

Minutes  
October 12, 2010

President Matt Zaborsky called the meeting to order at 7:30 p.m., and after introductions Arnie Gordon approved the agenda and Jackie Benn seconded. Then Arnie Gordon approved the minutes and Jim Haddow seconded. Members briefly discussed the timing of the posted minutes and whether or not it was important to receive them in emails and concluded the minutes would be emailed and posted a week before the meeting.

Before introductions, Mr. Zaborsky asked Jim Haddow to read the mission of GOCA which is to study, plan, coordinate, and promote the overall civic, economic, ecological, and cultural welfare of the community within the Olney Master Plan. Mr. Haddow remarked that we look to the Olney Master Plan when debating issues.

**PUBLIC COMMENTS**

1. Janet Terry of Olney Farmers and Artists Market announced all are invited to the Holiday Market on Sunday, December 5 between 11:00 and 3:00, featuring a chef's demonstration, vendors, gifts, produce, chestnuts, and even s'mores! Volunteers are needed. Watch for a flyer and the banner on Georgia/108.
2. Paul Jarosinski spoke of the problems homeowners associations have collecting money and paying fees to county commissions for stormwater management and other responsibilities. The foreclosures have exacerbated the problem because the bank does not pay the homeowners association fee. Mr. Jarosinski asked the legislators present at the meeting to cosponsor a stronger bill than the bill last year that would reduce the losses caused by foreclosures and residents not paying their dues.
3. Danny Benn reminded us about the American Cancer Society Relay for Life at Sherwood on June 11, 2011 that begins with a lunch at 11:30 a.m. for survivors and continues when others arrive at 2:00 p.m. for the running and walking. Visit the Sherwood High School website for information on registration. The relay this past June raised \$202,000.
4. Sharon Dooley reminded us about the General Election on Tuesday, November 2 and encouraged all to vote.

**OLNEY HELP: Deborah Hanson**

Ms. Hanson, Technology Director & Assistant Warehouse Supervisor of Olney Help, is a pediatric nurse practitioner who serves on local boards. Olney Help is a 501C3 community based people helping people organization that serves Ashton, Brinklow, Brookville, Olney, and Sandy Spring. The main purpose is to provide financial support to the needy or provide referrals to other nonprofit, state, and federal agencies if the need is too great for the organization. The two programs are emergency food and emergency financial support. The food program delivers perishable and nonperishable food for a three to five day period once a month when needed. The financial program provides up to \$200 for rent, mortgage payment, essential medicine costs, and prevention of cut-off utilities, eviction, and foreclosure. Requests for financial aid are only permitted once a year. Background checks are made and the family must identify what they need, such as a payment to Pepco, because Olney Help does not give the family any money directly but does pay a specific bill. The organization has been supported by local businesses and school drives, but the sharp increase in needed services since the beginning of 2007 has resulted in generous grants from Carl Freeman, TJX, and Clark Winchel. In 2007 there were 120 food orders and so far in 2010, there have been 174 food orders. Olney Help participates in the Thanksgiving in February program and has a donation jar at Jerry's that has collected \$400 in the last two months. Fletchers BP has promoted Olney Help on its lighted board.

Olney Help is interested in expanding its outreach to local residents. The phone number to leave a request for help is 301-774-4334 and their new website is [www.olneyhelp.org](http://www.olneyhelp.org). People can donate and request help now on the website.

**Response to Questions:**

1. Olney Help does not advertise; awareness of it is spread by word of mouth.
2. The criteria used before services are delivered are;
  - a. For food – a phone call expressing the need
  - b. For financial help – a background check of resources
3. Financial assistance, volunteers, and food are the three greatest needs.
4. The food to be donated is stored in a local warehouse, but there is no place to store perishable food.
5. When a family will receive perishable food, a volunteer is permitted to spend \$35.00 for an order.
6. Olney Help delivers all the food.

**BUEHLER ROAD – Khalid Afzal, of the Montgomery County Planning Department**

Mr. Afzal, recipient of the 2005 GOCA Presidential Award, stated the extension of Buehler Road is part of the site plan process of the county planning department. Policy Area Mobility Review (PAMR), required as part of the planning board

review process, has determined that traffic mitigation measures are required to reduce the impact of additional traffic expected from the new expanded Safeway. Due to PAMR, a \$154,000 traffic mitigation payment must be paid by Safeway to the county, and the Montgomery County planning staff determines how the mitigation money is to be spent. The transportation division within the county planning department, which typically looks at the Olney Master Plan in making decisions, tentatively identified the connection of Buehler Road as a possible use for Safeway's mitigation money. The process is scheduled to go before the planning board on December 2.

#### Responses to Questions:

1. The board has determined, without a study, that if Buehler Road is put through, traffic on 108 will not be excessive.
2. The planning board makes decisions for Olney based on the Olney Master Plan, and the county council decided that the extension of Buehler Road should be left in the Master Plan.
3. Another proposal for use of the mitigation fee, preferred by residents on or near Buehler Road, is for more pedestrian solutions along Spartan Road, adjacent to the Safeway project.

Residents from the neighborhoods on and near Buehler Road expressed their opposition to the Buehler Road extension. Tim Sterling of Highland's statement said speeding has always been a problem on Buehler Road, and he has tried to reduce the speeding through police radar and tickets. He said the police had concluded a speed limit of 25 m.p.h. was sufficient. The residents want Buehler Road not extended so traffic is kept down and children are protected. According to Mr. Sterling they have been fighting traffic for 30 years. Joe Fritch expressed an interest in a traffic light at Buehler Road.

Renee Montgomery of Safeway stated the Safeway renovation is separate from the Buehler Road extension plan and that the State Highway Administration supports the pedestrian improvement.

#### OFFICERS/COMMITTEE/LIASON REPORTS

**Treasurer, Acting: Ruth Laughner** stated the 10/08/10 balance is \$10,908.78 and if anyone would like a year-to-date expense report, she could be contacted through her email address on the GOCA website under contacts. Roy Peck, the current treasurer, is not seeking reelection.

**Olney Town Center Advisory Committee (OTCAC): Bob Beard** confirmed that Panera Bread and Grill Marx Steak and Seafood are under construction. A few trees have been taken down for Five Guys and Chipotle, but crepe myrtles will be planted. Parking for these restaurants in the old Madison's building will be behind the Metro Metro building and accessible from Hillcrest Drive. Safeway's public use space near Rita's is now a more usable and flexible plan. For anyone interested in learning more about the county's project development process, Khalid Afzal will conduct a primer at OTCAC's next meeting Nov. 23.

**Civic Federation: Arnie Gordon** stated that GOCA still needs to pay its federation dues. He then explained that Lockheed Martin runs a hotel for its employees and is seeking an exemption from Maryland's 7% hotel tax. The civic federation has not taken a position on this issue. October 31 is the deadline for planning action.

#### Membership Committee: No Report

**Transportation: Paul Jarosinski** said a light had been put in at Emory Road, but he has not seen traffic data to support it. Regarding the Emory Lane and Georgia Ave intersection, there is a false assumption the right lane is empty. Roy Peck submitted a proposal for turn lane dotted lines to the state on September 3<sup>rd</sup> but has not yet received a response. He still plans to meet with Nancy Navarro to discuss this intersection. Her secretary sent information stating that if the land is for sale the county could buy it.

The new south-bound bridge on Georgia Avenue will be opened in November or December 2010, or January 2011. Contract B is ahead of schedule and may be done by the summer of 2011 which will create heavy traffic.

Matt Zaborsky said Art Holmes will present at GOCA in January, and we can ask him about the nonrequested traffic light.

**President's Report: Matt Zaborsky** thanked the Olney Chamber of Commerce for their hard work in helping GOCA stage the District 2 & 4 Debate the evening of October 8th. Virginia Mauk and Joe Buffington were especially helpful.

Mr. Zaborsky then said GOCA is continuing to request SHA via email to examine Georgia & Emory Lane as well as Route 108 in Olney. GOCA has also requested follow-up information from Montgomery County about a traffic light that has mysteriously appeared at Emory Lane & Cashell Road with no request from the community.

Mr. Zaborsky thanked Jodi Finkelstein and said the Community and Business Relations Committee welcomes her because she has indicated she is ready, willing, and able to work with GOCA to accomplish goals.

Lastly, Mr. Zaborsky announced that ZTA 10-07, the zone text amendment regarding parking stipulations at the church relocating to Emory Church Road, is not going to be heard by the County Council, but GOCA will pursue this issue after the new Council takes office and committee assignments are determined.

Chuck Graefe said that the Southeast Rural Olney Civic Association (SEROCA) is working hard to resolve their problems with the new church construction.

Arnie Gordon said that twelve townhouses and seven single family homes will be built at the corner of Georgia Avenue and Owens Road. The single family homes will be priced between \$650,000 and \$750,000 and be 3,600 to 4,000 square feet. Large tulip poplars will be cut down. There are sight line issues because of the hill, and residents have requested a noise study. Construction will begin in 14 to 18 months.

**Unfinished Business: Ron Berger** read the amendment on officer attendance and explained that Matt Zaborsky originated the idea because when thinking about recruiting new officers for next year he wanted to ensure that those agreeing to run for office understood that their responsibilities would include attendance at and participation in the GOCA Executive Board meetings.

Paul Jarosinski gave many reasons why the GOCA officer attendance amendment is unnecessary. A vote of 12-9 tabled the amendment.

#### **New Business: Buehler Road Connection**

Arnie Gordon read the following motion he had written during the meeting:

Whereas, putting Buehler Road through to Spartan Road will increase through traffic in at least three communities, and

Whereas, Buehler Road if put through would endanger children playing at Saint Peter's Roman Catholic Church facilities, and

Whereas, Buehler Road would become a short cut to avoid heavy traffic on Route 108 and Old Baltimore Road if put through, and

Whereas, it is the desire of GOCA to preserve the peace and quiet of these affected communities

Now therefore it is resolved that GOCA oppose the extension of Buehler Road to Spartan Road.

A discussion ensued Mr. Gordon's motion. Matt Zaborsky pondered whether or not Buehler Road would ever be connected if GOCA opposes it now. Jim Smith opposed the above motion because he thinks a connected Buehler Road would improve circulation in the Town Center. Joe Fritz stated that connecting Buehler Road would increase the car community and therefore decrease the pedestrian community.

Mr. Gordon's motion passed with a vote of 17 to 5 with 4 abstentions.

Ellen Bogage motioned and Lori Willen seconded the conclusion of the meeting at 9:30.

Respectfully submitted,

Theresa Kyne Robinson, Recording Secretary

People in attendance: Douglas Abel (Highlands of Olney), Khalid Afzal (Montgomery County Planning Department), Steve A. (Hallowell), Barbara Barry (Perspective Woods), Daniel Batto (Highlands), Bob Beard (Homeland Village), Danny Benn (Fair Hill Farm), Jackie Benn (Fair Hill Farm), Ron Berger (Norbeck Meadows), Ellen Bogage (Victoria Springs), Brad Branch (Olney Mill), Keith Carlson (Hallowell), Kathy Curtis (Lake Hallowell), David Doherty (Highlands), Sharon Dooley (Townes Creek), Della Dorsey (Camelback Village), Barbara Falcigno (Olney Oaks), Robin Ficker (Candidate for County Council), Jodi Finkelstein (Hallowell), Joe Fritsch (Highlands), Bob Gatrell (Hallowell), Lori Goodwin (Hallowell), Arnie Gordon (Norbeck Meadows), Jim Haddow (Hallowell), Susan M. Healy (Highlands), Mark K. Hill (Camelback Village), Terri Hogan (Gazette), Robyn Holstein-Glass (Project Change), D. Hagler (Highlands Condo.), Deborah Hanson (Olney Help), Paul Jarosinski (Cherrywood), Christine M. Jzewczyk, Anne Kaiser (House of Delegates, District 14), Carolyn Knight (Olney Oaks), Beverly La Ames (Highlands Condo.), Ruth Laughner (Williamsburg Village), Richard Lee (Hallowell), Walter Lee (Townes at Environ), Diana Littlefield (Olney Acres), Mike Loveless (Highland), Eric Luedtke (Candidate for House of Delegates), Roger Manno (House of Delegates, District 19), Chris McIntyre (Olney Mill), Janet McIntyre (Olney Mill), Renee Montgomery (Safeway), Kevin O'Brien (Williamsburg Village), Maureen O'Hara (Hallowell), Alyce Ortizar (Hallowell), Lydia Rapport (Camelback Village), Theresa Kyne Robinson (Olney Oaks), Austin Roberts (Boy Scout Troop 433), Blake Roberts (Boy Scout Troop 433), Helene Rosenheim (Highlands of Olney), Renee Ruhl (Highlands of Olney), Sharon Saint Pierre (Office of Craig Rice, Candidate for County Council), (Don Schmelter (Highlands of Olney), Ken Schwartz (Highlands of Olney), Robin Shea (Oatland Farm), Jason Sherman (CPH Engineers/Safeway), Jim Smith (Oatland Farm), Lisa Stanick (Homeland Village), Jean Sterling (Highlands of Olney), Jim Sterling (Highlands of Olney), Eric Stone

(Saint Peter's Parish), Anne Stretch (Cherrywood), Janet Terry (Olney Farmers & Artists Market), Reed Thorndahl (Highlands of Olney), John Webster (Manor Oaks), Ed Weisel (Norbeck Meadows), Lori Willen (Cherrywood), Louis Willen (Cherrywood), Jeff Wisner (Hallowell), Thomas Yee (Hallowell), Matt Zaborsky (Norbeck Meadows)