

Minutes  
April 12, 2011

President Matt Zaborsky called the meeting to order at 7:30 p.m. Steve Cohen approved the minutes and Arnie Gordon seconded, and then Arnie Gordon approved the agenda and Barbara Barry seconded.

**PUBLIC COMMENTS:**

1. **Janet Terry and Tara Hall** of the Olney Farmers and Artists Market described the 5<sup>th</sup> season kick-off on Mother's Day, May 8<sup>th</sup> from 9 a.m. to 1 p.m. They expect 50 vendors and almost every farmer, including a new dairy farmer, falafel farmer, and an apprentice farmer. With former White House Chef, Charlie Redden, live music from the Pat O'Neill Band, and activities in the Be Well, Be Fit and Children's tents, the event will be exciting, entertaining, and filled with fresh produce, dairy products and beautiful art. See the website <http://www.olneyfarmersmarket.org/> for more details and a calendar of upcoming events.

2. **Lori Goodwin** announced that the modernization of William H. Farquhar Middle School, built in 1968, is in the feasibility and planning stages. It will be razed, and the rebuilding will start in June, 2013.

**SPECIAL PRESENTATION:**

1. Carl Freeman Company representatives, **Chris Garland**, vice president of development and construction, and **Kevin Foster**, landscape planner and architect, described the Brookville Preserve developmental proposal for the 13 acre property at the southeast corner of Georgia Avenue and Owens Road. Five single family homes, accessed from Owens Road, and eleven town houses, accessed from Georgia Avenue, are separated by a wide central area for four gas lines. The stream is buffered by a  $\geq$  125 feet from the houses, and the berm will be mostly preserved to act as a shield. The bike path and sidewalk will be continued. The developers are currently waiting for stormwater management approval and will take the preliminary plan and site plan to Park and Planning in the summer.

Deborah Maselka, a board member of the Manor Oaks Homeowners Association, is concerned about the speed at which northbound drivers turn into Owens Road and visibility issues that have resulted in accidents. Construction safety near the gas pipeline and the impact of increased traffic on all residents are concerns of the community.

2. **Sue Carter**, an Attorney with Miller, Miller & Canby, spoke about Norbeck Montessori Day School's interest in relocating from the Church of Nazarene at Muncaster Mill Road in Rockville to an existing 1.5 story house on Emory Lane in Olney because the church is not extending the lease that expires in August, 2012. The school, established by Liz Bassett, teaches students two to six years old, and the classrooms would be located on the southern side of the property. Because the planners shifted the driveway to the north side above the curve and because, although the school operates between 7:00 a.m. and 6:00 p.m. for before and after care for working parents, instructional time is between 9:30 a.m. and 3:30 p.m., which is outside of the morning and evening rush hours. In addition, the original number of 40 staff members and 200 students was reduced to 34 staff members and 180 students.

**Mike Lenhart**, the traffic engineer, had evaluated the speed of drivers on Emory Lane and discovered an average speed of 40 miles per hour; therefore the site distance needed is arterial, 325 feet, and the school plans exceed that by moving some trees and pulling back the fence. Parents of children at the school consider the school an asset to the community because of the creative instruction and low staff turnover.

**OFFICERS/COMMITTEE/LIASON REPORTS**

1. **President's Report: Matt Zaborsky** spoke about the issues below:

a. The passing of two innocent people, Nazir Ahmed and Punyasara W. Palkumbure Gedara, in Olney this month has elicited the sympathy of Olney residents, and the diligent police work that resulted in apprehending a suspect was noted in Mr. Zaborsky's letter of gratitude to Montgomery County Executive Ike Leggett and to Montgomery County Chief of Police J. Thomas Manger.

b. Mr. Zaborsky testified to the County Council last week to encourage the council to fund the satellite police station.

c. The "Lien Priority" Legislation was passed yesterday in Annapolis and will be discussed under old business.

d. Mr. Zaborsky has been working with the Transportation Committee on the issues with the intersection of Georgia Avenue and Norbeck Road.

e. The "Aging in Place" committee, chaired by Mike Greenhut who spoke at our December meeting, currently has five dedicated members and is looking to add more to work on the need, viability, method, organization and development of

a “Village” in Olney. These “Villages” are intended to help seniors remain in their own home by providing basic services such as transportation to doctor’s appointments, shopping, etc.; small household tasks such as changing light bulbs and even providing access to lawn mowing and snow shoveling services and the like. Please see either Mike Greenhut, Barbara Barry, or Steve Cohen.

f. Planning for Olney Days has been productive, and we have developed a survey conducted to examine possible changes for Olney Days.

g. Jodi Finkelstein will provide an update regarding the planning that is currently underway for a Memorial Service to honor Mr. Ahmed and Mr. Gedara.

**Corresponding Secretary: Kathy Curtis** mentioned the letters in the correspondence binder, pointing out the recent letters in the front, and stated the section in the back could be used to become more involved in the community.

**Chamber of Commerce: Joe Buffington** stated there were there announcements and stated the first two.

1. The Athena Tea is on May 6<sup>th</sup> with five women nominated for the award.

2. The deadline for the Chamber Scholarship is this Friday, 09/15/11.

3. **Chris Garland** announced the opening of Harris Teeters on 04/27; Ike Leggett is scheduled to be there.

The Freeman Grand Opening Event will be on 04/29 and 04/30 with free food and events for children.

Baskin Robbins may open close to the end of April and Grill Marx will open in late June.

**Olney Town Center Advisory Committee (OTCAC): Helen Rosenheim** stated Safeway will be built by Thanksgiving this year and has been through the sign review board. The signs have been adjusted, and the corner will have a 26 foot column. A beer and wine sign has been added.

**Civic Federation: Arnie Gordon** stated:

1. Ike Leggett has facilitated the Fill the Boot for multiple sclerosis on county time, but Councilmen Phil Andrews has restricted it to non-county time. This attempts to reduce panhandling in the middle of the road. The bill is #12-11 and the hearing is on May 3, 2011.

2. Park and Planning proposed that accessory apartments be allowed as a special exception, which many homeowners associations oppose because of the impact on schools and traffic and because they lead to multi-use complexes.

3. The county will pass a 5 cent tax on plastic and paper bags at stores beginning January 1, 2012.

4. The Board of Education Brick Yard Road site that has been leased to an organic farmer for many years will soon have a Montgomery Soccer Inc. (MSI) soccer field.

5. To learn how Montgomery County, Maryland compares to Fairfax County, Virginia go to:

<http://www.montgomerycountymd.gov/content/council/olo/reports/pdf/2010-5.pdf>

6. House Bill 1352 has enabled school boards to tax residents.

**Membership Committee: Jodi Finkelstein** reported that 11 of 33 homeowners associations or civic associations have not paid their GOCA dues.

**Transportation Committee: Paul Jarosinski** noted he had placed in the GOCA circulating file a Washington Examiner article (3/29/2011) that answers a question from a past meeting about how much is spent for state-owned E-ZPasses. The Examiner noted “The Transportation Authority lost \$3.3 million in revenue because those state-owned E-ZPasses are not charged at toll booths.” This article also noted that the Transportation Authority is considering raising tolls.

Mr. Jarosinski noted that he had received a copy of the Maryland Transportation Authority’s (MDTA) budget proposal for 2012. On page 2 of the 48 page document the MDTA states “Additional toll increases are forecast for fiscal 2012, 2014, AND 2016 to pay for increases in debt services and operations.” Furthermore, “Debt Service on MDTA’s revenue bonds increases \$53.1 million in fiscal 2012, up from \$35.7 million (debt more than doubled) in fiscal 2011 to \$88.8 million in fiscal 2012” mostly related to the ICC. Even with increases in toll rates, the debt service on transportation revenue bonds will increase “from a low of \$25 million in fiscal 2007 to annual debt service of about \$165 million in fiscal 2020.” To make all these debt payments the MDTA is planning to institute variable tolls (time of day tolls like on the ICC) throughout Maryland to “generate revenue and manage traffic” in addition to raising tolls in three of the next five years. Under one scenario, a trip across the bay bridge will cost \$6.50 (instead of the current \$2.50). In the report (p21), the MDTA notes that it has the “ability to raise tolls as necessary despite potential public and political objections.” Write to Paul at [cherrywoodhoa@verizon.net](mailto:cherrywoodhoa@verizon.net) for a copy of this report.

Mr. Jarosinski then noted that there had been a lot of transportation correspondence in the last month concerning the removal of the second left turn lane on 97N (Georgia Avenue) at Route 28 (Norbeck Road). When the ICC first opened in February, the ICC kept the two left lanes from 97N on Route 28 as communities had requested, however on the morning of 3/14 (Monday), Paul noted a flashing sign for intersection changes coming the next weekend. Paul e-mailed Carla Julian, Matt Zaborsky, and Senator Montgomery at 10:15 AM on 3/14. Despite e-mail back and forth all week involving elected officials, the ICC purposely withheld the details on the new alignment until late Thursday night. Efforts by elected officials to delay the removal of the second left turn lane on Friday were determined by the ICC to be too late.

Traffic was again a disaster with major back-ups at 97/28 on 3/21. Cars are still using the second left turn lane as a turn lane preventing traffic from using it as a through lane, and people in the right lane that was formerly a through lane were cutting back into the through lane creating several dangerous driving situations. Complaints flooded the offices of our elected officials and the ICC, especially from residents of Flower Valley who had received no notice of this alignment. The ICC promised to retime some lights and to monitor the situation for a couple of weeks before making any final adjustments. Since the end of the assessment period coincided with the end of the legislative session in Annapolis, elected officials asked for a delay in any final decision until they could meet with their constituents after the end of the legislative session. The Transportation Committee expects this meeting to happen before the end of the month.

It is the general consensus that the 2<sup>nd</sup> left turn lane on 97N to 28 needs to be restored as requested by the communities. Mr. Peck has gotten Ms. Peters to admit in an e-mail that “the turning lanes were over-designed because they did not account for the ICC interim connection to MD 28.” Clearly this is the root of the problem and a review of the traffic counts by Mr. Peck and direct observation show that cars turning left from 97N outnumber those turning left on 97S (where there are two left lanes) by more than three to one. Similarly cars turning left at 97N/28 outnumber cars turning left at the ICC by more than 5:1. This is because the traffic that is using Phase I of the ICC is less than 1/3 of the traffic volumes predicted by the ICC. These are the main points in favor of returning the second left turn lane at 97N/28.

Paul also noted that Senator Montgomery had gotten a lot of calls about excessive and oversized signs in the vicinity of the ICC. GOCA had lobbied successfully for the smallest signs possible last year. Paul asked that if people have complaints about unnecessary ICC signage that they should send their complaint to [cherrywoodhoa@verizon.net](mailto:cherrywoodhoa@verizon.net) with a precise location and picture and that he would combine the complaints and forward them to Senator Montgomery.

The Transportation Committee had also had traffic discussions in regard to the Montessori school on Emory lane, but these will be deferred until that topic is discussed later.

**Treasurer: Ruth Laughner** reported the \$12,500.34 balance and said she is working on year-to-date report.

#### **Unfinished Business:**

1. The Lien Priority bill passed yesterday but is not worth much to the homeowners associations because it does not include recovery of legal fees and is only for new mortgages after 10/01/11. We have not seen the final copy yet.
2. The GOCA crab feast for GOCA delegates and families will be on August 9<sup>th</sup>, 2011.
3. Olney Days planning is progressing. The website will be updated next week, and the committee is seeking corporate sponsors.
4. Kathy Curtis and Jodi Finkelstein are working on the GOCA website survey which will be ready by the May meeting.

#### **New Business:**

1. A motion written by John Webster to oppose the Freeman Proposal was tabled on a hand-counted vote.
2. No resolution was offered regarding the relocation of the Norbeck Montessori School, but Arnie Gordon said the school would be an asset to the community, and seven people agreed to intervene to increase safety, by such changes as a right turn lane or turn island. Ron Berger pointed out that we should contact the school's traffic engineer with our needs.

The meeting adjourned at 10:25 p.m.

Respectfully submitted,  
Theresa Kyne Robinson, Recording Secretary

People in attendance: Barbara Barry (Perspective Woods), Jackie Benn (Fair Hill Farm), Ron Berger (Norbeck Meadows), Britt Bissett (Norbeck Montessori), Ryan Bissett (Norbeck Montessori), Tara Bissett (Norbeck Montessori), Wyatt Bissett (Norbeck Montessori), Courtney Brinkman (Norbeck Meadows), Perry Buckberg (Manor Oaks), Joe Buffington (Olney Chamber of Commerce), Brad Branch (Olney Mill), Joe Buffington (Olney Chamber of Commerce), Sue Carter (Miller, Miller, and Canby), Louis Cerritos (Manor Oaks), Marti Chaster (Norbeck Meadows), Steve Cohen (Oak Grove), Cherrie Collins (Norbeck Montessori), Ronnie Collins (Norbeck Montessori), Joe Corbett (Williamsburg Village), Kathy Curtis (Lake Hallowell), Neeta Datt (Office of Senator Karen Montgomery), Sharon Dooley (James Creek), Russell Erb (Norbeck Meadows), Shari Erickson (Aspen Hill), Jodi Finkelstein (Hallowell), Kevin Foster (Gutschick, Little & Weber, P.A., a Civil Engineering, Land Planning, Landscape Architecture and Land Surveying services company), Mike Frye (Olney Oaks), Chris Garland (Carl Freeman Company), Anne Giampetroni (Brooke Manor Estates), Lori Goodwin (Hallowell), Arnie Gordon (Norbeck Meadows), Karen Gorman (Norbeck Montessori), Rudy Graham (Norbeck Knolls), James Grant (Manor Oaks), Chuck Graefe (Southeast Rural Olney Civic Association), Tara Hall (Olney Farmers and Artists Market), Terri Hogan (Gazette), Anna Holliday (Olney Oaks), Bill Holliday (Olney Oaks), Maria Hooke (Norbeck Meadows), Frank Hynson (Norbeck Meadows), Sue Hynson (Norbeck Montessori), Paul Jarosinski (Cherrywood), Aleka Kapatou (Tanterra), Dawn Keene (James Creek), Bob Keller (Manor Oaks), Ruth Laughner (Williamsburg Village), Mike Lenhart (Lenhart Traffic Consulting, Inc), Walter Lee (Environ), Deborah Maselka (Manor Oaks), Jennifer Mavrikes (Manor Oaks), Joe McKenna (Manor Oaks), James Messimore (Cherrywood), Michael Meszaros (Manor Oaks), Albert Myers (Norbeck Meadows), Jacqueline Meyers (Norbeck Meadows), Carl Murphy (Norbeck Meadows), Anne Nicholas (Manor Oaks), Jeff Nicholas

(Manor Oaks), Tom Ordon (Manor Oaks), Jennifer Osen (Manor Oaks), Michele Peck (Norbeck Meadows), Roy Peck (Texas), Joe Plomin (Manor Oaks), Lydia Rappolt (Camelback Village), Kiera Rakestraw (Norbeck Montessori), Theresa Kyne Robinson (Olney Oaks), Anthony Rossi (Brooke Manor), Roberta Rossi (Brooke Manor), Helene Rosenheim (Highlands of Olney), Jill Sacks (Manor Oaks), Ann Marie Saporito (James Creek), Louis Saporito (James Creek), Selena Mendy Singleton (Office of Representative Donna Edwards), Larry Soloman (Norbeck Grove), Lisa Stancik (Homeland Village), Anne Stretch (Cherrywood), Carol Sullivan (Cherrywood), Bess Teller (Shaare Tefila Congregation), Janet Terry (Olney Farmers and Artists Market), Allen Thomas (Brooke Manor), Theresa Thomas (Brooke Manor), Adriana Tull (Brooke Manor), Lydia von Barger (Manor Oaks), John Webster (Manor Oaks), Lori Wilen (Cherrywood), Robert H. Wilson III (Brooke Manor Estates), Jeff Wong (Norbeck Montessori), Siddiqa Yaftali (Manor Oaks), Matt Zaborsky (Norbeck Meadows)