

COUNCIL OF CHEVY CHASE VIEW  
**Monthly Meeting**

Date: April 16, 2008  
Place: Christ Episcopal Church, Kensington, Maryland  
Present: Michael Plantamura, Chairman; Coral Bell, Ray Bernor, Martie Mitchell, and Peter Roman, Councilmembers  
Jana Coe, Town Manager  
Ron Bolt, Legal Counsel to Chevy Chase View  
Alan Beal, Building Permit Administrator for Chevy Chase View  
Others Present: Philip McCoy, 422 Franklin Street  
Chris Carr, 4028 Glenrose Street  
Marcia Keppel, 4030 Glenridge Street  
Jule Crider, 4109 Glenrose Street  
Called to Order: 7:30 p.m. by Michael Plantamura, Chairman

**Approval of Minutes of March 26, 2008 Regular Meeting:** Ray Bernor moved that the minutes of the March 26, 2008 regular meeting be approved. Peter Roman seconded the motion. The motion passed unanimously.

**Acceptance of Financial Reports for the Period March 1, 2008 to March 31, 2008:** The financial report for the period March 1, 2008 to March 31, 2008 was presented. Mr. Roman moved that the report be accepted. Ray Bernor seconded the motion. The motion passed unanimously.

**Council Member Walk:** Mike Plantamura conducted the monthly walk and found the streets to be very clean after the recent sweeping. He pointed out that several temporary utility patches on Glenridge Street were failing. Jana Coe stated that these repairs will be part of the summer street maintenance work.

**Application for Addition – 4028 Glenrose (Carr):** Alan Beal reported that Mr. and Mrs. Carr of 4028 Glenrose submitted plans for a one-story rear addition to their home. The proposed construction conforms to CCV regulations. Peter Roman moved that the application be approved as presented. Martie Mitchell seconded the motion. The permit application was approved unanimously.

**Approval for Demolition/New Home/Curb Cut – 4201 Dresden Street (Kirsch):** Peter Kirsch was present to discuss with the Council the proposed new curb cut, which would entail removing a small cherry tree in the public right-of-way along the property's front line. Mr. Kirsch stated that they intend to abandon the existing curb cut on Summit Avenue and will cover the cost.

Mr. Kirsch stated that he was willing to cooperate with the Council for the cost and planting of a replacement tree when construction has been completed. Mr. Roman

moved for the approval of the new curb cut on Dresden Street and the removal of the small cherry tree upon the condition that the property owners reimburse the Town for the replacement cost of any trees removed from the public right-of-way. Ms. Mitchell seconded the motion, which then passed unanimously.

**Tree Committee Report:** Mr. Roman stated that he is working with the Tree Committee to finalize the final order for the spring planting. Marcia Keppel, a member of the Tree Committee, reported that some CCV residents do not understand the concept of the public right-of-way as it relates to their property. Jule Crider, also a member of the Tree Committee, stated that the master plan may be ready in June for Council review. The Committee is focused on distributing information about the history of CCV trees at the annual picnic in September.

**Connecticut Avenue Lighting Update:** Martie Mitchell reported that the recent legislation introduced by Al Carr meant to convince Pepco to come to a negotiated agreement with the municipalities regarding the fair market value of street lights did not pass the Maryland Senate on March 27, 2008.

Martie Mitchell then reported that CCV received a letter on April 15, 2008 wherein Pepco has assigned a value of \$10,210 to the CCV street lights on Connecticut Avenue. The scope of this proposed sale of 37 street lights includes the luminaire, fixture, bulb, photo cell, bracket and wiring to connect the street light to the secondary electric distribution system.

Pepco offered a free upgrade to all lights along Connecticut Avenue in Chevy Chase View and Kensington, provided Pepco did the installation and continued the maintenance of all the lights. CCV is waiting for Pepco to deliver the free update proposal, which will be limited to Pepco's inventory that might not accomplish the Council's objectives for safety and appearance, and the Town would be tied to Pepco for their continued maintenance.

The next step will be a meeting with Mark Ketteran, the lighting consultant for the Town of Kensington and CCV, and officials for the Town of Kensington. The discussion will include the review of possible lighting options.

**Speed Camera Update:** Mr. Plantamura reported that neither the House's or Senate's versions of proposed amendments to the existing speed camera legislation passed the Maryland legislature this Spring. Jana Coe reported that the Village of Chevy Chase is working out their new fixed camera program and hopefully will be in touch in the near future with a timetable for CCV to consider contracting for speed camera implementation.

**Community Development Block Grant Funding:** At the March monthly meeting, Mr. Plantamura reported that Chevy Chase View had received a letter from Montgomery County requesting CCV to execute a Cooperation Agreement that would, among other things, allow the County to include Chevy Chase View's population with the County's

when HUD determines Montgomery County's annual allocation of Community Development Block Grant (CDBG) and HOME Investment Partnerships Program funds.

The CDBG program provides local governments with funding to support a wide range of community development activities including rehabilitation. Eligible activities must meet one of the CDBG's three national objectives: (1) to benefit low- and moderate-income persons; (2) to aid in the prevention or elimination of slums or blight; and (3) to meet other community development needs that present a serious and immediate threat to the health and welfare of the community. For example, a senior citizen unable to pay for needed repairs to his or her home may be eligible to obtain assistance from a CDBG program. Also, program funds may be obtained to fund a revitalization of a blighted commercial area.

There would be many federal and County laws to be complied with if the View were to become a party to the Agreement (although CCV is already subject to many of these laws). To minimize the administrative burden, CCV could elect to allow administration by the County. Although CCV would not have funds designated for its own use, it would be eligible to receive CDBG funds on a project-by-project basis in competition with other applicants. Additionally, CCV's residents would be able to independently petition the County for support and would not be prohibited from doing so by reason of CCV having not entered into a participation agreement.

Peter Roman felt the chances of CCV using the program were close to zero, but he supported enrolling in the program so that CCV households could be considered by HUD in determining the County's allocation. Peter then moved that CCV apply for Community Development Block Grant.

Coral Bell found the language of the Cooperation Agreement to be too vague and was concerned that CCV may have to unduly cooperate with the County in connection with unspecified efforts. Ray Bernor was concerned with the increased administrative costs and the open-ended liability of the program. Mike Plantamura was also concerned about the increased administrative burden and reporting requirements from CCV participation in the Program, particularly if the demographics of CCV would likely result in minimal, if any, use of the program within CCV.

Martie Mitchell pointed out that CCV residents can apply under an identical Maryland program even if CCV did not participate in the Cooperative Agreement. Mike Plantamura noted that the County program is on a three-year cycle and the Council has the option to obtain additional information about the impact of participating in the Program if it wishes to consider participating in the future. Mr. Roman's motion failed for a lack of a second; he voted present.

**Discussion of Renovation vs. Demolition:** Ray Bernor reported that he had communicated as an individual homeowner, not on behalf of the CCV Council, with

County Executive Ike Leggett about the practice of demolishing all but two walls of an existing home in order to prevent the project being permitted as a new home. He worries that the tax benefit given to the homeowner ultimately affects the tax base of CCV. The increase in building activity continues to add more administrative costs to the CCV community.

The Council asked Alan Beal and Jana Coe to gather information about the process in order to analyze tax implications. Basically, the Council seeks data that will either validate or refute, and quantify, that the extent to which the current policy of treating projects involving the retention of two existing walls as renovations rather than as new construction has had a negative impact on Montgomery County and CCV tax revenue.

Ray encouraged the Council to examine this practice that he believes is not in the spirit of the law, but within the letter of the law.

**Nominating Committee Report for May 8, 2008 Elections:** Kathleen Haggerty, chair of the Nominating Committee, asked that Jana Coe report that as of this date two candidates had been nominated for two Council positions. Nominations will close on Monday, April 21<sup>st</sup>. The election will be held on Thursday, May 8<sup>th</sup>, from 7:00 – 9:00 p.m. at Christ Episcopal Church.

**Request by Christ Episcopal Church to Install Sign at 4230 Everett Street:** Rev. Bill Hague asked for Council approval for a Welcome to Christ Episcopal Church sign that has been approved for installation by the homeowner of 4230 Everett Street. The sign meets the CCV size criteria. It was noted that the sign may be posted on personal property, but if it is posted in the county right-of-way approval will need to be granted by Montgomery County.

**Thank You to Ray Bernor:** Mike Plantamura extended a thank you to Ray Bernor for his service to the CCV Council over the past two years. Ray was encouraged to stay in touch and continue to contribute as a private citizen.

**Adjournment:** At 9:10 p.m., Mr. Roman moved to adjourn the meeting, which Martie Mitchell seconded. The motion passed unanimously.

**Time and Place of Next Meeting:** The next regular monthly meeting will be held on Wednesday, May 21, 2008, at 7:30 p.m. This meeting will be at Christ Episcopal Church, Kensington, Maryland.

Respectfully submitted,

Jana Coe  
Town Manager

**Application for Building Permit** – Building Permit Applications for consideration at the May 21, 2008 meeting must be fully perfected by 5:00 p.m. on May 7, 2008. Applications can be submitted to Alan Beal, the Building Permit Administrator, for review. Please note that Mr. Beal’s review may take several days and an application is not considered perfected until Mr. Beal completes his review. Any questions about this process should be directed to Mr. Beal at 202-607-4153.

**Bulk Pick-Up** - The next bulk pick-up will be Saturday, May 3, 2008. Bulk pick-ups are held on the first Saturday of the month. As a reminder, heavy refuse includes major appliances, furniture, large toys, bicycles, plumbing fixtures and up to two tires cut into quarters. Excluded are batteries, propane tanks, bricks and general construction debris and iron pipes. Please have your items at the curb by 7:00 AM on Saturday as the truck comes through early.

**Website** - Please visit our website at [www.chevychaseview.org](http://www.chevychaseview.org).

**Listserv** – Please consider becoming a member of the CCV listserv. Send an email to [ChevyChaseViewNet-subscribe@yahoogroups.com](mailto:ChevyChaseViewNet-subscribe@yahoogroups.com).

**Backyard Refuse Service** – Waste Management provides backyard refuse service. It is not necessary to take your cans to the curb for refuse removal.