

Minutes

September 8, 2013

P.O. Box 212 • Olney, Maryland • 20830 www.goca.org

President Barbara Falcigno called the meeting to order at 7:33 p.m. and delegates then introduced themselves. Arnie Gordon moved to approve the July 9, 2012 minutes and Kathy Curtis seconded. The minutes were approved unanimously. Arnie Gordon moved to approve the amended agenda (including adding information on the BRT under the Transportation Report) and John Webster seconded. The amended Agenda were approved unanimously.

PUBLIC COMMENT

Suresh Patel, Manager in Department of General Services Division of Building Design and Construction, will give an update on the Olney Library Renovation. The construction of the Olney Library should be finished by mid-October afterwards it will take 8-10 weeks to furnish the building with furniture, shelving, books, and the like.

Montgomery County media and Montgomery County TV have started a new series of small business seminars and networking events. Also, The County is looking for individuals to serve on the Library Board Please check the county website for more information. Olney's Farmer's Market has several events on 25, 29 of September and 19th of October called The Farm to Fabulous Dinner. Check Olney's Farmer Market website for more details. The Olney Master Plan is in the Agricultural Reserve area. As such, the Potomac Peddlers are sponsoring a bike reserve farm ride from 17-75 miles on September 29, ending in a catered picnic at Kingsbury Orchard .Please go to the Potomac Peddlers website more information.

NEW BUSINESS

1. Spring Arbor Development Plan Discussion with Question and Answer Period

Spring Arbor (www.springarborliving.com) is an assisted living facilities proposed for the Danshes Property located on Georgia Ave just north of the Fire Department. In response to comments by Planning Staff and GOCA, their new plan has changed from a one story to a two story building and land will be donated to the Sandy Spring Fire House that is adjacent to the property. The Officers Committee makes the following motion:

Whereas the site plan has changed and the building is now two stories with a smaller footprint and more open space, and whereas land adjacent to the Sandy Spring Fire Department was donated for future expansion of that station, GOCA supports the proposed use and current site plan.

The motion was approved unanimously.

2. Marian Fathers Development Plan

Tom Natelli, CEO of Natelli Communities, a Maryland company that develops mixed use communities in the area, discussed the development issues concerning the Marian Fathers property site. The Marian Fathers Development Plan will have 54 units consisting of 35 single

family homes and 19 townhouses in Abbey manor with a secondary connection to Georgia Avenue. Tot lots, pathways, sitting areas, and other community amenities will be included in the development plan.

GOCA will await advisement from Manor Oaks on their opinion of the Marian Fathers Development Plan.

OFFICERS/COMMITTEE/LIAISON REPORTS

a. President's Report

GOCA are looking for a new liaison to the OTCAC to represent GOCA. The responsibilities would be to attend both GOCA and OTCAC meetings. Next, the Planning Board approved the site plan for the Trotters Glen Development Hearing on July 22. There will be no vehicle connection between Emory Church Rd and Batchellors Forest Road.

The Board of Education passed a resolution authorizing the initiation of condemnation proceedings, as allowed by Maryland state law, to acquire a plot of land adjacent to the current William H. Farquhar Middle School site. The Board approved beginning the process of condemning the land for public use because it is needed for the modernization of the school. Full Board of Education resolution:

<http://www.montgomeryschoolsmd.org/boe/meetings/agenda/2013/072913/04.2.1%20Wm%20H%20Farquhar%20MS%20Mod.pdf>

From the Legislative Chair of MCCF:

The Montgomery County Delegation's fall calendar is provided below. These events are leading up to the General Assembly session that begins in January 2014. For the latest information:

www.montgomerycountydelegation.com

· On Thursday, October 17. Consolidated Transportation Program Presentation ("Road Show") will be presented by State Highway Administration. On Wednesday, November 20, there will be a Joint House and Senate Priorities Hearing. This hearing is an opportunity for the public to respond to the Road Show and to bring other issues of importance for the 2014 Session to the attention of the legislators. On Monday, December 2. Hearing before MC House Delegation on Local Bills (those that apply only to Montgomery County). On Wednesday, December 4. Hearing before MC House Delegation on Bi-County Bills. (Bi-County bills refer to legislation that requires the approval of the Montgomery County and the Prince George's County Delegations, covering the WSSC and Maryland National Park and Planning Commission.).

All the above events begin at 7:00 p.m. and are held in the 3rd Floor Hearing Room, Stella Werner Council Office Bldg., 100 Maryland Ave., Rockville, MD 20850.

b. Correspondence Report

Greg Intoccia stated the following was new to the Correspondence Report: applications for Spring Arbor Development Plan and the Marian Fathers Development Plan and an invitation to Delegate Zucker come next month on constituent services.

c. Chamber of Commerce Report

The Chamber of Commerce is unveiling a new website in October and Olney Community Night will be on November 4 at Good Counsel High School.

d. Olney Town Center Advisory Committee

OTCAC has finished their work designing the illustrative work and the guidelines for the Olney Towncenter and will present their work to MC Park & Planning. These guidelines will be used for those who want to develop in towncenter under mixed use zoning laws. The OTCAC plan will give ideas on streetscaping and parking lots, among other things. The next meeting is Tuesday September 24 and Craig Zucker will be attending to discuss new idea developments for the Towncenter. The agenda will be posted on OTCAC's website.

e. Nomination Committee Report

The Nominating Committee is beginning their work on nominating new members with Barbara Falcigno and a few other officers stepping down. John Webster will be nominated for GOCA President. One of the GOCA Awards will be given to a community student in the school system (K-12) who has contributed to civic activism in Olney. Please post this information in your HOA or condominium association newsletter.

f. Transportation Report

Paul Jarosinski discussed the 2 two hour meetings with State Highway on the recorded official numbers on Rte 97 and Rte 28 intersection, which lead many to believe that traffic flow at that intersection was lighter than it truly was. During the meeting, State Highway verbally agreed to repave the center of town in early spring.

In another issue, the BRT was discussed. The County Council will hold public hearings on September 24 & 26, 2013 on the Countywide Transit Corridor Functional Master Plan. This plan includes the Bus Rapid Transit system as well as bicycle-pedestrian priority areas and expanded MARC commuter rail service. The Transportation Committee is against the BRT as being too costly and not cost effective. A motion was proposed by the Transportation Committee:

Whereas the BRT system is exorbitantly expensive, not practical according to the County commissioned NY firm, the Institute for Transportation and Development Policy, and not desired by the majority of Olney residents who not only don't use the bus (buses run next to empty in Olney), but are also adamantly opposed to the possibility of yet another special taxing district to fund the project, the Greater Olney Civic Association with the unanimous recommendation of the Transportation Committee hereby goes on record in opposition to use of any further funds or taxing districts to fund expansion of BRT to Olney.

A motion to postpone the above motion was passed 19 to 4. Representatives felt additional information is needed before GOCA takes a position on this topic.

ANNOUNCEMENTS

The next GOCA meeting will be on Tuesday, October 8, 2013.

ADJOURNMENT

Barbara Falcigno made a motion to adjourn at 9:55 p.m. The meeting was adjourned.

Respectfully submitted,

Mark K. Hill, Recording Secretary

GOCA Executive Board

Barbara Barry (Perspective Woods), Joe Corbett (Williamsburg Village), Della Dorsey (Camelback Village), Barbara Falcigno (GOCA President, Olney Oaks), Kathy Curtis (GOCA 2nd Vice President, Lake Hallowell), Mark K. Hill (GOCA Recording Secretary, Camelback Village), Andrea Keller (Fair Hill Farm), Howard Grief (GOCA 1st Vice President, Norbeck Grove), Ruth Laughner (GOCA Treasurer, Williamsburg Village), Lydia Rappolt (Camelback Village), Helene Rosenheim (GOCA Past President, Highlands), Jim Smith (Oatland Farm), John Webster (GOCA Executive Vice President, Manor Oaks), Greg Intoccia (GOCA Corresponding Secretary, Ashley Hallow), Aleka Kapaton (Tanterra), Paul Jarosinski (Cherrywood HOA), Chuck Young (Olney Acres), Jay Feinberg (Olney Oats), Ann Marie Saporito (James Creek), Bob Reel (Victoria Springs), Alden English (SEROCA), Lou Saporito (James Creek), Matt Zaborsky (Past President, Norbeck Meadows), Arnold Gordon (Norbeck Meadows)

Invited Guests

Tom Natelli (Nateli Communities), Terri Hogan (Gazette), Kim McCary (Spring Arbor Project), Tim Stemann (Spring Arbor Project), Joy Nurmi (Country Executive Office), Ken Silverman (Councilmember Nancy Navarro), Joseph Eagan (Olney Library)

Public

Barbara Ray (Brookeville), Judy Brosckir (Brookeville), Allison Weiss (Sandy Spring Museum), Joe Aceto (Olney Square), Eliot Rosenheim (Highlands), Jackie Benn (Fair Hill Farm), Dennis Twombly (Olney Mill), Sharon Dooley (James Creek), Alan Wright (Sandy Spring), Jill Sacks (Manor Oaks), Kevin Lee (Boy Scout Troop 759), Rebecca Walker, Brandon Lee (Boy Scout Troop 759), Caro Taylor (Sandy Spring), Robert Steiner (Manor Oaks), Mike Kelley (Sandy Spring), Kim Eatton (Manor Oaks), Christine Karp (Manor Oaks), Adam Levithan (Manor Oaks), Roy Peck (Georgetown, TX), Susan & Sam Massey (Manor Oaks), Mary Steiner (Manor Oaks), Kelly Drew (Manor Oaks), Kathleen Donodes (Hallowell), Kristie Allen (Hallowell), Greg Fury (Olney Village), Joe Fritsch (Highlands), Lisa Sarecky (Manor Oaks), Jennifer Osen (Manor Oaks), Jennifer McGinn (Manor Oaks), John Fratangelo (Manor Oaks), Tom Sefeik (Manor Oaks), Alyce Ortega (Hallowell)