

Minutes
September 13, 2011

CALL TO ORDER

President Matt Zaborsky called the meeting to order at 7:31 p.m. Lori Wilen moved to approve the agenda, and Jackie Benn seconded. The agenda was approved unanimously. Jackie Benn moved to approve the July minutes, and Lori Wilen seconded. The minutes were unanimously approved.

PUBLIC COMMENT

Matt Zaborsky announced that the Olney Farmer's Market will hold their annual Farm to Table Dinner on September 18, 2011. The Olney Mill Civic Association will be hosting a meeting on September 14, 2011 at 7p.m. regarding the MNCPPC plan to naturalize the Olney Mill park in Olney Mill. The MD State Highway Administration will host a "Road Show" at the Council Office Building. Matt announced that the minutes will be posted on the GOCA website one week prior to the next general membership meeting. President Matt Zaborsky opened the floor for public comment. There were no other comments.

SPECIAL PRESENTATION: The Solana of Olney Formation-Shelbourne Partners/Brookdale Senior Living

GOCA heard from Dave Ennis and Jim May from Formation-Shelbourne Partners, developers of the facility, and Dawn Marsh from Brookdale Senior Living, management and operations for The Solana. Mr. Ennis and Mr. May briefed GOCA on construction recently underway of The Solana of Olney, a 3-story 79 unit assisted living and memory care facility under construction on the northern side of route 108 between Prince Phillip Drive and Old Baltimore Road, with access from 108. The Solana will accommodate up to 94 residents in private and semi-private rooms, lounge spaces, TV rooms and gathering areas. As condition of site approval, the developers were required to increase buffering and screening requirements.

The facility will be managed by Brookdale Senior Living, largest operator of senior living facilities in the country. Housekeeping and dining services will be provided by Brookdale, as well as medical care overseen by on site RNs in partnership with area medical services. A trainer and physical therapist will also be available to residents, as well as a shuttle bus to transport residents around Olney. The Solana is scheduled to open in September 2012.

SPECIAL PRESENTATION: Montgomery County Ride On Bus

Representatives from Montgomery County Ride On Bus service discussed the proposed changes to the Ride On service in the Olney area. Phil McLaughlin, Manager of Operations Planning, and Deanne Archey, Senior Planning Specialist, discussed how the service is considering separating the number 53 bus route currently running between Shady Grove Metro and the Glenmont Metro via Montgomery General Hospital (MGH). The route travels from the Shady Grove Metro along Redland, Muncaster Mill, Bowie Mill and Olney Mill Roads before entering the heart of Olney via Route 108. Buses then travel up Georgia Avenue and turn south at Gold Mine Road before heading toward MGH. They then travel south on Prince Phillip Drive, turn left on Georgia Avenue and provide express service from Norbeck Road to the Glenmont Metro Station.

As the #53 is one of the longest routes in the system and thereby prone to delays, Ride On hopes to split the distance between the route 51 and the route 53 lines. Under the proposal, the route 51, which departs from the Glenmont Metro Station and travels north on Georgia Avenue, would extend to MGH to cover the current #53 service from Norbeck Road. The 53 bus would then travel between the Shady

Grove Metro and MGH. Mr. McLaughlin noted that larger buses would be used for the #51 and #53 routes.

To further improve efficiency, Mr. McLaughlin stated that Ride On proposed eliminating many of the neighborhood stops currently included along the #53. He mentioned that the timing of the #52 bus, with service along Emory Lane, Cashell and Hines Roads, and looping around Morningwood and Headwaters Drives, would be adjusted to allow for the bus transfer at MGH.

Ann Marie Saporito asked why the Ride On service, which was designed to serve neighborhood routes, was duplicating the service of the Metrobus Y line. Mr. McLaughlin replied to Barbara Falcigno that no designated parking would be provided at MGH for bus travelers. Paul Jarosinski suggested that many commuters would instead choose to park at the ICC lot and ride the Metrobus. He went on to ask why Ride On doesn't provide express service between MGH and the Metro. Sharon Dooley commented that Olney was designed as a satellite community, 10 miles from the Shady Grove or Glenmont Metros, with the promise of adequate commuting options. She stated with concern that Ride On is treating Olney as an urban center with these service changes. A member of the audience inquired about the overlap between the Metrobus and Ride On service on Georgia Avenue and Ms. Archey stated that WMATA was restructuring their Y bus service to alter departures with the proposed Ride On service. Mr. McLaughlin replied to Jodi Finkelstein that a public forum is planned for mid-November 2011, and implementation of the proposal is hoped for May of 2012.

OFFICERS/COMMITTEE/LIAISON REPORTS

a. President's Report

Matt Zaborsky noted that he had received requests from HOAs seeking to change or add delegates to GOCA; HOAs are directed to use the Change of Delegates form provided on the GOCA website. Each member HOA can send 2 delegates to GOCA, plus additional members may serve on GOCA's Executive Committee. Further, the website includes information on how to unsubscribe to GOCA emails, should they so wish. Matt then updated delegates on the following activities:

- Representatives from the Olney Library were invited to update GOCA on the library renovations at the November meeting. The projected opening of the library is in May, 2013.
- MD State Highway Administration is considering the installation of left turn lights at both Spartan and 108, and Prince Phillip and 108.
- GOCA is following events related to the development of an assisted living facility next to the Church of Christ on Georgia Avenue and the Bowie Mill housing development.
- The County Council has proposed redistricting Olney into District 4. Matt testified that Olney preferred to remain split between Districts 2 and 4, as it is currently. The Council will vote on the redistricting on October 3rd, with a public hearing anticipated prior to that vote.

Matt testified on behalf of GOCA at a Montgomery County Planning Board hearing regarding the proposed development of the First Baptist Church of Wheaton on Emory Church Road. The planned church would occupy 48,000 square feet of the 15 acre lot. Matt noted that the church reduced the plans level of imperviousness from 35% to 17%, but that if the land was a special protection area (SPA) the law would only have allowed 9%. Matt testified in opposition to the church being developed on Emory Church Road, as per the position of GOCA approved at previous meetings. Matt briefed GOCA that the Planning Board voted to approve the development plans.

Helene Rosenheim, who also attended the hearing, stated that the Board recessed to debate the issue before rendering their verdict. Prior to the vote, the Board Chair requested the staff attorney to interpret the County Council's action on the proposed sewer change and Private Institutional Facility (PIF) policy. The attorney's interpretation was that the Council had approved the sewer category change for this development. GOCA reads the Council action differently.

The Planning Board also required the church to notify neighboring residents when the construction begins, to conduct a traffic study 6 months after occupancy to determine impact to the community, and added a notation to the record that the church was only intended to be used on Sundays. Sharon Dooley asked if residents were awarded a surety bond from the Board; none were awarded.

Matt inquired if GOCA wanted to seek legal counsel regarding the Planning Board's decision. Barbara Falcigno noted that citizens only have 10 days to file an objection to a Planning Board decision.

Barbara Falcigno made a motion, seconded by Paul Jarosinski, for GOCA delegates to appropriate \$500.00 to pursue legal advice.

The motion was approved unanimously.

b. Correspondence Report

Kathy Curtis noted that the GOCA binder includes letters regarding the First Wheaton Baptist Church, Farquhar Middle School modernization, Olney Farmers' Market Farm to Table dinner, an article on the growing senior population and a flyer for the Olney Community Night.

c. Chamber of Commerce Report

On behalf of Joe Buffington, Matt announced that the Chamber of Commerce has scheduled the Olney Community Night on October 5, 2011 from 5-8:30 p.m. Matt invited delegates to assist in staffing a GOCA table at the event, and that Jodi **Finkelstein** was updating GOCA promotional materials.

d. Olney Town Center Advisory Committee

Helene Rosenheim spoke on behalf of Bob Beard regarding recent appointments to the Olney Town Center Advisory Committee (OTCAC). OTCAC continues to receive comments on their design guidelines. The group has begun establishing program requirements for a civic center and town common, via a subcommittee chaired by Noreen Freeman. Sharon Dooley suggested that OTCAC meet jointly with owners of different strip mall shops in the town center to solicit their comments regarding the design guidelines. OTCAC is creating a Community Liaison Committee.

Representatives from the MD State Highway Administration addressed OTCAC at their July 26, 2011 meeting. Their next meeting, scheduled for September 26, 2011, features a presentation from Fred Lee of the County Transportation Department to discuss County roads in Olney. Matt Zaborsky asked that a representative of the GOCA Transportation Committee attend the OTCAC meeting; Lydia Rappolt will report back to Paul Jarosinski.

A letter has been sent to Mr. Art Holmes, Director of the Montgomery County Department of Transportation, suggesting the following uses for the Safeway traffic mitigation payment: a crosswalk across Spartan Road between Giant and Safeway, striping from Georgia Avenue to Appomatox, installation of steps and a walking path behind the Olney Library to behind Olney Grill, and a sidewalk from Morningwood Drive to Bantry Way.

e. Civic Federation Report

Arnie Gordon was absent and did not file a reported on the Civic Federation.

f. Membership Report

Matt Zaborsky reported for Jodi Finkelstein that GOCA had received 2 change of delegates forms from LCAs.

g. Transportation Report

Paul Jarosinski updated GOCA regarding the left turn lane at Georgia Avenue and Norbeck Road. Nearly all the County Council Members cosigned a letter seeking the restoration of two left turn lanes at that intersection. Paul questioned the timing of the traffic study conducted at that intersection, done on

June 7, 2011, as studies are not routinely suggested in the summer months. Further, he questioned the circular methodology of the study, which determined that the traffic did not exceed capacity since capacity was determined by how many cars successfully turned during a light cycle.

Troy Kimmel asked about the history of the turn lane, stating that the northbound traffic has improved since reconfiguration of the intersection. Paul noted that when OTCAC met with Cedric Ward and Fred Boyd of the MD State Highway Administration, they were unaware of the traffic changes to that intersection.

Paul noted that Veirs Mill Road had been listed as a priority for bus rapid transit bus way, not Georgia Avenue. GOCA discussed the potential for altering the center island on Georgia Avenue in front of the McDonalds restaurant to allow for a left turn lane providing access to the shopping center between Fletcher's Auto and al Sospiro Trattoria restaurant.

h. Treasurers Report

Ruth Laughner announced that the current bank balance is \$15,060.00. She noted that GOCA had received the donation from MGH for Olney Days.

UNFINISHED BUSINESS

Proposed Housing Development on Bowie Mill Road

Matt Zaborsky invited Barbara Falcigno to brief GOCA on the proposed 32 acre housing development at Bowie Mill and Cashell Roads. Barbara noted concerns regarding the clustering of affordable housing units within the proposed 114 houses (down for the originally anticipated 119 houses). She suggested that better distribution of the affordable townhouses throughout the development would lead to better integration of residents. Further, she suggested that the proposed private road leading to these townhomes be made instead into a public road. She encouraged GOCA members to attend the Montgomery County Planning Board hearing on the Bowie Mill development scheduled for Thursday, September 15, 2011. Matt stated that he would testify in opposition to the clustering of affordable units at the hearing.

Proposed Assisted Living Facility on the Church of Christ Property on Georgia Avenue

Ann Stretch recalled that the developers of a proposed memory care assisted living facility on the site of the current Church of Christ on Georgia Avenue briefed GOCA on their plans in February, 2011. Neighbors whose properties are all at the bottom of a sloped berm backing to the site are concerned regarding the potential for runoff from the development. Residents wish to inquire about the degree of impermeable surface proposed in the development. Barbara Falcigno noted that new stormwater management requires developers prove that run off will not leave the development property.

NEW BUSINESS

Matt Zaborsky noted that the County Council is considering passage of a teen curfew. Matt introduced Sharon St. Pierre, Staff Director for Councilman Craig Rice, who noted that the County Council's Subcommittee on Public Safety will be considering the matter on September 15, 2011. She noted that the proposal was modified since its introduction in the summer. GOCA discussed the changes in the language of the curfew proposal, and its effectiveness in preventing such things as flash mobs and loitering and its potential for racial profiling. Barbara Falcigno suggested GOCA seek comments from DC and Prince George's County regarding their curfew policy.

Chris Garland mentioned that Olney greatly needs family-friendly gathering spots, especially a social place for teenagers. He commented that the lack of such location is why the kids have been congregating at the public fountain at Fair Hill Center.

ANNOUNCEMENTS

The next GOCA meeting will be on Tuesday, October 11, 2011. There will be a GOCA-sponsored Town Hall meeting with Montgomery County Council Members Nancy Navarro and Craig Rice on Monday, October 24, 2011 from 7-9 p.m.

ADJOURNMENT

Matt Zaborsky moved by Barbara Falcigno and was duly seconded by Jackie Benn to adjourn at 10:15 p.m.

Respectfully submitted,
Lori Goodwin, Recording Secretary

GOCA Delegates

Barbara Barry (Perspective Woods), Jackie Benn (Fair Hill Farm), Brad Branch (Olney Mill Community Association), Kathy Curtis (Lake Hallowell), Sharon Dooley (James Creek), Jodi Finkelstein (Hallowell), Lori Goodwin (Hallowell), Paul Jarosinski (Cherrywod), Jeff Kahan (Christie Estates), Andrea Keller (Fair Hill Farm), Ruth Laughner (Williamsburg Village), Roy Peck (Norbeck Meadows), Lydia Rappolt (Camelback Village), Theresa Kyne Robinson (Olney Oaks), Anne Rood (Lake Hallowell), Helene Rosenheim (Highlands of Olney), Ann Marie Saporito (James Creek), Louis Saporito (James Creek), Anne Stretch (Cherrywood), John Webster (Manor Oaks), Lori Wilen (Cherrywood), Matt Zaborsky (Norbeck Meadows)

Elected Officials and Staff

Selena Singleton (Office of Congresswoman Donna Edwards), Sharon St. Pierre (Councilmember Craig Rice), Matt Weiss (Office of Delegate Bonnie Cullison)

Invited Guests

Deanne Archey (Ride On Senior Planning Specialist), Dave Ennis (Formation-Shelbourne Partners), Chris Garland (Carl Freeman Companies), Terri Hogan (Gazette), Jim May (Formation-Shelbourne Partners), Phil McLaughlin (Ride On Manager of Operations Planning)

Public

Danny Benn (Fair Hill Farm), Troy Kimmel (Lake Hallowell), Kim McCary (Cherrywood), Barbara Ray (Greater Sandy Spring Green Space, Brookeville), Steven Simpson (Olney Acres)