March 7, 2023 at 6pm  
**Date:** Monday, February 13, 2023 10:19:00 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[2.10.2023 Notice of 3.7.2023 PSCM with Site Map.pdf](#)

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Dear Community Member,

Attached please find a Notice of a Pre-submission Community Meeting scheduled for Tuesday, March 7<sup>th</sup>, 2023 at 6pm regarding the Witching Hour Farm located at 15475 Old Frederick Road, Woodbine.

You are receiving this notice because you are on the Howard County notification list for Sign Code C06, FY 2023.

If you have any trouble opening the attached notification please do not hesitate to contact me.

Sincerely,  
Lisa King



**Lisa King**

Paralegal

D [301.575.0389](tel:301.575.0389)

[lking@offitkurman.com](mailto:lking@offitkurman.com)

8850 Stanford Blvd.

Suite 2900

Columbia, MD 21045

T 301.575.0300

F [301.575.0335](tel:301.575.0335)

[offitkurman.com](http://offitkurman.com)



February 10, 2023

**NOTICE OF A PRE-SUBMISSION COMMUNITY MEETING**

**Witching Hour Farm**

15475 Old Frederick Road, Woodbine, Maryland 21797  
(a/k/a Tax Map 8, Parcel 249)

To Whom It May Concern:

Pursuant to Section 131.0 of the Howard County Zoning Regulations and Section 16.128 of the Howard County Subdivision and Land Development Regulations, notice is hereby given of a pre-submission community meeting to be held on **Tuesday, March 7, 2023, at 6:00 p.m.** The location of the meeting will be the **Studio B Meeting Room at the Howard County Library - Glenwood Branch, 2350 Route 97, Cooksville, Maryland 21723.**

The Subject Property is located at 15475 Old Frederick Road, Woodbine, Maryland 21797 (please see the enclosed site location map) and is zoned RC-DEO (Rural Conservation-Density Exchange Option) District. The purpose of this pre-submission community meeting is to provide information to the community regarding the initial submission of a Conditional Use Petition to the Department of Planning & Zoning for conditional use approval of limited social assemblies on the Subject Property. The developer's consultants will be available at the pre-submission community meeting to describe the proposal and to answer and address any questions or concerns the community may have.

General information regarding pre-submission community meetings can be found on the Howard County Department of Planning & Zoning's webpage at:

<https://www.howardcountymd.gov/planning-zoning/development-process-and-procedures>

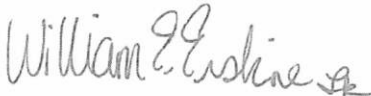
And general information regarding this pre-submission community meeting can be found at:

[https://data.howardcountymd.gov/Search\\_Plans/Search\\_Plans\\_Web.aspx](https://data.howardcountymd.gov/Search_Plans/Search_Plans_Web.aspx)

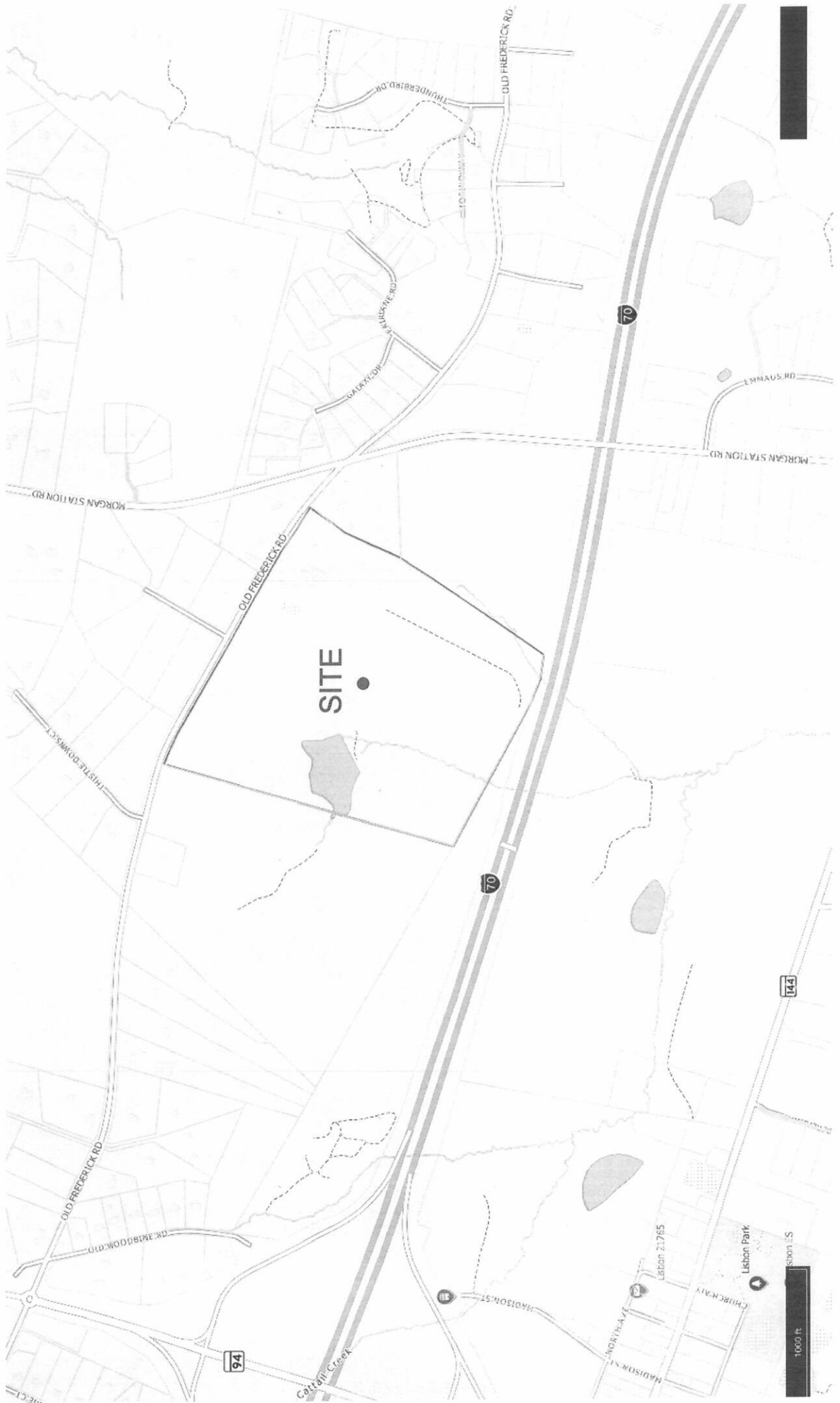
Please note that proposed the Conditional Use Petition must be formally submitted to the Dept. of Planning & Zoning within one (1) year of the meeting date.

In the event that you are not able to attend the pre-submission community meeting as scheduled, please feel free to direct any inquires or requests to receive meeting minutes and follow-up correspondence to me directly at my email address [WErskine@offitkurman.com](mailto:WErskine@offitkurman.com); I may also be contacted by mobile phone at 443-864-8844.

Sincerely,



William E. Erskine  
WEE/lmk  
Enclosure



**WITCHING HOUR FARM**

**Pre-submission Community Meeting**

**Tuesday, March 7, 2023 at 6pm**

**Howard County Library – Glenwood Branch**

**Studio B Meeting Room**

**2350 Route 97**

**Cooksville, MD 21723**

**Subject Property:**

Tax Map 8, Parcel 249

15475 Old Frederick Road, Woodbine, MD 21797

**Adjoining Property Owners:**

Tax Map 7, Parcel 101, Lot 1

Old Woodbine Road, Woodbine, MD 21797

Wynne Family LLC

170 Cooley Ridge Drive

Sykesville, MD 21784

Tax Map 8, Parcel 2

15685 Old Frederick Road, Woodbine, MD 21797

Wynne Family LLC

2065 Highway AIA, #1201

Indian Harbor Beach, FL 32937

Tax Map 8, Parcel 237, Lot 13

15600 Thistle Downs Court, Woodbine, MD 21797

Carl W. Cunzeman

Mary J. Cunzeman

15600 Thistle Downs Ct.

Woodbine, MD 21797

Tax Map 8, Parcel 237, Lot 14  
15603 Camden Meadows Court, Woodbine, MD 21797

Michael S. Cole  
Barbara N. Cole  
15603 Camden Meadows Ct.  
Woodbine, MD 21797

Tax Map 8, Parcel 237, Lot 21  
15602 Camden Meadows Court, Woodbine, MD 21797

Nicholas S. Ialongo  
Jane L. Pearson  
15602 Camden Meadows Ct.  
Woodbine, MD 21797

Tax Map 8, Parcel 3  
1000 Morgan Road, Woodbine, MD 21797

Thomas R. Ogle  
Mariam M. Ogle  
1000 Morgan Station Road  
Woodbine, MD 21797

Tax Map 8, Parcel 308  
15435 Old Frederick Road, Woodbine, MD 21797

Donna J. Bradley Brown  
William Edward Brown, Jr.  
15435 Old Frederick Road  
Woodbine, MD 21797

Tax Map 8, Parcel 165  
Route 144, Woodbine, MD 21797

Carolyn Cross Steveson, Trustee  
Diane L. Van Lonkhuyzen, Trustee  
13918 Castaway Drive  
Rockville, MD 20853

### **Schools & PTA**

Lisbon Elementary School  
15901 Frederick Road  
Woodbine, MD 21797  
Attn: Debra Anoff, Principal

Lisbon Elementary School PTA  
15901 Frederick Road  
Woodbine, MD 21797  
Attn: Cathy Datz, President

Glenwood Middle School  
2680 Rt. 97  
Glenwood, MD 21738  
Attn: Melissa Shindel, Principal

Glenwood Middle School PTA  
2680 Rt. 97  
Glenwood, MD 21738  
Attn: Monique Phelps, President

Glenelg High School  
14025 Burntwoods Road  
Glenelg, MD 21737  
Attn: Shawn Hastings-Hauf, Principal

Glenelg High School PTSA  
14025 Burntwoods Road  
Glenelg, MD 21737  
Attn: Jennifer Mertes, President

Howard County Council  
George Howard Building  
3430 Court House Drive  
Ellicott City, MD 21043

Howard County Dept. of Planning & Zoning  
3430 Court House Drive  
Ellicott City, MD 21043

4892-8149-5120, v. 1

	A	B	C	D	E
1	<b>Property owners and/or developers are required to provide notice of pre-submission community meetings, electronically, to any persons/group to be notified about projects in a certain geographic area. (Howard County subdivision and development regulations 16.128c.2)</b>				
2					
3	<b>Pre-submission Community Meeting</b>				
4	<b>Project Name: Witching Hour Farm</b>				
5	<b>Sign Code: C06</b>				
6	<b>Meeting Date: Mar 7 2023</b>				
7	<b>Meeting Time: 6:00 p.m.</b>				
8					
9	<b>Community Type</b>	<b>Community Name</b>	<b>Contact Name</b>	<b>Title</b>	<b>Email</b>
10	Neighborhood Groups	Bridgewater	George Belleville		george@headforhome.net
11	Neighborhood Groups	Big Branch Overlook Homeowners Association	Rick Lober	President	rick.lobber@gmail.com
12	Residents		John Rice		johnrice5874@gmail.com
13	Residents		Ralph Ballman		RalBallman@comcast.net
14	Residents		Soon Park		soonspark@gmail.com
15	Residents		Howard Shieh		hshieh26@hotmail.com
16	Residents		Delong Liu		delong1208@yahoo.com
17	Residents		Bonny Marcellino		bmarcellino5@gmail.com
18	Residents		Erin Ijams		erinnoel1223@yahoo.com
19	Residents		Elizabeth Ndungu		elizabethndungu@aol.com
20	Residents		Karen Olson		kolighthouse@gmail.com
21	Residents		Tracy Waterman		Tracyjbw@me.com
22	Residents		sekar ven		sreeluma@gmail.com
23	Residents		shun lu		shunlu88@yahoo.com
24	Residents		Brian Bampurak		bmbampurak@gmail.com
25	Residents		Cathy Hudson		cmhudson@comcast.net
26	Residents		Caroline Garzon		caroline.garzon@gmail.com
27	Residents		Liz L		lwcante@aol.com
28	Residents		William Erskine		werskine@offitkurman.com
29	Residents		Stephen Keathly		shkeath@gmx.com
30	Residents		Edward Carver		etcarver@gmail.com
31	Residents		Paul Snyder		Pauljsnyder@verizon.net
32	Residents		Minhaj Hasan		editor@musliminkpaper.com
33	Residents		Carole Cpne		cscone@comcast.net

A	B	C	D	E
34	Neighborhood Groups	Savage CONCERNED CITIZENS OF WESTERN HOWARD COUNTY	Susan Garber	President  buzysusan23@yahoo.com
35	Community/Civic Associa	Walter Carson	Board Member	wcarson@columbiaunion.net
36	Residents	Christine Pereira		chrisper02@gmail.com
37	Residents	Lisa Markovitz		Lmarkovitz@comcast.net
38	Residents	Jeanne Wilson		amisspiggy@comcast.net
39	Residents	Jeanne Wilson		amisspiggy@comcast.net
40	Residents	Andrew Robinson		arobinson@offitkurman.com
41	Residents	deanna smith		deanna-smith@comcast.net
42	Residents	Patricia Hooker		Patricia_Wills@verizon.net
43	Residents	Aurelio Perez-Lugones		odieperez@gmail.com
44	Residents	Emily David		emilykdavid@gmail.com
45	Neighborhood Groups	Valley Mede Civic Association	Frank Hecker	frank@frankhecker.com
46	Residents	Marisa Poland		disney0675@yahoo.com
47	Community/Civic Associa	Chestnut Hill Estates Community Association	Margo Duesterhaus	President margommd@gmail.com
48	Residents		Barbara Krupiarz	barbktrup@verizon.net
49	Residents		Barbara Staedeli	decokrup@gmail.com
50	Neighborhood Groups	Normandy Heights Improvement Association	Lisa Birrane	President lisamarkovitz@gmail.com
51	Residents		Daniel Besseck	d.besseck@aol.com
52	Residents		Maria Garvey	kevingarveyasia@gmail.com
53	Residents		Raj Kathuria	Rajkathuria@gmail.com
54	Residents		Brenda Stewart	drsjbstewart@AOL.com
55	Residents		Sathishkumar Ponraj	ponrajsathishkumar@yahoo.com
56	Residents		Alan Sharp	calansharp@gmail.com
57	Residents		broke clime	climefam5@gmail.com
58	Residents	Keywadin Community Association	Susan Butler	susandbutler@verizon.net

	A	B	C	D	E
59	Residents		Matthew Day		mattday728@gmail.com
60	Residents		mickey kalra		mickeykalra@yahoo.com
61	Residents		Nathaniel Forman		nforman@omng.com
62	Residents		David Ager		dager@townscapedesign.com
63	Residents		Chandrakant Patel		chandrakant79@yahoo.com
64	Residents		Kristin Mazerski		komazerski@gmail.com
65	Residents		Ayman Elmorshedy	President	aelmorsh@gmail.com
66	Residents		Srilakshmi Gogineni		lux_dp@yahoo.com
67	Residents		Joshua Bennett		joshua.bennett@columbiaassociation.org
68	Residents		Paula Mothers maiden name		pdalonzo14@gmail.com
69	Residents		Tangela Smith		Tangelats@gmail.com
70	Residents		Meghan Starr		Meghanestarr@gmail.com
71	Residents		Donna Cerbo		donnacerbo@gmail.com
72	Residents		Jayne Considine		Jkjka@verizon.net
73	Residents		Thomas Comeau		tom.comeau@gmail.com
74	Residents		Jill Berry		Jillanneberry@msn.com
75	Residents		Jessica Hicks		rnjhicks@verizon.net
76	Residents		Tamara Slade		tamaraslade@gmail.com
77	Residents		David Derenick		dadereni@gmail.com
78	Residents		Peter Conrad		pconrad@howardcountymd.gov
79	Residents		Elliott Finkelstein		efinkink@gmail.com
80	Residents	county government	Amy Gowan		agowan@howardcountymd.gov
81	Residents		David Yungmann		davidyungmann@hcmove.net
82	Residents		Reginald Farmer		roadwg@gmail.com
83	Residents		Carolyn Parsa		cparsa@gmail.com
		Kings Contraception Community Association			
84	Neighborhood Groups		Sarah Herman		herman_sarah@yahoo.com
85	Residents		Elisabeth Larson		ealarson1@verizon.net
86	Residents		Sierra Simpson		sbs20794@aol.com
87	Residents		Tim Dadourian		tim@advertisingenterprises.com
88	Residents		Ozzie Turner		Ozzieturner6930@gmail.com
89	Residents		Morag Weedlun		mweedlun@gmail.com
90	Residents		Zichuan Li		lizichuan@gmail.com
91	Residents		Christine Garcia		chrisgarcia@comcast.net

A	B	C	D	E
92 Residents		Nancy Gough		ngough67@gmail.com
93 Residents		Shannon Maura		sdeanmaura@gmail.com
94 Neighborhood Groups	Columbia Association Fairway Overlook Condominium Association	Jacquelin McCoy		jtm52480@gmail.com
95 Neighborhood Groups		Natalia Cooper		natalia.r.cooper@gmail.com
96 Residents		Barbara Spence		bspence2@verizon.net
97 Residents		Gina Pagani		gpagani@talkin-oh.com
	Owen Brown Community Association			
98 Residents		Jacqueline Parham		jacque.parham@gmail.com
99 Residents	Business 1	Jeffrey DeIMonico		jdelmonico211@gmail.com
100 Residents		MaryAnn Raouf		marouf@talkin-oh.com
101 Residents		Dylan Springmann		dspringmann@talkin-oh.com
102 Residents		S A		F1yaya@aim.com
103 Residents		Richard Pardoe		r_pardoe@hotmail.com
104 Residents		Patrick Ronaghan		sronaghan@verizon.net
105 Residents		kenny ADELEKE		addieadeleke@gmail.com
106 Neighborhood Groups		Cindy Skalny		cskalny@howardcountymd.gov
107 Neighborhood Groups		Ray Serrano		Ray.Serrano@aya.yale.edu
108 Residents		Ashley Gasch		Amgasch@hotmail.com
109 Residents		Danielle Regester		danielle.regester@gmail.com
110 Residents		Justin Taylor		ju.taylor17@gmail.com
111 Residents		Reid Novotny		reid@reidnovotny.com
	Riggs Meadow Homeowners Association			
112 Neighborhood Groups		Amy Kvech	Vice President	Amykvech@live.com
113 Residents		Michelle Wright		tmzj@comcast.net
114 Residents		Ellen Bockelman		mark.ellen@aol.com
115 Residents		William Beck		William.a.beck@gmail.com
116 Residents		John Gibson		gibsojp1@msn.com
117 Residents		Maria Martin		maria21797@gmail.com
118 Residents		Prince Van-Segbefia		vanpgh@gmail.com
119 Residents		Lauren McDonald		mcdonald.n.lauren@gmail.com
120 Residents		Vasu Syagonda		vasu.syag@gmail.com

	A	B	C	D	E
121	Residents		Kevin Baker		kbb3tj@virginia.edu
122	Residents		Yves-Richard Dole		yrdole@gmail.com
123	Business Owner		Gregory Phillips	President	gphillips@ardorgrp.com
124	Residents		Stacey Williams	President	secwilliams@gmail.com
125	Residents		Laura-Lee Jones	President	lljsemail2016@gmail.com
126	Residents		Tim Dowd	President	firemandowd@yahoo.com
127	Residents		Jesse Wimert	President	jwimert@gmail.com
128	Residents		Jim DiSciullo	President	disciulloj@verizon.net
129	Residents		michael brewer	President	michael.ross.brewer@gmail.com
130	Residents		Norman Edwards	President	thenormte@gmail.com
131	Residents		bob marietta	President	bobmarietta@comcast.net
132	Business Owner	Eco-Science Professionals, Inc	John Canoles	President	espijc@aol.com
133	Residents		Bruce Lampron	President	ohschnittzel6@gmail.com
134	Residents		Susan Moody	President	susanmoody822@gmail.com
135	Residents		SDonna Hugh	President	gainaday@yahoo.com
136	Residents		ted cochran	President	tedcochran55409@gmail.com
137	Residents	GrayRockFarm@yahooogroups.com	alice marschner	President	dragonmama@comcast.net
138	Residents		Lloyd Cleage	President	lloydcleage@comcast.net
139	Residents		Steve Ashurst	President	ashurst@gmail.com
140	Residents		Alan Schneider	President	ajs333@aol.com

**PRE-SUBMISSION COMMUNITY MEETING**

Tuesday, March 7, 2023, at 6:00pm

Witching Hour Farm

15475 Old Frederick Road, Woodbine, Maryland 21797  
and Tax Map 8, Parcel 249

NAME	ADDRESS	E-MAIL
Ellen Bockelman	15807 Old Frederick Woodbine 21797 Rd	mark.ellen@ aol.com
Carolyn Stevenson	17923 Ashton Club Way Ashton, md 2086	cstevenson@ Comcast.net
Diane VanLankhuyzen	13918 Castaway Dr Rockville, Md 20853	vanlunk@verizon.net
Caryn Clarke	815 IRONRAIL CT Woodbine MD 21797	ymnyrac@gmail.com
Valerie Hyer	842 The Old Station Ct Woodbine MD 21797	narrah1@aol.com
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Jim Myers		warfieldbrase gmail.com
FRANK MANALANSAN II	10276 BALTIMORE NATIONAL PIKE ELLIOTT CITY, MD 21042	FRANKM@FCC-ENG.COM

**PRE-SUBMISSION COMMUNITY MEETING**

**Tuesday, March 7, 2023, at 6:00pm**

Witching Hour Farm

15475 Old Frederick Road, Woodbine, Maryland 21797  
and Tax Map 8, Parcel 249

NAME	ADDRESS	E-MAIL
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Mary Ellen Warfield		MEWarfield48@gmail.com
Jane Pearson		Jane L Pearson@gmail.com
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**From:** King, Lisa  
**To:** King, Lisa  
**Cc:** Erskine, William; [planning@howardcountymd.gov](mailto:planning@howardcountymd.gov); [councilmail@howardcountymd.gov](mailto:councilmail@howardcountymd.gov); Warfield Brothers; Frank Manalansan II  
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**Subject:** Witching Hour Farm - March 7, 2023 Pre-submission Community Meeting Minutes  
**Date:** Wednesday, March 29, 2023 9:07:00 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[3.7.2023 PSCM Minutes - WitchingHourFarm.pdf](#)

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Dear Community Member,

Attached please find a copy of the Minutes for the Pre-submission Community Meeting held on March 7, 2023. You are receiving the attached Minutes because you either attended the meeting (and provided your contact information) or you have requested a copy.

Please note that if you also provided your mailing address you will receive a hard copy of the attached Minutes by regular mail as well.

If you have any trouble opening the attachment please do not hesitate to contact me.

Sincerely,  
Lisa M. King



**Lisa King**  
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**Pre-submission Community Meeting Minutes**  
**MARCH 7, 2023, PRE-SUBMISSION COMMUNITY MEETING**  
**WITCHING HOUR FARM**  
15475 Old Frederick Road, Woodbine, Maryland 21797  
(a/k/a Tax Map 8, Parcel 249)

Dear Community Member:

Enclosed please find a copy of the Minutes for the Pre-submission Community Meeting held on March 7, 2023, relating to the above-referenced property. You are receiving the enclosed Minutes because you either attended the meeting (and provided your contact information) or you requested a copy. If your email address was also provided you will receive the enclosed Minutes by electronic mail as well.

Thank you for your interest in this project.

Sincerely,



Lisa M. King  
Paralegal

LMK  
Enclosure

**PRE-SUBMISSION COMMUNITY MEETING**  
**MINUTES**

Witching Hour Farm  
15475 Old Frederick Road, Woodbine, Maryland 21797  
and Tax Map 8, Parcel 249

March 7, 2023, at 6:00pm

Attendees from Development Team

John Warfield – Witching Hour Farm  
Jim Myers – Witching Hour Farm  
William E. Erskine, Esq. – Offit Kurman, PA  
Frank Manalansan II, L.S. – Fisher, Collins & Carter Inc.

**Meeting began at approximately 6:06pm**

- Introduction of the Development Team members in attendance.
- Explained the reason for the Pre-submission Community Meeting and the process; pointed out sign-in sheet and Conditional Use Process handout.
- Described the type of conditional use approval sought, limited social assembly. Reviewed the criteria and limitations provided in the Howard County Zoning Regulations for a limited social assembly. Reviewed the rendering/concept plan, described the location of the conditional use area, location of event tent (if a tent is used), parking area, and noted that the only anticipated visible change will be to pave the existing gravel.
- Explained that the Subject Property has preservation easement which provides additional requirements for a limited social assembly conditional use.
- Described the conditional use process – holding the Pre-submission Community Meeting, filing a Conditional Use Petition, Dept. of Planning & Zoning review of petition and preparation of a Technical Staff Report, a hearing before the Howard County Hearing Examiner, etc.
- Noted that the property owner’s role will be to provide the location/venue, that customers will hire an event planner, tent company, caterer, etc.

**Questions/Comments:**

Will this be rented out to a company?

- An individual or a company may rent the space, and then hire an event planner, vendors, etc. for their event.

What is a historic structure?

- A structure that is designated as historic by the Howard County Council, it is a qualifying factor for this conditional use, it is not proposed to be used here.

Will you have the ability to see this area from the road, if you are driving by?

- No, with the existing structures, landscaping and potentially additional landscaping it will not be visible from Old Frederick Road.

Will the road (Old Frederick Road) have to be widened?

- No, that is not necessary for this conditional use.

What will be done for noise control?

- Because of the location of the conditional use area on the property, it will be blocked by the existing structures and landscaping (and any added landscaping). Also, Howard County has a noise ordinance which requires that the decibel level as measured at the property line not exceed a certain level (depending on the time of day/night, etc.).

Will you be required to have another hearing if you decide to use the historic structure?

- Yes

What type of lighting will be used?

- Temporary string lighting, etc. but there is no plan for any permanent lighting fixtures. The only way that any permanent lighting would be added is if the county requires it.

What are the hours of operation?

- Since it will be an outdoor venue, events are likely to be held in the warmer months, and it is anticipated that they will be mostly on Saturdays and perhaps a Sunday here and there. The regulations provide limitations on the number of events permitted in one (1) calendar year (only 25) and the hours when an event may be held.

Added traffic, drinking and driving, speeding, etc. were concerns expressed.

- There will be a traffic management plan, individuals that will direct cars on the property, etc.

What are the electrical requirements, will there be a need for generators, etc.

- It is not anticipated that generators will be necessary.

What about septic, will that expand the conditional use area?

- Septic is not considered a use, and no additional buildings are proposed to require additional septic.

What about water usage, will you need a new/another well?

- The only potential need for an additional well is if the Health Dept. were to require additional bathroom facilities and it is determined that the existing well is not able to cover it.

How much parking is provided, will it be on-site, will people park on the side of Old Frederick Road?

- Parking is provided on-site; the location was pointed out on the rendering/concept plan. Noted that 71 spaces are provided, and that the Howard County Zoning Regulations provide the required parking ratios.

Will there be alcohol served, bring their own, etc.?

- There will be the ability to have alcohol at the events, the caterer will have to have the appropriate license/permit.

Will you have a list of approved/preferred caterers, event planners, vendors, etc.

- Yes

Does the limited number of people for the event include staffing?

- We are limited to 150 attendees per event, staff members are additional.

Why do you want to have this conditional use?

- Mr. Warfield explained that he has been farming his entire life and it is not the most profitable business, having the ability to rent this space for events will help the property to be more profitable and allows them to share the property and beauty of the area with others.

When will events begin?

- It will take approximately six (6) months to go through the conditional use approval process. This Pre-submission Community Meeting is the first step, and then the preparation and filing of the conditional use petition, review of the petition by the Dept. of Planning & Zoning, and Hearing Examiner hearing for approval.

A comment was made that they would rather see this conditional use than a housing development or solar.

Mr. Warfield also mentioned that his younger sister lives on the property, and that he is happy to provide his phone number to the neighbors so that they may contact him with any concerns related to an event held.

The meeting concluded at approximately 6:54pm.

**PRE-SUBMISSION COMMUNITY MEETING**  
**MINUTES MAILING LIST**

**Tuesday, March 7, 2023, at 6:00pm**

Witching Hour Farm  
15475 Old Frederick Road, Woodbine, Maryland 21797  
and Tax Map 8, Parcel 249

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