

## DRAFT MINUTES – December 8, 2009

The meeting was called to order by President Sharon Dooley at 7:35 p.m. The minutes from the November meeting were approved as corrected. The agenda was accepted.

### Public Comments

- Matt Zaborsky announced that there had been a change in the banner policy and the new policy is available on the GOCA website. Matt was requesting a volunteer to take over banner coordination for the next year. Matt had been handling this for the past two years. He asked that volunteers email him through the GOCA website.
- The Conflict Resolution Center of Montgomery County is a non profit organization providing free mediation facilitation to residents, students and workers in Montgomery County. Their services are geared towards preventing and resolving conflicts without going through a court case. They are looking for Mediators at the moment and those interested were asked to contact the Center to find out about the upcoming training.
- Montgomery General Blood Drive is being held on January 7, 2010 from 12:00 p.m. – 6:00 p.m. Those interested in making an appointment were asked to call 301-774-8881. The information is included on the agenda for this meeting.

### SPECIAL PRESENTATION

#### ICC Signage Resolution – Odessa Phillip and Carla Julian

Ben Kramer was asked to introduce Odessa Phillip and make some comments. Mr. Kramer stated that due to a collaborative effort by folks in legislative districts 19 and 14, Maryland State Highway Administration and the Maryland Transportation Authority the concerns expressed at last month's GOCA meeting lead to a review of the proposed signage and an amicable resolution.

Odessa Phillip showed us drawings of the signs that had originally been proposed and then went through all the options that were available and ultimately resulted in the signs that were now being proposed. The Maryland State Highway Administration had taken the comments and concerns seriously and went back to thinking outside the box to come up with the new proposal which was felt to be an amicable resolution. All signs were now going to be smaller and ground mounted in the median instead of overhead and away from the communities in general. Odessa stated that there would be no flashing beacons. The placement of signs would not affect any proposed bus or rapid transportation lanes along Georgia Avenue.

When asked when it was expected to move the northbound traffic, Odessa said that weather permitting the northbound traffic will be shifted over to the new bridge and southbound traffic to the temporary roadbed on or about December 18, 2009, ultimately before Christmas.

Odessa said that she would be transitioning to a new position working on tolls and that in the future our contact person would be Carla Julian. [Cjulian@iccproject.com](mailto:Cjulian@iccproject.com) is the email address where Carla can be reached.

#### Housing Code Resolution – Khalid Afzal and Rollin Stanley

Mr. Stanley was speaking to the meeting because of the concerns we had that accessory apartments be permitted with conditions by right instead of having to go through the special exception process. Mr. Stanley said that all accessory apartments that had gone through the special exception process had been granted. They were supposed to be inspected annually but due to technicalities which Mr. Rollin would not elaborate on regular inspections were not occurring.

Khalid stated that currently there were 211 or 212 accessory apartments countywide with 8 being in the Olney area. Khalid explained the special exception process which they felt was extremely lengthy and expensive. Khalid said that more common in the County than the accessory apartment was the registered living unit. These are apartments for blood relatives and are not for rental, no money can change hands and must be registered with the Department of Housing and Community Affairs. They also cannot be larger than the main living space. Khalid did admit that enforcement was not always 100% and that there was no enforcement after the initial inspection.

After some questions, Mr. Kramer asked why the process could not be made easier. He suggested that the process not be eliminated but be simplified so that neighbors and HOA's could still be involved in the process. Mr. Rollin maintained that it would still be better that accessory apartments be permitted by right than going through even a simplified process.

### **32 Acre Development on Bowie Mill Road**

John Clarke introduced himself and Mike Bingley from Elm Street Development and Robert Goldman along with Steve Sprecher from their partners in this development, Montgomery Housing Partnership. John planned to just update the meeting on what had occurred since they had presented to GOCA in September.

John showed the plan that had been presented at the GOCA September meeting and along side of it the new plan which had been presented to Parks and Planning the previous week and was planning to send out copies of the plan to adjacent associations within the next week.

John stated that approximately 25 changes had been to the plan based on comments received from HOA's, GOCA, etc., on the old plan. Although the new design featured more recreational facilities, more buffering, more trees, more on street parking, etc., the density was not being changed which was really the main concern of the neighboring associations and GOCA.

### **OFFICERS/COMMITTEE/LIASON REPORTS**

#### **Treasurer's Report:**

Roy Peck reported that the current balance is \$11,215.37 minus the money in the Sherwood fund. Roy stated that he would be absent from the January and February 2010 meetings and that Matt Zaborsky would be handling the Treasurer's duties in his absence.

#### **Correspondence Report:**

Several communications had been received concerning County Planning Board positions and applications needed to be received by January 13, 2010 and could not be a democrat. Other notices had been received about hearings and Ruth offered them to be passed around to be viewed by those interested.

#### **Chamber of Commerce Report:**

Joe Buffington reported that Councilmember Elrich had presented to the Chamber on the proposed BRT and the Chamber was expected to vote on this at a later meeting. When asked how the Chamber felt about the BRT, Joe Buffington said that it was received favorably. Freeman and Associates had released to the Chamber the expected new tenants include the Harris Teeter supermarket, The Greene Turtle Sports Bar and Grille and a nail salon.

#### **Olney Town Center Advisory Committee:**

Bob Beard said there were two items and that Jim Smith would talk to the first item. Jim reported that a new member had been elected at their last meeting. Ms. Freeman who was elected is also active in the Olney Concert Band and filled the seat that had been vacated and represented recreational interests. Jim also reported another vacancy due to a resignation of a charter member and this seat needed to be filled by an HOA representative.

Bob Beard stated that the schedule of meetings was being changed to a bi monthly meeting schedule beginning in January 2010. There would be no December meeting.

Bob Beard reported that as renovations happened in Town Center it was hoped that OTCAC would have a fact sheet on their website that would be updated regularly. The new shopping center was going to be called Fairhill and approximately \$17 million was being put into the updates and renovations. One real concern was that the Farmers Market would have to find a new location for approximately one year because of the construction of a staging area in approximately June 2010 that would take a significant area of the parking lot. Freeman has designated a person to help the Farmers Market find a new location.

#### **Civic Federation:**

No report.

#### **Transportation:**

No report.

**Membership:**

Matt reported that the billing for 2010 was expected to go out within the next few days. He asked that all associations pay promptly and consider donations for Olney Days 2010.

**President's Report:**

Sharon reported that she had been busy emailing and attending meetings regarding transportation and tried to get a feel on the Council's thought on the proposed toll structure for the ICC. The Council passed a unanimous resolution against the tolls the way they are currently structured and Sharon had received a letter of support from Ike Leggett on our stance.

Sharon asked that people be courteous in their emails.

**NEW BUSINESS**

Sharon asked that Jim Haddow report on a survey that GOCA had distributed at the Community Night on October 7, 2010. 65 surveys were returned and the top 3 issues that the community would like to see GOCA meetings focus on were transportation, education and the environment. Residential development and pedestrian safety also received votes but did not finish in the top 3. People also wrote in their concerns about the lack of movie theater and traffic congestion.

During the time allowed for set up for the special presentation on the Bowie Mill Development, Sharon Dooley read a letter she had received from the Sandy Spring Civic Association asking for GOCA's support for their initiative to obtain a traffic light and left turn lane at the intersection of Norwood and Doctor Bird roads. This intersection has been a concern of Sandy Spring residents for a considerable time now. The legislators present acknowledged that it was likely that there would be no funding for this but all present were in favor that we send a letter from GOCA supporting the initiative. Sharon agreed to write the letter on GOCA's behalf.

Following all discussions the meeting was adjourned at 9:45 p.m.

Respectfully submitted,

*Lori Wilen*

Lori Wilen, Recording Secretary

**PEOPLE IN ATTENDANCE:**

Lori Wilen (Cherrywood), Louis Wilen (Cherrywood), Matt Zaborsky (Norbeck Meadows), Ruth Laughner (Williamsburg Village), Jim Haddow (Hallowell), Ira Kruchkevych (CRCMC), Ben Kramer, Joe Buffington (Chamber of Commerce), Chuck Young (Olney Acres), Sharon Dooley (James Creek), Anne Stretch (Cherrywood), Robert H. Wilson (BME), Brad Branch (Olney Mill), B. Parr (Tanterra), Amy Martin (Olney Square), Paul Jarosinski (Cherrywood), Dolly Kildee (Councilmember Navarro's office), Carolyn Knight (Olney Oaks), Diana Littlefield (Olney Acres), David Cucurullo (Boy Scouts), Karen Cucurullo (Boy Scouts), Robert Bell (Oatland Farm), S. Singleton (Office of Donna Edwards), Rollin Stanley (MNCPPC), Khalid Afzal (MNCPPC), John Clarke (Elm Street Development), Mike Bingley (Elm Street Development), Robert Goldman (Montgomery Housing Partnership), Steve Sprecher (Montgomery Housing Partnership), Jackie Benn (Fairhill Farm), Terri Hogan (The Gazette), Walter Lee (Townes/Environs), Barbara Falcigno (Olney Oaks), John Webster (Manor Oaks), Helene Rosenheim (MCRSC), Bob Beard (Homeland Village), Theresa Kyne Robinson (Olney Oaks), Herman Taylor, Michael Sullivan (Christie Estates), Roger Manno, Roy Peck (Norbeck Meadows), Delegate Karen Montgomery