

COUNCIL OF CHEVY CHASE VIEW

Monthly Meeting

Date: July 18, 2007

Place: Christ Episcopal Church, Kensington, Maryland

Present: Michael Plantamura, Chairman; Coral Bell, Ray Bernor, Martie Mitchell,
Peter Roman and Jana Coe, Town Administrator
David Podolsky, Legal Counsel to Chevy Chase View
Alan Beal, Building Permit Administrator for Chevy Chase View

Others Present: Peggy Jacocks, 4000 Dresden Street
Elizabeth Homer, Architect for Kevin Martini
Kevin Martini, 4217 Franklin Street
Stuart Plank, 4221 Everett Street

Called to Order: 7:30 p.m. by Michael Plantamura, Chairman

Approval of Minutes of June 11, 2007 Regular Meeting: Peter Roman moved that the minutes of the June 11, 2007 meeting be approved. Martie Mitchell seconded the motion and it passed unanimously.

Financial Report: The financial report for the period June 1, 2007 to June 30, 2007 will be presented in September as June 30th marks the end of the FY2007 and the figures have not been finalized.

Council Member Walk: Peter Roman reported that significant tree removal had taken place at 4314 Glenrose Street. Jana Coe added that the owner was notified that no right-of-way trees can be removed without State Forester and CCV approval. Myers and Laws will be in CCV next week to complete the tree stump shredding. The new r-o-w tree at 4204 Dresden Street did not survive and will be replaced under warranty. Mr. Roman also asked Jana Coe to contact CCV's contractor, Nature's Friends, to remove the poison ivy that is growing near the sidewalk on Cedar Lane.

Application for Addition – 4217 Franklin Street (Martini): Kevin Martini and his architect, Elizabeth Horner, presented their plans for an addition and fence at 4217 Franklin Street. Mr. Martini reported that he had contradicting surveys and asked the Council to clarify the process for him. The Council informed him that the application submitted was approved; however, if he gets a clarification that results in a change to the building plans he would need to submit those revised plans for approval. Martie Mitchell moved that the plans be approved as submitted. Coral Bell seconded the motion and it passed unanimously.

Martie Mitchell then moved that Council chair Mike Plantamura and one Council member be authorized to give an interim approval if revised plans meet the required setbacks. The

approved plans would then be ratified at the September meeting. Coral Bell seconded the motion and it passed unanimously.

Update on June 6th Worksession with Town of Kensington/Connecticut Avenue

Speed Camera Update: At the June 6th work session, the Councils agreed there would be a greater chance of success of gaining safety improvements along Connecticut Avenue if the two municipalities work together, as many of these issues affect both towns. A joint letter was sent on July 11th to Nancy Floreen of the Montgomery County Council outlining all the recommendations to improve the safety and reduce speed along Connecticut Avenue.

BRAC Committee Report: Mike Plantamura, serving as the representative for CCV, reported that the Montgomery County BRAC Committee (Base Realignment and Closure) will release in August an environmental impact study (EIS). Once released, the Committee has agreed to give interested parties an additional 15 days to review the 500+ page report. Mike reiterated that the traffic congestion is the greatest concern to CCV residents.

Proposed Work Session Date for CCV Council: The Council set the date of July 31st for a work session, as proposed at the April Council meeting. The purpose of the work session would be to integrate the tree data and public opinions the Council has been absorbing over the past nine months, as well as to develop a plan of action going forward.

Note that work sessions are open to the public but discussion at a work session is limited to the Council members, i.e., no comments from attendees will be allowed. Mike Plantamura will develop and circulate the agenda prior to the meeting.

Curb Cut – 10110 Summit Avenue (Penafiel): At the May 16, 2007 Council meeting, Mr. Penafiel submitted an application for a second curb cut and driveway apron to facilitate the installation of a circular driveway in front of his home at 10110 Summit Avenue.

CCV's paving contractor, Chamberlain Contractors, independently evaluated the proposal and expressed concern that the new curb cut may allow water to run off the street and onto the property instead of into the curb storm inlet and recommended that the owner sign a release. Mr. Penafiel stated that he has no water issues at this time and agreed to sign a release.

David Podolsky was directed to draft the release for Mr. Penafiel's signature which would hold CCV harmless from any damages or costs related to the installation of the new curb cut/driveway apron. Upon review of the release, Mr. Penafiel felt he was being singled out as this release has not been required of CCV homeowners in the past. Ray Bernor pointed out that it is the Council's responsibility to manage any perceived risk for the Town both today and in the future. After considerable discussion, it was agreed that Mr. Penafiel would set up a meeting with his contractor (who states there are no risks to the installation of this curb cut) and Mr. Harold Green of Chamberlain Contractors.

The Council will then consider Mr. Green's report.

The Council agreed that it will discuss the potential implementation of a right-of-way release for certain improvements by homeowners. Peter Roman asked David Podolsky to outline the type of improvements for which other municipalities require a release. The Council will review this information and discuss it at the September 19th Council meeting.

Right-of-Way/Street Repair – 4221 Everett Street: Stuart Plank of 4221 Everett Street questioned the extent of the paving job that was completed in late June to repair damage to the street during the course of his demolition/construction of new home project. Ray Bernor informed Mr. Plank that Alan Beal, Harold Green of Chamberlain Contractors, Jana Coe and he met to discuss the allocation of the \$4900 cost for this repair. Mr. Bernor explained that it was the most cost effective and prudent way to restore seven areas of disturbed pavement. Mr. Plank felt he should pay for only the portion that he acknowledged as damaging and if the Council felt it prudent to pave the entire width of the street the cost should be borne by the Town. Ray Bernor agreed to discuss the issue with Harold Green of Chamberlain. Ray Bernor moved that he be authorized to allocate the responsibility for the cost of repairs after speaking to Harold Green and Brett Strachan of 4220 Everett Street. Mike Plantamura seconded the motion and it passed unanimously.

Adjournment: At 9:45 p.m., Peter Roman moved that the meeting be adjourned. Martie Mitchell seconded the motion and it passed unanimously.

Time and Place of Next Meeting: The next regular monthly meeting will be held on Wednesday, September 19, 2007, at 7:30 p.m. This meeting will be at Christ Episcopal Church, Kensington, Maryland. **PLEASE NOTE THAT THERE WILL BE NO REGULAR MEETING IN AUGUST.**

Respectfully submitted,
Jana S. Coe, Town Administrator

Application for Building Permit – Building Permit Applications for consideration at the September 19, 2007, meeting must be fully perfected by 5:00 p.m. on Wednesday, September 5, 2007. 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, August 4, 2007. 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 in 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.

CCV Annual Picnic – Be sure to mark your calendar for the CCV Annual Picnic on Sunday, September 16th.