

DRAFT MINUTES – March 13, 2007

The meeting was called to order by President Barbara Falcigno. The February 2007 minutes were approved with no corrections or additions. The agenda was accepted with 1 additional New Business item to be taken out of order and no deletions.

SPECIAL PRESENTATION

Introduction of new Department of Recreation Mid-County Service Area Manager – Barbara Falcigno introduced Marc Lilley, the newly appointed manager of the Department of Recreation's Mid-County service area. This service area is the same as the service area for the Mid-County Regional Center and is centered along Georgia Avenue between the Beltway and the Howard County border. Some of the recreation facilities located in this service area include the Gilchrist Multi-Cultural Center in Wheaton, the Bauer Drive Community Center, the Longwood Recreation Center, and the Ross Boddy Recreation Center. His office is located in the Holiday Park Senior Center and his phone numbers are (office) 240 777-4938 and (cell) 240 832-2099. He hopes to meet with each community serviced by their facilities. He noted that Sophie Randolph, the director of Longwood, is a valuable resource for their Department and participates with a number of community organizations, and so are able to keep them aware of the needs and concerns of the community.

Marc noted that the Ross Boddy Center is planning an open house to showcase the center. That day, they will be distributing a survey to see what kinds of programming and services people are interested in having at the center. The building is slated for some renovations that will likely include a new gymnasium. The survey will be available for download from the Rec. Dept.'s website and will be posted on the GOCA website as well. They will be holding a charette in the Spring to explore what kinds of changes need to be made to the building. The Longwood Recreation Center is always busy and they will be having a dedication of some new artwork for the facility soon.

There are 8 centers in the Mid-County Service Area and each services approximately 30,000 residents. The only center with a full cooking kitchen is the Ross Boddy Center, which was originally an elementary school, so there are a lot of cooking classes there. Plans are moving ahead for the construction of a new Mid-County Recreation Center on Queensquard Road in the Aspen Hill area.

Arnie Gordon noted that Mary Bradford, the new Director of the Maryland-National Capital Parks and Planning Commission's (M-NCPPC) Parks Department will be speaking at the April 9th meeting of the Civic Federation.

NEW BUSINESS (taken out of order)

Wheaton Baptist Church Proposal to Build a New Church on Emory Church Road – Chuck Graefe noted that he was speaking as a private citizen, not as a representative of the Southeast Rural Olney Civic Association (SEROCA) and that the 15-acre property in question is across the street from his property. Emory Church Lane is rural rustic road with approximately 1 ½ lanes and no outlets other than its intersection with Georgia Avenue. The Wheaton Baptist Church, which has 300 active members and 500 total members, is proposing to build a new 50,000 sq. ft. facility on public sewer and water because the property will not feed through gravity. He, and his neighbors, are concerned with the size of the proposed church. While churches are a permitted use in any zone, the proposed building would be 14 times the size of his home.

Khalid Afzal, M-NCPPC staff member, noted that the previous Friday they had received an application for a sewer and water category change from the Church (WNS 07A 01N02) and that public institutions can be granted an exception to Park and Planning's recommendations on the sewer and water category change under the Public Institutional Facility (PIF) caveat in the sewer and water policies. For the County to consider the application, the applicant must provide a site plan in order to get a sense of the scope of the project. Proposals consistent with master plans are generally reviewed administratively. But, proposals such as this one will go before the County Council. The hearing before the County Council has not been set yet, but it is scheduled to go before the Planning Board in late April or early May. This will be the first opportunity for the public to comment on the application. Barbara Falcigno noted that a large building and large parking lot could affect the quality of wells and septic fields of surrounding properties and the headwaters of the Northwest Branch. Khalid noted that the

road does connect through on paper, but it does not in reality and he doesn't think the Department of Public Works and Transportation would approve cutting it through.

Arnie Gordon moved that:

GOCA OPPOSE THE SEWER AND WATER CATEGORY CHANGE BEING APPLIED FOR BY THE WHEATON FIRST BAPTIST CHURCH FOR THE PROPERTY ON EMORY CHURCH ROAD.

The motion was seconded by Sharon Dooley. It was noted that if the application is approved, there will be a lot of pressure to extend the sewer and water mains to surrounding properties that currently do not qualify for public sewer and water. And, there are 10 acres adjacent to the property in question and 40 acres behind the fire house, and it is difficult to know what will be planned in the future on these sites. Khalid noted that there will likely be storm water management requirements plans on the property, but over the long term, it will likely impact adjacent properties. In the past some sewer and wells have been monitored to check on the impact of adjacent properties. In the recent review of the Olney Master Plan it was understood that there would likely be a need for additional churches, but there is no way to guess where they will acquire land, especially since religious institutions are permitted in any zone. Arnie noted that the southeast quadrant is very vulnerable, especially with the recent restriction approved for the Agricultural Reserve relating to PIF's. Barbara Falcigno noted that since this item will not come before the Planning Board before the next GOCA meeting that action be tabled until more information can be presented at the April meeting. So, Ron Berger moved that:

THIS MOTION BE TABLED UNTIL THE APRIL MEETING.

The motion was seconded by Bob Beard and passed unanimously. .

SPECIAL PRESENTATION - continued

Discussion of the Transportation Element of the Annual Growth Policy - Barbara Falcigno noted that the new County Council met for the first time on February 6th and the first thing they did was call for a review of the Annual Growth Policy (AGP). The AGP is how the County implements the Adequate Public Facilities Ordinance which ask if the public facilities adequate to support new development. She invited Karl Moritz from the Park and Planning Commission to this meeting to explain the impact on transportation of the AGP and to the April meeting to discuss its impact on schools.

Mr. Koritz explained that while master plans identify where different types of land uses will occur, the AGP regulates the timing of development. The following are some of the points Mr. Koritz made during his presentation:

- In 2001 the Council asked the Planning Board to review the AGP because it was not working well, and the current Council has asked the Planning Board to advance the normal review they would be making of the AGP because the changes made following the last review also do not seem to be working very effectively.
- For the past 20 years, there had not been any real rules that would prevent development if the police and fire facilities are not adequate.
- The Adequate Public Facilities Ordinance divided the county into policy areas and looked at existing roads.
- The County now has policy areas around Metro Stations with special rules to encourage more development in those areas.
- Olney has been close to being in moratorium with respect to residential units, but has always had capacity with respect to jobs.
- In moratorium areas, if developers want to pay for road/transit improvements, they can move forward.
- For Local Transit Review, we have to set a level of congestion we will accept. This measure is called the critical lane volume which means the number of cars that go through an intersection during an hour. If there is public transportation, an area can have a higher threshold. The critical lane volume in Olney is 1,475 vehicles. Developers can be required to make improvements other than adding lanes and if they cannot do anything, then the development can not be done. Developers can pay for mitigation rather than doing it. This does not apply in Rockville and Gaithersburg, but can apply impact fees.
- There has not been any real income yet from impact fees. This is because the mix of housing units has changed, a downturn in the industry, and a lot of developments got in before the impact fee went into effect.
- Montgomery County is not the fastest growing county in the region, but it is the fastest growing in Maryland and has led the State for several years. Growth projections between 2005 and 2030 are for a 1% increase in residences per year and a 1.5% increase in jobs per year.

- Part of the challenge with the policy is conveying what is really a tolerable level of congestion and sometimes the policy ends up accepting higher levels of congestion.
- In response to a request from the County Council, P&P staff are looking at how to improve the process for determining the stages of County facilities needed to support development and on impact taxes.
- The current AGP may not be useful in assessing the impacts of in-fill development.

The following are some of the points made during a question and answer period:

- It has been rare for a development to be stopped for not complying with AGP requirements because they can often make improvements to mitigate traffic impacts, but others don't come forward if they think they will fail to meet the criteria.
- Local area reviews were tightened, but that does not fully compensate for the loss of the control of the p area review.
- Developers can be made to do road improvements and also be charge impact taxes.
- Mr. Moritz suspects the P&P staff will recommend higher impact taxes, and they are looking at impact fees for fire & rescue services and for police.

Barbara thanked Mr. Moritz and noted that he will be returning for the April meeting to discuss the school element of the AGP.

OFFICERS/COMMITTEE REPORTS

Treasurer's Report – Roy Peck reported that the current balance is \$3,225.82. However, there is an outstanding bill for \$300 that will bring the balance to \$2,925.82.

Correspondence Report – Jackie Benn reported that the correspondence included notification that: (1) the County is looking for people to serve on the County's Charter Review Commission. Applications are due by April 18th, (2) Montgomery General Hospital has a hearing on June 29th on the addition to the building that Peter Monge presented to GOCA several months ago, and (3) the Good Counsel High School Liaison Committee that reviews the traffic impact of the school is looking for a representative from GOCA to attend their meetings held three times during the year.

Olney Chamber of Commerce Report – Joe Buffington reported that the Chamber and the Brooke Grove Retirement Community will co-host the second annual Athena Awards Luncheon on May 4th at Brooke Grove Nursing Home.

Civic Federation Report– Jackie Benn reported that at their next meeting Civic Federation would be discussing the 2008 Operating Budget after it is released on March 15th, so they can have specific discussion. Joe Beard from the Budget and Management Office, Councilmembers Phil Andrew and Marc Elrich, Tim Firestone, the County's Chief Administrative Officer, and County Executive Leggett will attend.

Membership Committee – There are currently 12 associations that have paid their dues. Of the \$2,000 received to date, \$1,100 is dues and \$900 is for Olney Days 2007.

Transportation Report – Dave Eskenazi reported that they are still working with the State Highway Administration on posting No Parking signs on Georgia Avenue in front of Willow Grove, the elderly housing development. Khalid Afzal noted that their staff had followed up on the issue and got a reply indicating that they were going to post the No Parking signs.

President's Report – Barbara reported that each civic and homeowners association will be getting a letter letting them know that beginning in April, GOCA will host an informal Community Conversation immediately before the GOCA monthly meeting beginning at 7:00 pm. These get-togethers will give associations an opportunity to share experiences and solutions they have come up with to address various situations and problems. Light refreshments will be served. Topics will be suggested for each meeting, but the discussions will not be limited to those topics. The Conversations will not be held during the summer or during the winter holiday season. GOCA delegates, association presidents and residents are welcome to attend with practical information to exchange. It is hoped that those attending the Conversations will stay for the GOCA meeting.

OLD BUSINESS

Aunt Hattie's Place – Barbara Falcigno reported that Dr. Washington has withdrawn the special exception application for Aunt Hattie's Place. She still plans to establish the facility but has reduced the number of boys that will be housed there to the number that will allow her to proceed by right. She is also proposing some modifications to some of the buildings.

Olney Days 2007 – Helene Rosenheim reported that plans are processing for this year's Olney Days events Friday, May 18th – Sunday May 20th. The most significant change from last year is that the Olney Community Band and the Olney Big Band, formerly known as the Olney Jazz Band, will both be performing at Olney Manor Park on Saturday afternoon and evening during the Fun Fair and Fireworks. The Community Band will perform following the children's entertainment sponsored by the Friends of the Olney Library. And, the Big Band will play following the various food eating contests up until the Fireworks. People will be encouraged to Swing Dance while they are performing. The food eating contest include the pasta eating contest sponsored by Mama Lucia's, the ice cream eating contest sponsored by Cold Stone Creamery, the watermelon eating and watermelon seed spitting contest sponsored by the Good Earth Garden Market we held last year, plus a new event sponsored Dream Dinners in which people will assemble a Rice Pilaf dish. One other change is that the Mr & Ms. Olney Contest that starts the weekend's activities will be held on the Historic Stage of the Olney Theatre this year. The other events at the Park will again include the Homerun Derby, the Lacrosse Shoot-Out, the Tennis Fun Day, and the Sandy Spring Volunteer Fire Department's fire engine rides and carnival games and refreshment sales.

Earlier Saturday morning, Joe's Ride and Stride will take place, all beginning in the Oakdale Emory Church parking lot. This event will again include the 45K ride, the 10K ride, and the Bike Rodeo, along with the 5K walk added last year for those who want to participate, but were not interested in the bike ride. The events on Sunday include the Olney Days Car and Truck Show sponsored by Fletcher's Service Center and the Olney Days Parade. The next planning meeting will take place on April 19th. Those interested in helping with the planning or at the events over the course of the weekend were asked to contact Helene at 301 774-6774 or at helene.rosenheim@verizon.net. Helene will be sending letters to each member association asking them each to arrange for 3 or 4 volunteers to help some time over the weekend.

NEW BUSINESS – None

Following a few announcements, the meeting was adjourned

Respectfully Submitted,

Danny Benn

Danny Benn, Recording Secretary

People in attendance:

Bob Beard (Homeland Village), Jackie & Danny Benn (Fairhill Farm), Ron Berger (Norbeck Meadows), Kathy & Mike Bowser (SEROCA), Joe Buffington (Olney Chamber), Alex Cole (BS Troop 264), Kathleen Donocleo (Hallowell), Sharon Dooley (James Creek), Brenda Egeland (Norbeck Grove), Barbara Falcigno (Olney Oaks), Laura Goodman (Manor Oaks), Arnold Gordon (Norbeck Meadows), Chuck Graefe (SEROCA), Claudia Hanlon (SEROCA), Terri Hogan (Gazette), Paul Jarosinski (Cherrywood), Tony Laing (BS Troop 264), Walter Lee (Environ/OTCAC), Marc Lilley (MC Dept of Rec), Scott Maxham (BS Troop 264), Karl Moritz (M-NCPPC), Buck Parr (Tanterra), Roy Peck (Norbeck Meadows), Barbara Ray (Brookeville), Ingrid Romer (Norbeck Hills), Helene Rosenheim (MCRSC), Jocelyn & Victor Santos (BS Troop 264), Josey & Max Simpson (BS Troop 264), Marc Smith (Olney Oaks), Anne Stretch (Cherrywood), Robert Towrkowski (SEROCA), and Chuck Young (Olney Acres)