

Minutes  
February 14, 2012

## **CALL TO ORDER**

President Matt Zaborsky called the meeting to order at 7:30 p.m. Delegates then introduced themselves. Arnie Gordon moved to approve the agenda, and Jackie Benn seconded. The agenda was unanimously approved. The January minutes were corrected to state that the 2012 GOCA awards would be the 33<sup>rd</sup> annual awards, and not the 35<sup>th</sup>. With this amendment, Arnie Gordeon moved to approve the corrected January 10, 2012 minutes, and Barbara Falcigno seconded. The minutes were approved unanimously.

## **PUBLIC COMMENT**

Matt Zaborsky reported that several HOAs have expressed concern that unleashed dogs have been running housing developments throughout Olney. The Olney Library Renovation Celebration will be held on Sunday, February 26, 2012 at 1 p.m. Matt also noted that the Montgomery County Planning Director, Rollin Stanley, has some interesting demographic statistics on the Park and Planning website at <http://montgomeryplanning.org/blog-director/>. Norbeck Meadows, GOCA, Cherrywood and the Chamber of Commerce are jointly petitioning to rename the park in Norbeck Meadows after Ron Berger. GOCA award ballots will be received during the meeting and recipients will be announced at the end of the meeting.

## **SPECIAL PRESENTATION: Tom Mateya, Director of Land Development for Toll Brothers, on developments along Batchellors Forest Road and Old Baltimore Road**

Toll Brothers employees Patrick Kearns, later joined by Tom Mateya, along with Kevin Foster, land planner with Gutschick, Little and Weber, presented plans for 2 new housing developments in Olney, one on Old Baltimore Road and the other on Batchellors Forest Road. Both are zoned rural neighborhood cluster (RNC).

Olney Estates, the planned development on Old Baltimore Road near the St. Andrew Kim Korean Catholic Church, is going through the record plats process right now. Olney Estates will offer 36 market rate homes and 6 moderately priced dwelling units (MPDUs) for sale in late spring (April) or early summer. The houses are anticipated to sell for roughly \$800,000.00 to \$950,000.00. The property is referred to as the Northwest Investment property in the Olney Master Plan.

The other development is the Polinger property, currently the Trotters Glen Golf Course, on Batchellors Forest Road. Kevin Foster, land planner with Gutschick, Little and Weber, has been working with the Toll Brothers on the development and began the presentation. The development has been granted a maximum of 70 housing units: 1 existing 15-acre farm house parcel, 10 duplex 8,000 sq. ft. MPDUs and the remaining to be market rate 30,000 sq. ft. houses estimated to cost from about \$750,000.00-\$900,000.00. The property will have 65% rural open space. The site will flank Batchellors Forest Road, with the larger portion west of Batchellors Forest and to include the farm house. Mr. Foster, formerly having served as Chairman of the Rustic Roads Advisory Committee, seeks to plan the property with an eye toward maintaining the rural character of Batchellors Forest Road as called for in the Olney Master Plan. The southern portion along Batchellors Forest Road should largely remain intact, but two public roads will be created through the development. Developers propose creating a T intersection at the hairpin turn on Batchellors Forest Road. The golf cart paths may become a walking path throughout the community. Toll Brothers are filing a pre-application plan to Parks and Planning and plan to file a combine preliminary plan and site plan later this year. Toll Brothers is anticipated a 2 year approval process, with construction anticipated to begin in fall 2013. It is likely that the golf course will be open this summer.

Mr. Foster addressed some written comments from SEROCA. Toll Brothers will own the property when the site plan and record plat approvals are received from Parks and Planning. Though the Polinger house will remain, the 2 existing tenant houses will be demolished before development construction. The development, which is zoned water and sewer, is still evaluating the existing wells on the property. The gravity sewer on the northern edge of the property drove the site design. The open space may be maintained by the HOA, but developers are discussing the possibility of having government or land trust management. To comply with the County's stormwater management and environmental site design (ESD) requirements, the development is planned with large bioswales and dry wells. The site approval process will evaluate the ability for fire and rescue to turn around at the pond area. Delegates questioned the ability of area schools to accommodate more students from these developments; developers noted they will pay all necessary impact taxes (school, WSSC, transportation).

According to the traffic study conducted by a traffic consultant hired by Toll Brothers and filed with the pre-application plan, Batchellors Forest will be adequate to accommodate the traffic from this development. Tom Mateya stated that the study assumes the increased housing traffic would be offset by the reduction in the existing golf course traffic. The traffic study assumes the development would generate an additional 26 trips in the morning peak period and 28 trips in the evening peak. The study reportedly includes estimated increased traffic from the proposed housing development on the Casey property located across from Farquhar Middle School. The traffic study will be available for public review as the development plans are submitted to Parks and Planning. Entrance and egress will be on Batchellors Forest Road; Emory Church Road will not be opened to this development.

## **OFFICERS/COMMITTEE/LIAISON REPORTS**

### **a. President's Report**

Officials consider installing a part time traffic light (fully functioning on the weekends and blinking on weekdays) at the intersection of Emory Church Road and Georgia Avenue. SEROCA will be following up with SHA. The GOCA awards ceremony will be held on March 4, 2012.

### **b. Correspondence Report**

Kathy Curtis stated the following was in the GOCA correspondence binder: letters regarding Olney Days donations and park commemoration in memory of Ron Berger, an Olney Home for Life article, a special grant exception for Olney Assisted Living from the Board of Appeals, preliminary site plan notices and a County request for comments on retirement plans.

### **c. Chamber of Commerce Report**

On behalf of Joe Buffington, Matt announced that the Chamber of Commerce Athena Awards nominations are due by March 2, 2012; the award is given to a living woman who has had a significant impact to the Olney area. A suggestion was made for the Chamber to recognize Olney businesses which consistently and conscientiously clear snow for patrons; perhaps similar recognition can go to well landscaped businesses.

### **d. Olney Town Center Advisory Committee**

Helene Rosenheim reported that the County Transportation Department is recommending the policy area mobility review (PAMR) transportation impact money from the Safeway remodeling be used to install a crosswalk on Spartan Road between Giant and Safeway. OTCAC held a public outreach meeting on January 31, 2012. The Goddard School presented their site development plan at the OTCAC meeting on January 24, 2012. OTCAC will be discussing the following with Parks and Planning: street landscaping on Morningwood Drive, aesthetics of a required fence, access to N. High St., and implementation of the 10% public use space and 75% street façade. Delegates inquired about the possibility of opening N. High Street with the Goddard PAMR payment.

### **e. Civic Federation Report**

Arnie Gordon reported that the Civic Federation reviewed data showing that Montgomery County vastly exceeds the healthy ratio of 50 deer per square mile; in our area the ratio is 350 deer per square

mile. The Federation passed a resolution to increase legal deer hunting in the County, including extending the season and hunting on privately owned land. The Federation reviewed a report from the County's Inspector General; members raised concerns regarding the affectivity of the oversight by the Inspector General, given the staff limitation of that department.

**f. Membership Report**

Jodi Finkelstein reported the following HOAs have paid dues for 2012: Briar Acres, Cameback Village, Cherrywood, Christie Estates, Fair Hill Farm, Hallowell, Homeland Village, James Creek. Lake Hallowell, Manor Oaks, Norbeck Grove, Norbeck Meadows, Oatland Farm, Olney Mill, Olney Oaks, Olney Square, Olney Village, Perspective Woods, The Preserves, SEROCA, Tanterra, The Townes. GOCA welcomed returning members Olney Square and Ashley Hollow.

**g. Transportation Report**

At the OTCAC meeting, the Goddard School conducted a traffic study, conducted before the reopening of Safeway, which showed no traffic impact associated with their planned school. Reports site traffic from Routes 97 and 28 has been backing up to Rossmoor Blvd. at Leisure World. In a letter to GOCA, Melinda Peters, Administrator with the MD State Highway Administration, provided a 4<sup>th</sup> different justification for opposing the request for configuring the intersection with 2 turn lanes and 3 through lanes on Route 97 at Route 28. She said that doing so would cause a loss of a portion of the acceleration lane from eastbound Route 28 turning onto northbound Route 97. The Transportation Committee is scheduling a meeting with Darrell Mobley, Deputy Secretary of Maryland Department of Transportation, concerning the questionably low traffic counts at that intersection. Maryland is proposing a sales tax increase on gasoline, with exceptions for large gasoline price fluctuations. Meg Pease Fye has requested, but not received, a copy of the traffic study from Toll Brothers for the Polinger development; GOCA will monitor the intersection of Batchellors Forest Road and Georgia Avenue.

**h. Treasurers Report**

Ruth announced that the current bank balance is \$17,446.36. Ruth has received \$1500.00 in donations for Olney Days (May 18-20, 2012) in memory of Ron Berger, and received 4 banner payment checks. GOCA has lost its non-profit status, as the state did not receive property tax reporting in 2004, 2007, and 2008. Ruth will be filing the appropriate forms, along with the associated \$190.00 recertification fees this week.

**UNFINISHED BUSINESS**

**Update on First Baptist Church of Wheaton**

Barbara Falcigno and Matt Zaborsky updated delegates on the status of the First Wheaton Baptist Church development proposed on Emory Church Road. On Friday, February 10, 2012, the Planning Board filed their site approval for the church development, which began the 10 day window during which citizens can appeal the decision. SEROCA is pursuing legal action to reevaluate the PIF policy in this instance. Barbara proposed GOCA join with SEROCA in this endeavor.

*Motion to empower the GOCA Officers Committee to act on behalf of GOCA to join SEROCA as a plaintiff since the dispute concerning PIF policy interpretation is proceeding to further legal action. GOCA will not be responsible financially beyond what has already been approved (\$1000.00). Moved by Chuck Graefe and seconded by Barbara Falcigno. Motion passed.*

**NEW BUSINESS**

**Renaming Norbeck Meadows Park playground to the Ron Berger Memorial Playground**

Arnie Gordon noted that Norbeck Meadows is pursuing renaming the M-NCPPC playground in Norbeck Meadows Park to the Ron Berger Memorial Playground. Norbeck Meadows has committed to funding half of the \$500.00 cost associated with the dedication. Helene Rosenheim was thanked for preparing the necessary biography of Ron for the M-NCPPC submission.

*Barbara Falcigno motioned to direct GOCA to contribute up to \$250.00 of the associated M-NCPPC dedication fees to rename the Norbeck Meadows playground to the Ron Berger Memorial Playground. The motion was seconded by Arnie Gordon and passed unanimously.*

### **Election of GOCA Officers for 2012 and announcement of 2011 GOCA Award Winners**

Matt Zaborsky announced the President's Award recipient would be announced at the GOCA Awards ceremony on March 4, 2012. Delegates were presented the following nominees for GOCA officer elections:

President -	Barbara Falcigno
Executive Vice President -	John Webster
1 <sup>st</sup> Vice-President -	Meg Pease Fye
2 <sup>nd</sup> Vice-President -	Kathy Curtis
Corresponding Secretary -	Howard Grief
Recording Secretary -	Mark Hill
Treasurer -	Ruth Laughner

*Arnie Gordon made a motion, seconded by Chuck Graefe, to elect the officer slate en bloc. The officers were elected by acclamation.*

### **ANNOUNCEMENTS**

The next GOCA meeting will be on Tuesday, March 13, 2012. The GOCA Awards Ceremony will be held on Sunday, March 4, 2012 from 2:00 to 4:00 p.m. at Longwood Community Center.

### **ADJOURNMENT**

Barbara Falcigno made a motion to adjourn, seconded by Jackie Benn at 9:00 p.m. The meeting was adjourned.

Respectfully submitted,  
Lori Goodwin, Recording Secretary

### GOCA Executive Board

Vicky Aceto (Olney Square), Barbara Barry (Perspective Woods), Jackie Benn (Fair Hill Farm), Kathy Curtis (Corresponding Secretary, Lake Hallowell), Sharon Dooley (past President), Barb Falcigno (past President), Jodi Finkelstein (Vice President, Hallowell), Lori Goodwin (Recording Secretary, Hallowell), Arnie Gordon (Norbeck Meadows), Michael Greenhut (Olney Village), Mark Hill (Camelback Village), Paul Jarosinski (Cherrywood), Andrea Keller (Fair Hill Farm), Troy Kimmel (Lake Hallowell), Ruth Laughner (Treasurer, Williamsburg Village), Meg Pease-Fye (SEROCA), Helene Rosenheim (past President), Ann Marie Saporito (James Creek), Louis Saporito (James Creek), Carol Sullivan (Cherrywood), John Webster (Manor Oaks), Ed Weisel (Norbeck Meadows), Lori Wilen (Vice President, Cherrywood), Matt Zaborsky (President)

### Invited Guests

Kevin Foster (Gutschick, Little and Weber), Terri Hogan (Gazette), Patrick Kearns (Toll Brothers), Tom Mateya (Toll Brothers)

### Public

Daniel Agre (Brinklow), Jon Agre (Brinklow), Danny Benn (Fair Hill Farm), Bobby Berg (GSSGS), Stephen Fye (Olney), Greg Intoccia (Ashley Hollow), Barbara Ray (GSSGS)