



GREATER OLNEY CIVIC ASSOCIATION, INC.  
2024-3-12 Representatives Meeting  
- Minutes -

The 2024-3-12 Representatives Meeting of the Greater Olney Civic Association (GOCA) was conducted in-person in the Sandy Spring Volunteer Fire Department Ballroom as well as online via Zoom Web Teleconference. President Irina Norell called the meeting to order at 7:05 pm EST, with recording Secretary Helene Rosenheim present.

A quorum was present. Voting members denoted (\*) as indicated. Those attending:

**Officers**

- Irina Norell, President (Norbeck Meadows) (Transportation Committee)
- John Seng, Executive Vice President, Transportation Committee Chair
- Matt Quinn, First Vice President (Cherrywood)
- Curtis Chappell, Second Vice President (Olney Square)
- Tina Craun, (Individual) Treasurer\*
- Helene Rosenheim, President (Highlands of Olney)

**Members**

- Mindy Badin (GOCA Transportation Committee) (Olney Mill)
- Jackie Benn (Fair Hill Estates)\*
- Alden English (SEROCA)\*
- Barbara Falcigno (Olney Oaks)\*
- Lee Kidd (Cherrywood)\*
- Carolyn Knight (Olney Oaks)\*
- Joe Krempasky (Brookeville Knolls)\*

- Diana Littlefield (Olney Acres Civic Assn.)\*
- John Lippincott (Brighton Knolls)\*
- Juris Mohseni (Village of James Creek)\*
- Jim Smith (Oatland Farm)\*
- Kate Thornton (Brighton Knolls)\*
- Kelly Wasik (Tanterra)\*
- Ed Weisel (Norbeck Meadows)\*
- Marlene Saulsbury (Forest Crossing)\*

**Guests**

- Billy Becker (Past GOCA President)
- Aaron Kraut, Staff, Montgomery County Councilmember Dawn Luedtke (District 7)
- Dan Peddicord (Brighton Knolls)
- Steven Dunn (Speaker, Lerch, Early & Brewer)
- Dan Reed (Speaker, Greater Greater Washington)
- Valerie Smith (Brighton Knolls)
- Carol Sullivan (Cherrywood)
- Craig Thornton (Brighton Knolls)
- Kristin Quinn (Norbeck Meadows)

**Discussion of Bill MC 8-24:**

Introduced by Maryland Delegate David Moon in the Montgomery County Delegation, Bill MC 8-24 seeks to void exclusionary homeowner association covenants in Montgomery County, aligning with the zoning laws to promote racial justice. This bill applies retroactively to covenants recorded before June 1, 1958, and to those taking effect after October 1, 2024.

**Comments from Dan Reed:**

- Montgomery County-specific bill, common in the state legislature.
- Aims to annul exclusionary covenants that restrict property use beyond current zoning laws.
- Has been amended to not affect newer covenants, but only those with exclusionary intent before 1958 or after 2024.
- Bill faces uncertainty in the legislative process and is unlikely to stimulate significant new development.

**Comments from Stephen Dunn:**

- As a real estate and community association attorney, Dunn raised concerns about the bill's clarity and potential unintended consequences.
- Warned of the complexity it may add to HOA governing documents and possible legal disputes.
- Urged associations to review governing documents with legal counsel and noted constitutional concerns regarding contract laws.

**GOCA Position:**

- After discussion, GOCA continues to oppose Bill MC 8-24 due to its broad language and potential adverse effects.

**Approval of Agenda & Minutes:**

- The meeting agenda was approved, moving the bill discussion to the forefront.
- February meeting minutes were approved with corrections indicating John Lippincott and Kate Thornton as Brighton Knolls members.

**Community Announcements:**

- Upcoming Olney Chamber of Commerce's Community Day and a call for volunteers for Olney Days.

**Rippling Brook Nature Preschool and Camp Concerns:**

- Concerns presented by John Lippincott regarding traffic, environmental damage, and the impact of the proposed development on the community.
- Emphasized the incongruity of the camp with the Olney Master Plan and the potential negative impacts on water supply and local character.

**Future Actions:**

- Camp Rippling Brooke representative Kate Dadourian to hold a public meeting to address concerns.
- GOCA to reassess after public feedback and Planning Board recommendations.

Helene Rosenheim moved that:

*'While the Greater Olney Civic Association recognizes that a private educational institution is an acceptable use in a rural cluster zone, our organization has a number of concerns about the intensity of the proposed Rippling Brook development plans for the property at 19900 New Hampshire Avenue (CU 2024-08). that not only includes a 60-student outdoor-based school, but also includes plans for a 350-participant summer camp with 90 staff members during 11 weeks of the summer.*

*We have concerns with the development proposal with respect to:*

- *with the analysis done in the traffic study,*
- *the impacts on traffic on New Hampshire Ave which is an arterial road,*
- *the environmental impacts of the plan including impacts on the water supply of the property and on the Patuxent Water Shed*
- *the scale and scope of this proposal, and*
- *the appropriateness of the developer's request for forest conservation and bikeway waivers that seem key to the scope of the development.'*

The motion was seconded by Kate Thornton and passed unanimously.

**Summary of presentation by Aaron Kraut about ZTA 24-01.**

ZTA (Zoning Text Amendment) 24-01 is a zoning amendment proposed in the Montgomery County Council to allow religious institutions in Montgomery County to build affordable housing on their properties, aimed at alleviating the region's housing crunch. While supporting deep affordability conditions, the bill has sparked concerns regarding its impact on agricultural reserves and the necessity of detailed scrutiny before offering support. Aaron Kraut highlighted safeguards against the exploitation of water and sewer provisions and emphasized the amendment's conditional nature, ensuring that any development, including adequate parking for residents' work vehicles, must undergo rigorous approval processes.

**Adjournment**

Curtis Chappell moved to adjourn the meeting, and Jackie Benn seconded the motion. The meeting was adjourned at 9:04 pm.