

April 9, 2013
Buffington RE/MAX Olney Community Room
3300 Olney-Sandy Spring Road

7:30 I. CALL TO ORDER

1. Introductions (Name, Association, Representative/Alternate/Guest)
2. Approval of Minutes/Agenda

7:35 II. PUBLIC COMMENTS & ANNOUNCEMENTS

7:45 III. SPECIAL DISCUSSIONS (see page 2 for background information):

North Branch Trail Connection

Marian Elsasser
Landscape Architect, Dept of Parks

Mechanisms to protect Rural Open Space in RNC zones

Carol Rubin
Associate General Counsel, MNCPPC

9:00 IV. OFFICERS/COMMITTEE/LIAISON REPORTS

1. President's Report
2. Correspondence Report
3. Chamber of Commerce Report (www.olneymd.org)
4. Olney Town Center Advisory Committee
5. Civic Federation Report (www.montgomerycivic.org)
6. Membership Report
7. Transportation Report
8. Nominating Committee Report

Barbara Falcigno
Greg Intoccia
Joe Buffington
Helene Rosenheim
Arnie Gordon
John Webster
Paul Jarosinski
Matt Zaborsky

9:25 V. ADJOURNMENT

Dates to remember: Next Meeting **May 14, 2013**
State Legislators from District 14 & 19

Background Information for Presentations

North Branch Trail Connections:

http://montgomeryparks.org/pdd/cip/north_branch_hiker_biker.shtm

Background information on Rural Open Space:

Zoning Code – Chapter 59 of the Montgomery County Code.

[http://www.amlegal.com/nxt/gateway.dll/Maryland/montzon/chapter59zoningnote?fn=altmain-nf.htm\\$f=templates\\$3.0#LPTOC3.9](http://www.amlegal.com/nxt/gateway.dll/Maryland/montzon/chapter59zoningnote?fn=altmain-nf.htm$f=templates$3.0#LPTOC3.9)

and scroll down to 59-C-9.57 Rural Open space

From Wikipedia:

An easement is a certain right to use the [real property](#) of another without possessing it. It is "best typified in the right of way which one landowner, A, may enjoy over the land of another, B." Easements are helpful for providing pathways across two or more pieces of property or allowing an individual to [fish](#) in a privately owned pond. An easement is considered as a property right in itself at [common law](#) and is still treated as a type of property in most jurisdictions.

A covenant, in its most general sense, is a solemn promise to engage in or refrain from a specified action.

A covenant is a type of [contract](#) in which the covenantor makes a promise to a covenantee to do or not do some action. In [real property](#) law, the term [real covenants](#) is used for conditions tied to the use of land. A "[covenant running with the land](#)", also called a *covenant appurtenant*, imposes duties or restrictions upon the use of that land regardless of the owner. In contrast, the *covenant in gross* imposes duties or restrictions on a particular owner. Covenants for title are covenants which come with a [deed](#) or [title to the property](#), in which the grantor of the title makes certain guarantees to the grantee.

Zoning Rewrite Update

Zoning updates can be found at:

<http://www.montgomeryplanning.org/development/zoning/>

The Planning Board is currently reviewing zone implementation. They are evaluating and making recommendations on potential zone changes, primarily in non-residential areas. View the [implementation staff report](#).

Link is

http://www.montgomeryplanning.org/viewer.shtm#http://www.montgomeryplanningboard.org/agenda/2013/documents/20130307_ZoningRewriteimplementation.pdf