

Date: 24 October 2026

Subject: Exception of Hearing Examiner's Report Regarding Maple Lawn Filed by Stu Kohn

To Whom it May Concern,

I, Stu Kohn a Party to the case as a Protestant who Testified and Cross-examined Petitioners in the Maple Lawn Cases 1134M and 1134PDP hereby files an Exception to the Hearing Examiner's Report dated 7 October 2026. Protestants were not recognized in the Report and were not notified of the Recommendation of the Hearing Examiner. Arguments raised were not addressed as required by the Rules of Procedure.

There is no mention in either of the two Reports concerning "the arguments of the Protestants and the prospective positions" as required by the rules. The only item mentioned is that Mr. Stu Kohn was the only one citizen to testify despite extensive cross-examination by the Protestants. None of the Protestant's arguments were noted in the Report concerning cross-examination.

The Protestants were not notified by the Administrator of the Hearing Examiner's Recommendation of the report dated, 7 October 2026 which is a Requirement when filing the Report.

The respective positions of the Protestants were made clear in Cross examination of the witnesses. Cross examinations are permitted by "parties" as well as Testimonies.

The positions brought out in cross examination included:

- a. The adverse impact on the adjacent school, which is already burdened by multiple temporary classrooms which do not have centrally secured entry, bathrooms, and safe central hallways.
- b. The description of the "adjacent area" which excluded area immediately adjacent on the other side of Route 216 which has limitations on multistory buildings/apartments/housing.
- c. The fact the schools nearby currently have a number of trailers on their property. With 515 additional units how many more trailers will be required?
- d. The problem with highway congestion on Route 216 at several points including the intersection with Murphy Road and adjacent intersection.
- e. The misleading signage displaying inaccurate information prevents a hearing that includes community comments as required, The Public Notification Signs were never accurate as they did not depict the dates of the Maple Lawn Zoning Case conducted by the Hearing Examiner held on 15 and 23 July 2026. This was stated to the Hearing Examiner during cross-examination with the Petitioner's witness. The signs reflected the

dates of the Planning Board Meeting held on 23 April 2026 and the Zoning Board Meeting concerning whether the case should be heard by the Hearing Examiner held on 3 June 2026.

- f. Emphasized the proposed development only has 39 “affordable housing” units out of the 513 additional units or 7.6 percent.

Stu Kohn
Protestant
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