

MINUTES – July 14, 2009

The meeting was called to order by President Sharon Dooley at 7:45 p.m. The minutes from the June meeting were approved as corrected. The agenda was accepted but amended to have Council Members Nancy Floreen and Marc Elrich be the first speakers of the Special Presentations.

Public Comments

- Matt Zaborsky noted that flyers and brochures regarding deer, deer management and Lyme disease were available for those interested on the pick up table.
- Matt noted that there were new regulations pertaining to parking meters.
- Sharon Dooley informed the meeting that the Farmer's Market that the vendors leftovers were going to Manna and encouraged others to buy extra to donate to Manna.

SPECIAL PRESENTATION

Council Member Nancy Floreen highlighted several things she is currently working on:

- Working on the Germantown Mater Plan and I270 Corridors Transit.
- Has requested status report from State Highways Administration on Beltway from American Legion Bridge.
- Funding for Glenmont Metro Garage is available.
- Items on the Priority List include Brookeville Bypass, Norbeck Road widening, Spencerville Road widening, 28-198 connection widening, 108 bypass around Laytonsville and several projects on Veirs Mill.
- State funding is down so no new money could be expected anytime soon.
- With respect to the budget, Olney has not been affected by any shutdown of services so far.

Council Member Marc Elrich highlighted several points:

- Mr. Elrich said it has been known for years that money wasn't going to be forthcoming from the State for school construction and roads. Nevertheless projects for school construction and roads went ahead and then the finger was pointed at the State when the projects did not come to fruition.
- Problem exists in part from not collecting unpaid fees in a timely manner.
- Revenues from development industry were raised and taxes increased.
- The current Council is working on figuring a way out of the deficit and lack of infrastructure in the current economy and this is not proving easy.
- Mr. Elrich said he would like to resurrect measuring staging capacity.
- Developers have offered to pay 1/3 of the cost of the infrastructure and government is responsible for the rest. Sadly the County does not have any money available so cannot let developers go ahead simply because they have "paid" their share. This is known as Pay and Go.

After a question and answer session of a few minutes Council Members Nancy Floreen and Marc Elrich were thanked for attending the meeting and their presentation.

OTCAC Update: Chris Garland spoke on behalf of Freeman Properties. Mr. Garland said that he had been hired to implement the Master Plan for the town center and was very excited to be working on the project. He had identified traffic and market economy as the biggest hurdles to overcome. Freeman and OTCAC admit there is a huge traffic problem but as of yet have not come up with a helpful answer to the problem. They do not feel that adding a lane to the route 108/97 intersection is a suitable answer. They are looking for a pedestrian friendly environment which will reduce traffic. Loss of the Olney Cinema 9 was huge as he was reasonably good tenant and other tenants are not renewing their leases because they are struggling. It is a good center but the economy is going down and making it unattractive to lease in the current economy. Freeman would like to revamp the center architecturally and make it pedestrian friendly.

Freeman is currently looking at a short term answer in terms of upgrades and looking at possible anchors for the Town Center. The Olney Town Center Advisory Committee is meeting at their regular meeting on July 28th and Freeman is hoping to announce a new anchor at that meeting. Mr. Garland said that there is a significant renovation budget available for improvements and he wants a family and

neighborhood center. When asked about the Farmer's Market, Mr. Garland said that although Freeman supports the Farmer's Market it is something that is detracting all potential new anchors and it is likely that the Farmer's Market will need to find a new location.

Jim Smith outlined 3 development proposals that are under review by the OTCAC. These are the Freeman development, the proposed Moss Chiropractic facility and the third one is the Safeway store where it has been rumored that renovations and modernization is to take place. Sharon encouraged people to attend the OTCAC meetings held on the 4th Tuesday of the month in the Buffington building, the same location as GOCA meetings. This would be an opportunity for the community to have input to the face of Olney.

Montgomery General Hospital Update: Michael Abrams, one of the partners in the development company talked about the new office buildings to be constructed at Montgomery General Hospital. Mr. Abrams showed the meetings drawings of the current building proposals and highlighted the changes that have been made as a result of meetings with the community and GOCA. He talked about a proposed bus transit center on Prince Philip taking the buses out of the hospital facility. He also talked about a proposed pedestrian access. Mr. Abrams talked of 25% more parking being available than currently exists. They are negotiating with tenants to assume half the space and expect the building to be completed in approximately 1 year.

SSARPC: Michelle Layton, one of the co-chairs of SSARPC talked about some of the current development scheduled in Sandy Spring and SSARPC's development. The mission of SSARPC is to support development that conforms to Sandy Spring Ashton Master Plan and the goals of the master plan. The organization formed 6 years ago and is not against development. Ashton Meeting Place at this time has been passed by the Planning Board and the building is very consistent with the goals of the master plan. Due to the length of approval time the state funding was lost.

Chevy Chase Bank came in with a plan for the Sol D'Italia site that the community liked and could work with but Chevy Chase Bank was bought by Capital One but will now have to go back to the Planning Board. Resurrection Baptist Church is proposing to build at the corner of New Hampshire Avenue and Ednor Road at the entrance to Ashton and while working with SSARPC removed all the trees without informing anybody. SSARPC is currently working with them in an attempt to have some of the trees replaced.

The EZ Storage Group based in Howard County is proposing to build a storage facility which SSARPC says does not conform to the Master Plan. SSARPC testified to the Planning Board against the proposed facility which is not a real building. Currently the project is on hold.

The final property that Michelle talked about lies not in the historic district but directly adjacent to the historic district. The feeling of SSARPC is that proposed development is too big for the historic district and for the entrance to Sandy Spring, the entrance being Norbeck Road and Route 108. It is currently scheduled as a 35,000 square foot building with an office building on top and a preschool in the lower part of the building. SSARPC can support the school but cannot support the size of the building which will mean removing a number of trees separating the building from a townhouse community and is very close to the historic center and entrance to Sandy Spring. There is also some concern that because of the size of the building there will be a large parking garage. SSARPC ultimately would just like to see the support of GOCA in any way they can.

OFFICERS/COMMITTEE/LIAISON REPORTS

Treasurer's Report:

Current general fund balance stands at \$8072.14 and another amount \$395.01 which is the Sherwood High School fund. A check for Sandford Foundation for Joe's Ride was received in the amount of \$2900.00.

Correspondence Report:

Ruth advised that the last dues check had been received and read a couple of community announcements that had been received.

Chamber of Commerce Report:

Joe Buffington advised of the Chamber's National Night Out event scheduled for the first Tuesday in August (8/4/09).

Olney Town Center Advisory Committee Report:

Proposing a get together for property owners in the town center and Joe Buffington is heading this up.

Civic Federation Report:

Arnie had left so this was deferred until the next GOCA meeting.

Membership Report:

Matt Zaborsky reported that a membership committee had been formed. The members are Dave Eskenazi, Paul Jarosinski and Jim Haddow along with Matt Zaborsky. The committee intends to meet with all member associations to make sure they have a good understanding of GOCA – who GOCA is and what GOCA does. The membership committee will solicit input from them as to what they see as important issues and challenges in Olney and how they feel GOCA is doing in meeting these challenges. Lastly, the committee will identify new potential HOA's and Civic Associations. Matt also reported having received a dues check from Sycamore Acres.

Transportation Report:

Dave Eskenazi reported on the walking tour along the ICC and that a number of legislators attended representing the County and the State. There were also representatives from a number of adjacent HOA's that attended the walk. The grade of the road is going to be completely different when completed than it is now so wasn't as instructive as was hoped. Questions from residents mainly focused on how they will be affected. Sharon asked that people compare information they are being given from SHA so she can respond to a letter she received regarding a complaint that GOCA had been lied to by the SHA. Dave said that he didn't believe SHA had actually lied but had told different things to different audiences.

Nancy Floreen offered to help run interference to get clarity on these questions and issues. Karen Montgomery said she would be willing to attend a meeting with SHA staff in Baltimore and representatives from GOCA. Paul Jarosinski mentioned that the mobility report in the Washington Post seemed wrong. Nancy Floreen invited Paul to attend a meeting on Monday where the mobility report would be discussed. Paul also mentioned that the car dealership at 28 and 97 was up for sale and asked if this was a property the State would be acquiring. Nancy said she would check on this.

President's Report:

Sharon reported having attended a Planning Board meeting and heard discussions on the growth policy and discussions on the White Flint Master Plan. Developers did not believe traffic calculations. Planning people were talking about increasing the density around the metro stations but the metro trains are running at above capacity and can't have trains bigger than 8 car trains. There seems no simple solution but this is something we all need to be involved in.

ANNOUNCEMENTS:

Barbara Falcigno announced that the developers of the 32 acre property on Bowie Mill Road applying for the PD zoning were planning to come and speak at the GOCA September meeting.

The meeting was adjourned by unanimous motion at 10:40 p.m.

Respectfully submitted,

Lori Wilen

Lori Wilen, Recording Secretary (Notes taken by Helene Rosenheim and transposed by Lori Wilen)

PEOPLE IN ATTENDANCE:

Jim Haddow (Hallowell); Ruth Laughner (Williamsburg Village); Nancy Floreen (County Council); Bob Beard (Homeland Village); Chris Garland (Carl Freeman Associates); Jim Smith (Oatland Farm/OTCAC); Steve Cohen (Oak Grove); Theresa Kyne Robinson (Olney Oaks); Joe Buffington (Olney Chamber of Commerce); Barbara Falcigno (Olney Oaks); Barbara Barry (Perspective Woods); Benny Bienvenue (Olney Chamber of Commerce/Our House); Michelle Layton (SSARPC); Anne Stretch (Cherrywood); Dale Ann Pearlman (Homeland Village); Karen Montgomery (Brookeville/Md. Legislature); Diana Littlefield (Olney Acres); Dave Eskenazi (Norbeck Meadows); Charlie Kuebler (James Creek); Julia Stutz (Office of Congresswoman Donna Edwards); Walter Lee (Townes at Environ); Marc Elrich (County Council Member At-large); Cary Lamari; Arnie Gordon (Norbeck Meadows); Ellen Bogage (Victoria Springs); Roy Peck (Norbeck Meadows); Helene Rosenheim (MCRSC); Danny Benn (Fairhill Farms); Matt Zaborsky (Norbeck Meadows); Sharon Dooley (James Creek); Terri Hogan (The Gazette); Joe Corbett (Williamsburg Village); Ed Weisel (Norbeck Meadows); Mike Kelley (Hallowell/Past President); D. Farquhar (SSARPC); Dolly Kildee (for council member Navarro); Judith Newton (SSARPC); Barry Newton (SSARPC); Pam Saul (Sen. Rona Kramer's office); Kevin Flannery (Leisure World); Michael Sullivan (Christy Estates); Jon Morrison (Oak Grove); Khalid Afzal (M-NCPPC); Paula Kahn (OTCAC); Eileen Cahill (OTCAC); Paul Jarosinski (Cherrywood)