

TOWN COUNCIL REPORTS JANUARY 2015

HISTORIC PRESERVATION COMMISSION – Georgette Cole

Building permit review: Homeowner Joe Clark came to the meeting with plans for a ½ story addition to a shop building on his property, 402 Grove Avenue. The plans were discussed and the review will be sent to the Planning Commission and to Mr. Clark before the next Planning Commission meeting.

The Commission discussed the procedures for building permit reviews. The process needs minor modification and additional instruction for the residents to make the process smoother.

The Commission discussed the building on Town Land Easement process. HPC review of the easement and its language should go into the ordinance. The HPC will make bulleted list of changes needed to the easement ordinance to send to the Town Council.

315 Grove Avenue: The HPC voted to submit the following changes to attorney's draft for the 315 Grove easement.

--correct typo, main roof not main room;

--expand Exhibit C to include documentation of historic features;

--clarify para 5--not all of the Easement Improvement has historic integrity, just the ones in Exhibit C.;

--Clarify para 5--HPC not PC recommends issuance of easement based on any changes being respectful etc.

--change "repairs and maintenance" para 2 in explanatory statement to include "Easement Review" re proposed substantive changes to historic features in Easement area. (Current BPs are not triggered by substantive changes to historic features.)

--add concept that this is a not just a Town land easement, it's also a preservation easement.

203 Second Avenue: The HPC/Gail will assemble a bulleted list of changes to the 203 2nd Ave ordinance. There was a difference of opinion on whether this was useful since the 203 2nd Avenue easement has already been passed by the Town Council.

SHADY GROVE CROSSING – Georgette Cole

Nothing to report.

WASHINGTON GROVE MEADOW CONSERVATION PARK – Georgette Cole

The Montgomery County Parks Department has started installing the new trees. The first trees are large ones (5-6 inch caliper) being moved by tree spade from Pope Farm. They are in a straight line on the west side of the newly cleared area west of the existing tree line and north of the diagonal path leading to the lower field. The arrangement will facilitate mowing to control the invasive species known to infest the area. A new park sign has been on the plan from the beginning and will be installed soon. Mike is working with the residents in that end of the meadow to select the location.

WOODS GROUP – Cindy Frei

After Ann Briggs, Joli McCathran, Bill Bonds and others walked through the West Woods in

December, it was decided to push the Report date submission to late Spring/early Summer, with a Draft due by May 15; final Report by June 15. This allows spring growth to take hold, for Bill to enlist additional expertise he may need to interpret the herbaceous layers, and for him to add that data to the draft report for which he even now is accumulating data. Bill acknowledged (via email) that this change to the contract was acceptable. Payments to Parkton for work to date and final payment with acceptance of Final report were also discussed.

ROADS & WALKWAYS – Cindy Frei

This year again, the Town is having our Maintenance Staff perform the snow removal from the roads in Town. The Town does not use salt on our roads. If traction on slippery roads and/or intersections is needed, only sand is used.

MAINTENANCE – Audrey Maskery

Cleaned leaves from drains throughout Town.

Cleaned carpet and waxed floors in Town Hall, and cleaned the carpet in Town Office. Serviced John Deere 500 mower, prepared equipment for snow use; purchased sand for use on Town streets.

Checked and cleaned the Town Hall furnace filters, checked sprinkler system.

MEMORIALS – Audrey Maskery

Nothing to report.

FORESTRY & BEAUTIFUCATION – Audrey Maskery

Dead tree removed from Chestnut Avenue. Dead branches removed on Brown Street and Grove Road.

PLANNING COMMISSION – John McClelland

Building Permits

- 402 Grove Avenue - Roof – Approved
- 330 Ridge Road - Solar Panels – Approved

Zoning Text Amendment

- Per PC chairman, the Town attorney said that previously voted upon text amendment revisions could not be revisited by the PC unless substantive verbiage adjustments were made.
- Per advice from the Town attorney, the ordinance title, the purpose/intent of the text amendment changes, numerous definitions and text numbering were adjusted.
- The text amendment changes are being presented to the TC

House Files

- The compilation of property data continues.
- All methods for notifying residents of this property data (web page, bulletin, welcome package etc...) were recommended – with emphasis on the positive intention of providing the information.

Information for Applicants regarding the Town's building permitting process

- Revisions continue in hopes of setting appropriate expectations for information needed, commissions requiring review and time lines.

Other Business

A prospective purchaser of 416 5th Ave discussed the difference between a house location survey and a boundary survey. The property's brick patio, which encroaches onto Town parkland, provided strong justification for a boundary survey.

MCCATHRAN HALL – John McClelland

- Usage - Clarification needed regarding Town hall usage/approval procedures for admission charging events. Specifically #14 of the "Regulations for the Rental of McCathran Hall", Resolution NO. 3-78 and a recurring event. This item to be discussed at the next TC meeting
- Janitorial and Maintenance - All OK

MAPLE LAKE – Carolyn Rapkivian

With the onset of very cold weather and the possibility of ice skating on the lake, the bubblers were turned off the first week of January.

TOWN WEBSITE – Carolyn Rapkivian

The final contract for the website project was signed and delivered and work will be starting soon.

SAFETY – Carolyn Rapkivian

Nothing to report.

CONTRACTS – Greg Silber

Fall leaf pick-up concluded on 1 January 2015. We have encountered some problems with delayed pick-ups and some leaf piles have lingered for extended periods. We may want to review performance when this contract comes up for bid.

Refuse pick-up appears to be going well – although concerns have been expressed about the mixing of trash and recycling. Bulk trash pick-up was scheduled for Saturday, 20 December, but occurred a few days late.

As with last year, Town Maintenance is expected to handle snow removal this winter. However, as before, we plan to secure a contract for back-up snow removal, on an "as needed" basis. We'll need to discuss and consent to this approach.

Bill Bond of Parkton Woodland Services is continuing his assessment of the Town's east and west woods. Bill has toured the woods and is mapping vegetation and other features, and will provide advice and recommendations in a draft report. Initially, completion of the draft report was scheduled for this winter; however, by our mutual agreement with Parkton, the draft will now be due 15 May 2015 with the final report due 15 June 2015. The new due date will allow Bond to make further assessments after plants leaf out in spring.

RECREATION – Greg Silber

The Committee's next scheduled meeting is 21 January at 7:30.

PLAYGROUNDS – Greg Silber

Nothing to report.