

COUNCIL OF CHEVY CHASE VIEW

Monthly Meeting

Date: February 18, 2009
Place: Christ Episcopal Church, Kensington, Maryland
Present: Martie Mitchell, Acting Chair; Coral Bell; Lulu Gonella;
and Peter Roman, Council members
Jana Coe, Town Manager
Ron Bolt, Legal Counsel to Chevy Chase View
Alan Beal, Building Permit Administrator
Rachel Ritvo, 4020 Everett Street

Called to Order: 7:30 p.m. by Martie Mitchell, Acting Chair

Approval of Minutes of January 21, 2009 Regular Meeting; February 5, 2009 Work Session on Speed Cameras; February 12, 2009 Work Session on Construction

Issues: Peter Roman moved that the minutes of the January 21, 2009 regular meeting be approved. Lulu Gonella seconded the motion. The motion passed unanimously. Lulu Gonella moved that the minutes of the February 5, 2009 work session on speed cameras be approved. Peter Roman seconded the motion and it passed unanimously. Peter Roman moved that the minutes of the February 12, 2009 work session on construction issues be approved. Coral Bell seconded the motion and it passed unanimously.

Financial Report for the Period January 1, 2009 to January 31, 2009: Lulu Gonella pointed out the spring tree planting costs will be charged to the 'Right-of-Way Tree Planting' line item in the FY 2009 budget, after which there will be excess that can be used for a shortfall in snow removal, if necessary. Jana Coe explained that the 'Right-of-Way Tree Planting' line item includes the cost for juvenile corrective pruning as well as watering costs. Lulu Gonella moved that the financial report for the period January 1, 2009 to January 31, 2009 be accepted. Coral Bell seconded the motion and it passed unanimously.

Council Member Walk: Peter Roman conducted the walk for February and reported that the streets have a lot of sand on them due to the last snow/ice storm. The next scheduled street cleaning is the third Monday of March.

Application for Demolition/New Home – 4208 Glenrose Street (Albina): Chris Albina of 4208 Glenrose Street applied for a permit to demolish the existing structure and build a new home. The established building line for this property is 42'. The proposed structure has a front porch that extends 5.5' into the front setback requirement. CCV building regulations allow front porch projections of no more than 5'.

As a result, the front foundation wall will be located at 42.5' to allow for the 5.5' front porch. The submitted site plan indicates 42'; however, Mr. Beal stated that the front foundation wall will be located an additional .5' from the front property line. This correction is redlined on a site plan in the record, will appear in any subsequent site plans that may be made available, and will be confirmed on the wall check provided to CCV after the foundation has been poured. The rear and side setbacks conform to all other CCV building regulations.

Jana Coe noted that WSSC performed work in early February 2009, in conjunction with the demolition of this home, and a temporary patch exists on the road. Generally, utility work does not begin until the CCV building permit is issued. She asked that the permit include conditional language that "all preliminary utility work by WSSC prior to the issuance of this permit shall be covered by the cash performance bond". Lulu Gonella moved that the application be approved with the aforesaid condition. Coral Bell seconded the motion and it passed unanimously.

Application for New Driveway Apron – 4108 Everett Street (Anastasi): Mr. and Mrs. Anastasi applied for a permit to widen their existing driveway apron in conjunction with the correction of their steep driveway. Harold Green of Chamberlain Contractors gave them a proposal with two options to consider. The contractor for the work has not been determined by the applicants; therefore, the Council was unable to fully review the scope of the proposed work and the cost of same. If the work will cost \$10,000 or more, a performance bond will have to be posted.

The Council stated that the work should conform to the Montgomery County standard for driveway aprons. According to the information submitted, the existing driveway is 8' wide and the proposed widening is an additional 6', for a total width of 14'. The existing apron will be cut in the middle and the right side expanded. The new apron would be concrete, and should match as closely as possible the concrete on the existing apron and adjoining curb. Lulu Gonella moved that Martie Mitchell, along with one Council member, be authorized to give an interim approval after final plans and specifications are received, and a performance bond has been provided if necessary, and with the condition that the work conforms to Montgomery County standards for driveway aprons and the specifications described above. Coral Bell seconded the motion and it passed unanimously.

Connecticut Avenue Lighting Update: Martie Mitchell reported that components for the new Teardrop Esplanade lights have been ordered by Pepco, and their engineering department is working on issuing drawings. The job package is to be given to their contractor by the end of February, with installation scheduled to begin in early March. Martie Mitchell explained that the PEPCO representative, Mike Lizza, has been very diligent in his efforts to keep this project on schedule as well as delivering progress reports in a timely manner.

Speed Camera Update: Martie Mitchell reported that the minutes of the February 5, 2009 work session on speed cameras provide residents with the up-to-date information on Connecticut Avenue speed cameras. The Enforcement

Plan by Montgomery County Police Department will be in place February 10, 2009, through May 1, 2009. The speed trailer will be in place for the duration of the Plan, and will occasionally be moved to cover both northbound and southbound lanes. The Traffic Squad officers conducting speed enforcement will usually work in one hour blocks, for a weekly total of six hours; coverage will include a weekly total of three morning/early afternoon hours and three afternoon/evening hours. The trailer electronically records the speed data.

At the conclusion (May 1, 2009) of the Enforcement Plan, the program will be evaluated by the MCPD and the CCV Council. Speed measurement will be conducted via stealth pads to determine the effectiveness of the Plan. The Council will then determine what further steps should be taken.

Martie Mitchell mentioned that earlier correspondence from the State Highway Administration indicated monies may be available for landscaping in the median along Connecticut Avenue. She offered to send this information to Rachel Ritvo, chair of the Arbor Committee. Another suggestion offered by Mrs. Mitchell was to consider the installation of a CCV sign in the median, as the Town of Kensington has done, to alert drivers that they are passing through a residential neighborhood.

CCV Signage Policy: The Council discussed the draft Sign Policy as circulated with the January minutes. Paragraph 6. Other signs and exempt signs (iii) was amended to include “any non-commercial sign lawfully posted on the property of a church, synagogue, or other place of worship, including but not limited to signs posted by non-profit organizations operating within the church, synagogue, or other place of worship”. This change was made in response to an inquiry by Parent Encouragement Program (PEP) Inc., which operates at the Kensington Baptist Church. They were concerned that their existing signage and temporary signage may conflict with the Policy. This change addresses their concerns. Peter Roman moved that the amended sign policy be approved. Coral Bell seconded the motion and it passed unanimously.

Date for Work Session on FY 2010 Budget: The Council will hold a work session to develop the FY 2010 Budget on March 11, 2009, at 7:00 p.m. The work session will be held at 4104 Franklin Street, Kensington, Maryland (home of Town Manager).

Discussion about Release of Construction Bonds: The Council reviewed a draft ordinance prepared by Ron Bolt which would amend the Chevy Chase View Regulations to require a pre-construction meeting for certain construction, clarify that building permit conditions may be imposed as well as clarify the penalty provisions for violations of the Regulations.

Jana Coe and Alan Beal will be addressing changes to the language for the bond release protocol and permitting procedures. The Council will be discussing the

proposed permit fee schedule at the March 18th Council meeting. Residents are encouraged to comment on these proposed changes (see attached Minutes from Work Session on Construction Issues – February 12, 2009). These changes are intended to facilitate communication with residents and provide better management of the building process. The Council believes it is necessary to expand the role of the building permit administrator to cover these lengthy projects.

CCV Tree Database: Jana Coe reported that CPJ has completed the tree database verification. Steve Jones of CPJ will be attending the March 18th Council meeting to provide a demonstration of the database capabilities.

Adjournment: At 8:45 p.m., Mr. Roman moved to adjourn the meeting, which Lulu Gonella seconded. The motion passed unanimously.

Time and Place of Next Meeting: The next regular monthly meeting will be held on Wednesday, March 18, 2009, at 7:30 p.m. at Christ Episcopal Church, Kensington, Maryland.

Respectfully submitted,

Jana Coe, Town Manager

Application for Building Permit – Building Permit Applications for consideration at the March 18, 2009 meeting must be fully perfected by 5:00 p.m. on March 4, 2009. 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**, March 7, 2009. 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.

Listserv – Please consider becoming a member of the CCV listserv. Send an email to 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. Thanks to all the residents who have elected to take advantage of the backyard service.