

## **DRAFT MINUTES – July 10, 2007**

The meeting was called to order by President Barbara Falcigno. The June 2007 minutes were approved with no corrections or additions. The agenda was accepted with no additions or corrections.

### **SPECIAL PRESENTATION**

**Suggestion for a Farmers/Artist Market in Olney** – Barbara Falcigno introduced Janet Terry, an Olney resident interested in bringing the idea of a farmers/artist market to the Olney community. Janet had been to a farmers/artist market in Charlotte, North Carolina and had a wonderful time. And, she felt strongly that this was something that could be replicated in the Olney community and would be a great asset to the community. The market she attended in North Carolina usually had a guitar player and sometimes a singer, and a lemonade stand. She thought it would be great to have a meeting place like that in a central location.

The following are some of the points she and others made during the discussion:

- This would be organized as a legal farmers' market and the venders would be vetted. There could be a juried panel to evaluate the venders and artists.
- She has spoken to County Executive Leggett informally about the idea and he is very supportive.
- In Charlotte, the organizers provided tents and the venders pay \$20-\$25 and provided their own tables and chairs.
- The Charleston market is held every Saturday from 8:00 am - 2:00 am.
- Her research shows that a market would help local merchants because it would bring more people into the area who would shop at other businesses near the market.
- She suggested using the field where Montgomery General Hospital holds its Bazaar.
- Barry Newton, a local farmer noted he goes to farmers markets in Silver Spring and Damascus.
- She has spoken to several local artists who seem interested, but the artists do not have to be from the area.
- State Senator Mike Lenett noted he had gone to farmers markets in several different cities and most seemed to focus on local items, and suggested the farmers should be local farmers.
- Delegate Karen Montgomery noted that had been a floating farmers market in the area that she missed and that her husband still goes to a farmers market in Greenbelt to get fresh vegetables. So, she felt people would come quite a distance to shop at a farmers market.
- Dave Eskenazi noted that someone will need to be willing to take on the responsibility of running before going to far in the planning this, unless the County is willing to take on developing it, which is unlikely.
- Arnie Gordon suggested that the organizers would need to check on policing to control traffic, and, if the Hospital grounds were used, they would need to check with the Hospital on liability issues. Janet noted that each vendor in Charlotte had their own insurance.
- Barbara Falcigno noted money from the venders' fees could be used to pay to administer the market.

The consensus of the meeting was that this was a good idea and that Janet should continue to pursue the idea. Janet invited anyone interested in help her with this endeavor.

**Discussion of Recreation Opportunities of Interest to Olney Teens** – Barbara Falcigno introduced the individuals who had been invited to participate in a discussion of their views of what kinds of recreational opportunities the teens in Olney are looking for: Jimena Ryan, the adult who helped get the Olney Skate Park built; Robyn Holstein-Glass, Executive Director, PROJECT CHANGE, Officers Allen Johnson & Bruce Beardsley, Montgomery County Police Dept.

Jimena noted that the skate park will help the middle-school and elementary-school students because they will be able to avoid the perils of boredom of the teen years. What we need to do now is think of quick things we can do for our teens to create venues they can go to. She is interested in finding ways to teach teenagers what community service is, why they do it, and what opportunities exist around doing community service. It has been shown that those who volunteer as youth become more generous as adults in volunteering. We need to market the idea of community service to our youth to make it more than something they have to do, but something they want to do. She described a idea she has for a 3-day bike ride in the County tied to volunteerism to support non-

profit organizations in the County and to help our youth learn about the value of volunteerism and gain leadership experience. She noted that she is looking for about 15 adults to work with youth to coordinate this event. Because of changes in her work situation she cannot chair this herself. But she has worked enough with the County already to know that there is strong support from the County government for this project, and she would be willing to assist with the endeavor.

Robyn Glass noted that PROJECT CHANGE is an youth-adult 501(c)3 organization whose mission is to promote youth safety and provide leadership, community service, and recreational opportunities for youth in the greater Olney area. She briefly described the You Have the Power anti-bullying program their group runs with local middle and elementary schools. The program has gained national recognition and they are putting together a manual so that others can replicate the program elsewhere. They are also pursuing a goal of creating a venue that local teens can use. Such a center would bring our teenagers out of their basements and parties where they drink and do drugs, and to get them out of loitering in parking lots. The youth in their organization are an integral part of planning and carrying out the activities of the group because teen leadership is a key to the success of their organization. They have a representative serving on the Olney Town Center Advisory Committee so that PROJECT CHANGE's goal of creating a teen center is considered as the vision for the town center is being developed. Robyn would also like to see community service hours structured better so the students have a better sense of what they can do. There should be a mechanism that matches youth and organizations needing volunteers, so they can find things they are really interested in do. PROJECT CHANGE would like to create a leadership institution for the youth and it needs to be something the youth need to take a role in developing.

Josh DeMoya, the new President of PROJECT CHANGE, noted that he has played a role in working on the idea of creating a teen center. He has helped put the vision together so that the teens can have a place to go to hangout, have fun, and to call their own where they can enjoy themselves. It will involve such things as music, food, computers, studying, tutoring, sports activities, and performance space for bands and dances. Karen Montgomery noted that the center should not just be about having fun, but should provide some kind of business opportunities for the youth as well. Robyn and Dorothy Kane noted that this is a part of the business plan for the center. The youth will have opportunities to "run" the center and learn what is involved in operating a business. They see this as a place that "at risk" youth may be drawn to to help them make better choices on what to do with their free time. The anti-bullying program reaches some of these students.

The members of PROJECT CHANGE see themselves as an instrument of change in the community. They are trying to create an interim space that could accommodate about 75 or so students. And, they are also working towards a permanent center. Having 5 high schools in the area, public and private, provides a large population for the center to draw on, so the permanent center needs a much larger capacity.

Officers Beardsley, the District 4 Community Outreach Officer, and Johnson, one of the Dept's. Education Facility Officers, observed that if the teen center draws in 7 of the 10 "at risk" youth, then they can work with the other 3 and maybe get some of them to the center. This will give them less to deal with and then they can deal with those teenagers better. Officer Beardsley noted that if people don't report incidents, statistically it is as if they did not occur, so it is difficult to put resources into an area. Officer Johnson sees that there are about 5% of the students "we" – the community – are not getting to. Also, even with good kids, there are good kids that do stupid things. He also agreed with what Josh said about whatever the community comes up with it has to be fun for the kids or they will not participate – it has to be about the kids. They both commended the community for what they are trying to do and hoped it would continue to do so, because it will go a long way towards addressing any problems that may be developing in the area.

In the discussion following their presentations, the following points were made:

- Teenagers don't go to the Olney 9 movie theater because it is "gross".
- There are some teen centers in the general area, but most have some theme. There are a few models around the country that they are trying to adapt to the needs of our community.
- Officer Johnson noted that there had been some tagging in Olney lately, but no evidence of gang activity. This is more of an issue down-county. But as they fix the problem in one area, it crops up elsewhere. The County needs to put a lot more resources towards dealing with gang activities.

## **PUBLIC COMMENTS**

- Arnie Gordon noted that the Civic Federation was holding a Pot Luck Dinner on July 11<sup>th</sup> to help promote what their organization does. Non-members are welcome to attend, but do not have to bring food.
- Walter Lee submitted information he had pulled together on helicopters and heliports for the GOCA officers to use to frame any questions they may have for Montgomery General Hospital.

**OFFICERS/COMMITTEE REPORTS**

**Treasurer's Report** – No report was given.

**Correspondence Report** – Jackie Benn reported that the Correspondence included information on.

**Olney Chamber of Commerce Report** – No report was given.

**Olney Town Center Advisory (OTCAC) Committee Report** – Helene Rosenheim reported that the OTCAC is going to meet with the Mayor of Rockville for a presentation on the public-private partnerships that created the new Rockville Town Center that includes the new Rockville Library. And, the Committee is continuing to work with an architectural firm to put together the illustrative concept for the town center. She noted that their website is [www.olneytowncenter.org](http://www.olneytowncenter.org) and encouraged people to visit the website and to attend their monthly meetings on the 3<sup>rd</sup> Monday of each month, 7:30-9:30 pm in the Olney Room in the rear of the Sandy Spring Bank on Georgia Avenue.

**Civic Federation Report**– Sharon Dooley reported that their next meeting will be in September.

**Membership Committee** – Bob Beard noted that we had collected over \$2,000 in dues. There are now 24 paid up associations out of the 35 potential members. The associations also gave \$1,375 towards Olney Days.

**Transportation Report** – Dave Eskenazi noted that he followed up with the engineer from State Highway Administration's (SHA) District 3 office they had toured Olney with to see what is happening with the issues they raised during the tour. The engineer indicated that she is still getting the answers and is waiting to see the District Engineer, Daryl Mobley. She did note that tree trimming is done on a schedule. Karen Montgomery noted she would check on the tree trimming schedule.

**Land Use/President's Report:** Barbara Falcigno reported that one of her goals has been to reach out to the community with the Community Conversations. It has been going well, but they have taken off for the summer. She asked everyone to reach out to encourage people to come in September to the Community Conversation to share information on how to deal with specific situations.

- GOCA is looking for someone to serve as a liaison to the Committee on Transportation for Good Counsel High School.
- A preliminary plan for the Sayag Kirk Farm property was submitted to the Park and Planning Commission this week. It appears that the stream valley/transportation issues have been addressed.
- A Request for Expressions of Interest had gone out for the Bowie Mill site. The committee reviewing the responses will develop a short list that they will request final proposals from.
- Five 5-acres lots were approved in Ashton.
- The court case on the ownership of open space in the Rural Neighborhood Cluster Zone has been completed. GOCA participated in a court action by Dan Tratner to resolve an issue relating to retaining the open space area "in perpetuity". The original language of the RNC zone left a loop hole that would allow the Park and Planning Commission to develop the open space if it is deeded to the Parks Dept. The language of the zone was modified to eliminate the loophole, but one project was approved while the language was being changed. The court action was brought to make the new language apply retroactively to that development. The Court found that land deeded to the Parks and Planning Commission will carry a covenant that will require it to be preserved in perpetuity,
- The developer of Privacy World in Glenmont has indicated that he is planning to be consistent with the TSP zone discussed in the Glenmont Sector Plan.
- The Planning Board denied approval of the preliminary plan for Ashton Meeting Place.
- The developer of the Bowie Mill Estates site near Magruder High School has submitted a preliminary plan for 186 units. It includes the rural open space with a covenant. It is also in a special protection area so there is an 8% imperviousness limit. There are also some staging issues that need to be resolved.
- Zoning Text Amendment 07-05 being considered by the County Council would permit the approval of minor building permits by the Planning Director versus by a vote of the Planning Board. It is intended to be used in connection with "minor" changes. So, the question is what is a "minor" change and what a structure is.

**NEW BUSINESS**

**Proposed Agricultural Policy Legislation** – Barbara Falcigno noted that there will be a public hearing on July 19<sup>th</sup> on proposed policy legislation for land in the Agricultural Reserve. Sharon Dooley has attended the Agricultural Reserve Ad Hoc Committee meetings where they are trying to address such issues as child lots. The northwest corner of the Olney Master Plan area includes some of the land in the Agricultural Reserve, so the legislation has some significance to the Olney community. Sharon Dooley presented a summary of the Agricultural Reserve Ad Hoc Review Committee Report. In the past, GOCA has supported the goals of the Review Committee in order to prevent fragmentation of agricultural lands and family farms within the County and to see agriculture remain a significant economic force in the County.

The Ad Hoc committee is also recommending that Transfer of Development Rights be expanded so they could be used for commercial or business development in addition to residential development. These are referred to as super TDR's. Another recommendation is to have the County set aside funds to purchase agricultural land in an easement program so they would never be developed. This is called the Building Lot Termination Program (BLT's). She recommended that GOCA support both the super TDR concept and the creation of a BLT Program. The Committee also recommended developing regulations that would preclude farmers from developing residential units purportedly for their children to live in on their land. These child-lots are currently permitted, but some farmers have abused this privilege by building homes that are not for their children or which the children only occupy for a week or two and then sell them to non-family members. Zoning Text Amendment (ZTA) 07-09 places additional restrictions on this bonus lot provision, and Sharon also recommended that GOCA support this ZTA. She also recommended that GOCA support ZTA 07-07 which prohibits lands where TDR's have been sold from being used for private institutional facilities. Legislation relating to sand mound storm water management techniques is still being developed, so there are no recommendations with respect to them to date.

**Sharon Dooley moved that:**

**GOCA SUPPORT ZONING TEXT AMENDMENTS 07-07, RURAL DENSITY TRANSFER USE LIMITATIONS, AND 07-09, RURAL DENSITY TRANSFER CHILD LOT STANDARDS.**

**The motion was seconded by Art Brodsky and, following a brief discussion, passed unanimously.**

**ANNOUNCEMENTS**

Following a few announcements, the meeting was adjourned

Respectfully Submitted,

*Danny Benn*

Danny Benn, Recording Secretary

**People in attendance:**

Bob Beard (Homeland Village), Officer Bruce Beardsley (MCPD, Dist 4), Jackie & Danny Benn (Fairhill Farm), Ron Berger (Norbeck Meadows), Dale & Jimmy Bickol (Olney Mill) Art Brodsky (Cherrywood), Steve Cohen (Oak Grove), Josh DeMoya (PROJECT CHANGE), Sharon Dooley (James Creek), Dave Eskenazi (Norbeck Meadows), Bobbi Espinoza (Lake Hallowell); Barbara Falcigno (Olney Oaks), Jay Feinberg (Olney Oaks), Jeff Feyer Arnie Gordon (Norbeck Meadows), Terri Hogan (Gazette), Robyn Holstein-Glass (PROJECT CHANGE), Officer Allen Johnson (MCPD, Dist 4), Jose Kranz (Tanterra), Walter Lee (Environ/OTCAC), State Senator Mike Lenett, District 19, Karen Montgomery, (State Delegate, District 14), Barry Newton (Ashton/SSARPC), Audrey Partington (PROJECT CHANGE), Jason Robinson (Brookeville Knolls), Helene Rosenheim (MCRSC), Jimena Ryan (Brookeville), Bryan Selig (Brookeville Knolls), Ann Stretch (Cherrywood), Herman Taylor (State Delegate, District 14), Janet Terry (James Creek), and Matt Zaborsky (Norbeck Meadows),