

**POOLESVILLE PLANNING COMMISSION
MEETING OF JANUARY 18, 2011**

PRESENT: BOB BACHMAN, CHUCK STUMP, AND CAL SNEED. ALSO PRESENT WAS TOWN MANAGER, WADE YOST AND TOWN ENGINEER, JOHN STRONG.

Call to Order

Mr. Sneed: This is the January 18, 2011 Planning Commission Meeting of Poolesville.

Announcements

Mr. Sneed: Are there any announcements tonight from anyone. No announcements tonight.

Citizen's Comments on Agenda Items

Mr. Sneed: We will have citizen's comments, approval of minutes, new business we have the Vinci request for an extension, is that still taking place tonight?

Mr. Yost: Yes.

Mr. Sneed: Something about forest conservation, annual sewage capacity report and streetscape plan review and then we will have some old business.

Approval of Minutes

Mr. Sneed: Last month's meeting minutes are not verbatim but we have a summary for the December 15, 2010 meeting instead. Do we approve these Wade?

Mr. Yost: Yes.

Mr. Sneed: So do I have a motion?

Mr. Bachman: Make a motion we approve the minutes of the December 15 meeting of the Poolesville Planning Commission.

Mr. Stump: Second.

Mr. Sneed: All in favor?

All: Aye.

New Business

Mr. Sneed: So new business Vinci request for extension – 19420 Fisher Avenue.

Mr. Yost: This is also better known as Parcel 477 located on Fisher Avenue and three of the homes are and the balance of the homes 12 total are on the frontage of Hughes Road. They went through Site Plan Review and they have conditional well parts of the plan are approved right now, they are awaiting some stormwater concepts and different things from the County at this point. The homeowners or the developers themselves are kind of backing out on it right now, they have some other developments going on in other places in the County and they are not doing very well, they laid off a bunch of people they are scaling way back so that is why they are requesting an extension.

Mr. Sneed: When do they expire? Is there an expiration date on that?

Mr. Yost: Well all of them will be December.

Mr. Sneed: Is there urgency to extent today or this meeting versus next month or the next coming months.

Mr. Yost: No.

Mr. Sneed: In light of the Master Plan discussions that are going on is there any reason or merit to withhold the extension at this point until such time as we determine whether any action or extensions are given --- consideration or other considerations.

Mr. Stump: We have already approved several other similar extensions.

Mr. Sneed: How many 7...

Mr. Yost: There are 12 units on this one.

Mr. Sneed: And which one was this Wade, where exactly is it located.

Mr. Yost: It is located the horse farm right across from Jim Brown's house on Fisher Avenue.

Mr. Sneed: Oh ok.

Mr. Bachman: Good description.

Mr. Sneed: So Staff recommends extending?

Mr. Yost: There is not a reason not to.

Mr. Sneed: Ok.

Mr. Yost: If we give these extensions to these folks and either their own risk in requesting this and being granted and they hold out they may not end up receiving sewage capacity which will be on later on this evening, so they are at risk of losing their own allocation by doing so.

Mr. Sneed: So how long is the Asuncion request for?

Mr. Yost: We have done all the others for 5 years, it is just easier to keep track as far as records are concerned.

Mr. Sneed: I agree. Any motion?

Mr. Stump: I move we approve the Vinci request for an extension.

Mr. Bachman: I would amend that recommendation for a period of 5 years.

Mr. Sneed: Would you like to 2nd that?

Mr. Bachman: And I second the motion.

Mr. Sneed: All those in favor?

All: Aye.

Mr. Sneed: Forest Conservation.

Mr. Yost: Ok a couple things in front of you. Forest Conservation we have two different avenues, one is just an update and it is listed as Chapter 7 and it has a redline version which was in your packet, and basically this is just updating what the state has just changed in their Code and you can talk about that John if you like.

Mr. Strong: The change to the Code is very simple before there was a limit on the growth seasons and also the time that you could hold the money, if you didn't spend the money that was collected in a fee in lieu situation it had to revert back to the person who gave the money or the developer if you didn't meet those criteria for the time to spend it. What this does is it takes it and says spend it whenever you want to spend it and that's pretty much it, pretty straightforward.

Mr. Yost: The second part, is there any questions to that first part?

Mr. Bachman: Why are D and E struck?

Mr. Yost: D and E because the language is no longer...

Mr. Strong: Applicable.

Mr. Bachman: So D begins with money deposited in the Poolesville Forest Conservation Fund.

Mr. Yost: Yes and the reason for this is a lot of times we have been through a couple different growing seasons where the stalk of the trees is in poor condition because of ---- condition but you can't replant because they all die, so that is one good reason right there.

Mr. Bachman: Does G at the bottom of the page become E then?

Mr. Yost: Yes it will the rest of them will all change as it goes through yes.

Mr. Sneed: What was the 2nd thing?

Mr. Yost: The 2nd portion is a whole new addition, a chapter into the forest conservation forest bank for the forest bank being set up in Town we took a look at Jamison's plan and said ok the conceptual you guys approved conceptually the idea but to actually have one you have to have legislation that provides for how it is to be set up, the maintenance period and everything and that is what this language here does. It has been reviewed by our attorney, it was recommended, actually it was recommended by the state forager John (inaudible) and then it went to our attorney, he made a few more changes on it so it is before you so you can understand exactly what the process is going to be. And this would have to be modified. It would be a recommended approval on both of these to go forward to the Commissioners then they will have a public hearing and adopt it into the Ordinance.

Mr. Bachman: And what is the sense of urgency for evaluating this addition of Chapter 7, does it need to be done tonight or could it be done...

Mr. Yost: No we can definitely just talk about it and have it on the next agenda and talk about it again and then there is no rush.

Mr. Bachman: I guess my only thought is that in addition to Chapter 7 is there is a significant amount of language there that I have not reviewed and want us are you suggesting we review it tonight and make a decision or review it and come back to the next meeting and make a decision.

Mr. Yost: We could do it at the next meeting that is fine. Typically the Commissioners do the same thing, they introduce something and then they vote on it at the next meeting so that will work.

Mr. Bachman: So that gives us some time to review it and think about it and ask any questions.

Mr. Sneed: Frankly I haven't had a chance to review it either.

Mr. Bachman: But could you put this into context for us though just so we understand.

Mr. Strong: Right now the Town does not have, and it is unusual for Town's to have enough property available to have a forest bank and what this does is it will allow a developer or someone who is a farmer or someone who has a large amount of land if they want to set up a forest bank for within the Town for the purpose of afforestation in other words we have a small piece of property and it is over 40,000 square feet by law they are required to have a forest conservation plan to go along with that piece of property, if they cannot for whatever reason plant enough trees to qualify as a forest they are forced to either right now, they are forced to have a fee in lieu situation, this will give an opportunity for that person to also invest in a forest bank, if there is some, if there was a piece of property which we have been told there

is a person in town who is willing to do that, to do afforestation which is just planting of more trees in a non forested area and that becomes part of a forest bank and an easement is set aside for that property and there are several different pieces of property in Town where they can't get enough forestation on it because of the way the property is configured, so this is just a different avenue for those people to follow.

Mr. Bachman: And we are setting up a forest bank so they can actually then utilize it?

Mr. Strong: The Town will have two options, one is to purchase into a forest bank or into a fee in lieu situation.

Mr. Bachman: Ok thank you.

Mr. Sneed: And we have a land owner who has is in the process of creating a bank and giving it to us right, they talked to us about it.

Mr. Yost: Yeah it will be a conservation easement.

Mr. Sneed: It's on wetland as I recall.

Mr. Yost: That is one of the criteria that the State has, it has to be in buffered type areas, certain criteria, you just can't set one up, it has to have criteria.

Mr. Strong: The way this is written is you won't have a developer coming in from Montgomery County or Frederick or Laytonsville to purchase into that forest bank because the forest bank will serve only Poolesville.

Mr. Sneed: Is there a number of trees that by definition is a forest.

Mr. Strong: Yes there is a technical manual and it is about 400 pages long and it describes what constitutes a forest, what type of plantings have to go in a forest and also if they choose not to plant it they have to wait until its in order to be deemed as a forest bank area they have to wait until the trees reach a at 4 ½ feet they have to be 2 ½ inches wide at the caliber to qualify.

Mr. Yost: (Inaudible)

Mr. Strong: Well yeah 2 years but for natural it has to be 7 years, there is a whole criteria and a planting schedule and a bunch...

Mr. Sneed: This is a fascinating subject, it really is and I say that because I have been reading about it pursuant to this Master Plan business. Did you know that 1 mature tree drinks 5000 gallons of water a year?

Mr. Strong: During the season yeah.

Mr. Sneed: I was astounded by that and then it lends credence to when you look around and you see these open spaces being planted of course 10 years ago when I first saw a field full of those plastic tubes I had no idea what they were and then 6 years later I realize the trees and you look at a field like that with 2000 trees right, you multiply that out that is big and then you know if you value the idea of the Chesapeake Bay Watershed that we are in and what that contributes it is huge.

Mr. Strong: It is pretty incredible.

Mr. Sneed: So then Chuck you have anything else on the forest bank or conservation, anything else Bob.

Mr. Bachman: No.

Mr. Sneed: So we will table any decision or recommendations tonight and in the February Planning Commission Meeting we will come back and make a recommendation to the Commissioners. That is good Wade?

Mr. Yost: Yes.

Mr. Sneed: Ok so annual Sewage Capacity Report is next.

Mr. Yost: Ok you have a copy of this in your packet. Every year we do this it is a three year rolling average of the annual average for the last 3 years.

And typically we talked about this when we did our Master Plan with the Water Resource Element of how each year putting together this report it shows basically the 2nd page in the box is the crux of the whole calculations. You see the three year rolling averages 8, 9, and 2010, 628,000 permit for 750,000 and we spell out exactly what has been permitted and online because that is already calculated in to one of those three years up there so that remaining allocations we have and the net available wastewater capacity looking at all the allocations we are down actually 15,000 gallons. This little chart has a picture of exactly what that would be, where we are, including plans to (inaudible) so as you can see the overall capacity just looking at the three year rolling averages versus the 750,000 gallons per day we have 121,000 a little bit over gallons per day available to allocate. We have gone through the approved plans and I have them listed out here exactly our developers that we have approved, so you guys are moving forward it is going to take another 77,000 gallons to complete what we have approved so far and we is the Planning Commission ok which leaves us 44,000 gallons per day capacity remaining. Next category here our plans under review now these things we have seen they are not approved yet there is only three of them, the Jamison Townhouse, Westerly and Quito property which is on the corner of Westerly and Fisher Avenue where the yellow house is, total capacity there is 26,000 gallons a little bit over gallons per day and so that leaves us 18,000 gallons per day. So the next two categories are folks who are out there that have not submitted site plans or requests for an extension, the first one is you can see they may come in for an extension before December or not and the last category is certainly everybody that has asked for an extension and I did include Vinci in here and we saw today. So at some point the way the plan is written is that once we do not have any allocations left those permits cease so I think as we go through this there has not really been a plan or an approach as to what or how we are going to start cutting these things off, knowing exactly what the capacity here I think at some point we are going to want to stop approving or conditionally approve some of these plans after we get past the 2nd or 3rd or start running out of capacity, we have to start conditionally approving them until further capacity is created. And it is created through inflow and infiltration, I mean that is where the problem is, not related to houses but the way the state looks at it is if your plant can't handle it you can't put anymore taps on.

Mr. Sneed: Do we have an estimate of when the I&I work that we are projecting in the next few years will be done and online.

Mr. Yost: We are putting together right now we are going to be giving a report to the Commissioners probably February or March timeframe.

Mr. Sneed: And then along with that do you have the capacity to estimate the affect of that on these numbers.

Mr. Strong: That is what we are looking at right now. If you have a really dry year you are not going to have an I&I problem, if you have a really wet year you have a

large I&I problem so trying to quantify it other than say we can reduce it at these points by X...

Mr. Yost: Well yeah if you have flow meters set up and we can see where a dry flow condition is and we have TV cameras that go down inside the pipes and we can say ok this looks like a 40 gallon per minute leak and we have ways that we learn to estimate it by just using different size pipes and how deep it is within the channel itself and so we do have an idea of what we can create, can we get rid of all of it maybe, maybe not, depends on the --- they are all different, we found some manholes in Spates Hill, newer subdivision they are deteriorating quickly, there is four of them there, a couple of them were leaking 100,000 gallons per day so those are going to be fixed this year so sure we have incurred this number now and to give you an idea of what we are, during the summer months 400,000 gallons per day is what goes through the Wastewater plant, in March and April when it starts coming down and raining hard we hit 2 million gallons a day easily several times, I mean that is why your average is up 628,000 gallons per day.

Mr. Strong: What you used to see in the plant prior to the work that we already did was 3 million gallons a day.

Mr. Yost: Yeah we actually did 3.8 million in one day and that was what backed up some homes on Hempstone. So the work we did took a big chunk out of it but we still have a long ways to go.

Mr. Sneed: So is this informational to us?

Mr. Yost: It is informational to you, this all goes to the Commissioners but I thought it was important to share this with you because we talk about all these flows...

Mr. Sneed: And this chart is excellent I think. Chuck you are more of an expert on this than we are.

Mr. Stump: These projections are based on 325 gpd now is that buffer gut feel --- or about right for the current I&I.

Mr. Yost: Actually if you look at the I&I on there, it is a nice buffer, it is conservative but pretty accurate. 290 is probably exactly what a household over here coming into the system, the 325 is with the added I&I. All these houses are going to be built at 150,000 gallons of sewage, we have a few million peaks, it is a drop in the bucket what the houses are what the real problem is, but the State doesn't see it that way and we can't look at it that way either.

Mr. Stump: It is our built in Governor on ---, one way to look at it.

Mr. Bachman: When you look at this chart the approved plans obviously are going to go to fruition, there is no expectation you are going to lose any of those or actually probably I don't know who Koesser...

Mr. Yost: He was right down at the end of the street here.

Mr. Sneed: He is done.

Mr. Yost: Yeah there is 14,000 gallons per day worth of houses that are already in these calculations up here that fall in line.

Mr. Bachman: And then the plans under review they are all going to go to fruition your expectation is right.

Mr. Yost: I think so at this time.

Mr. Bachman: 81 homes. Under the potential and the extensions for 2016 are any of these, all of these are relatively serious high potential...

Mr. Yost: The majority, there may be a couple that fall off the table.

Mr. Bachman: But not many.

Mr. Yost: But not many. The only reason I did this because in my mind I wasn't for sure, how are we going along here are we going to just start, you got to stop someplace you can't over allocate and we are still fine we have 121,000 gallons per day of allocation ready to go whereas before I should say 44 of approved plan, so I think we just need to watch what we do and move forward with these plans, and be very careful not to over allocate or over commit.

Mr. Bachman: How many of these extensions are in the CBD, only the one that says CBD the Jamison CBD?

Mr. Yost: No actually Fost, Jamison Fost which is where Nancy Fost used to live right in front of the old Town Hall building so those two are in the CBD.

Mr. Bachman: And how about Jamison Norris.

Mr. Yost: That is the carwash on Norris Road behind the Post Office, which is general commercial like across the street.

Mr. Bachman: There is a car wash behind the Post Office?

Mr. Yost: Behind the All Things Electric house or whatever.

Mr. Bachman: I didn't know that I thought we had a car wash approved in the new gas station.

Mr. Stump: We actually moved it when we nixed it for the gas station because it is not zoned appropriately, but we tentatively approved a car wash on that property quite a while back but (inaudible) no car wash just because of the zoning.

Mr. Sneed: That is not the way I remember it, I remember that we permitted them to wash cars and detail cars.

Mr. Stump: No washing.

Mr. Sneed: Very small scale.

Mr. Yost: In like an auxiliary to the car repair.

Mr. Sneed: Yes right.

Mr. Yost: Like if you get your car repaired then we will wash the car, but not lining up down the street for car washes.

Mr. Sneed: So on this car wash is there an expiration date on his...

Mr. Yost: Special Exception, well you know he is technically he has expired his Special Exception because when I looked it up the other day and I talked to him about it about a year ago and I said you have 6 months from time approval either you go to construction or if you have to build a building you have to come back and ask for an extension from the Board of Appeals so he can come back and ask for an extension to it but as of right now it is expired.

Mr. Bachman: Is the Board of Appeals the same as Board of Zoning?

Mr. Yost: Yes that was one of the proposed changes to straighten that up because it does say Board of Zoning Appeals in the Code Book but actually they are the Board of Appeals. Any decision you guys make or me administratively can be challenged through the Board of Appeals, or Board of Zoning Appeals as it is now.

Mr. Sneed: Well one last thing are the Commissioners going to take this up as an idea of what any changes to the regulations should be instituted about going forward on site approvals?

Mr. Yost: There may be, definitely this discussion will come up in the first meeting in February when I give my report.

Mr. Sneed: Would the Planning Commission be expected to be proactive in that regard or not so much or wait until the Commissioners come to us with some recommendations or suggestions or requests?

Mr. Yost: What they will probably do is either they are going to come up with ideas themselves or they are going to say let the Planning Commission take a look at this and see how they want to approach it. So there is a couple of ways you could go, you could go first come first serve since it is allocated to everybody or you refer back to the original list that was ranked and say no sorry we are out now and start putting people in line, everybody is asking for extensions which like I said on their part they could be taking themselves out of the picture.

Mr. Stump: I would prefer from a Commissioners standpoint to put it back down to this Body for the initial plan.

Mr. Yost: Yeah if you are going to modify the allocation plan or the rules in it that is up to the Planning Commission, you have the authority.

Mr. Bachman: And what is the status of the Jamison Westerly subdivision with the 60 homes?

Mr. Strong: They submitted an NRI but they are back at stormwater concept, they had some issues with their stormwater concept.

Mr. Yost: I talked to Frank he called me last week and we were talking about the land swap because he wanted to figure out how do I do this land swap, you know he has that parcel that goes through the soccer field and I said well look before you submit anything or do drawings, why don't you come to the Planning Commission in February and we will sit down and lets see what they want, because the last time he was here we did the sketch plan and it left this Body and the sketch plan says prepare a land swap and the road will exit on Willard Road, so that is what he has from this Body now.

Mr. Stump: And George had some very strong opinions on that.

Mr. Yost: So I said come back in February and lets see what the Planning Commission wants to do before you move forward, because he has to give us 2.5 acres of parkland or parkland fee in lieu money, he really doesn't want to give either up but for him not to take the road through Willard in one way is really good for him because he can just dedicate that would be part of his dedication there he doesn't lose as much land so it works out better for him in general. He is going to come to you in February to discuss that so he stopped everything he is doing till that gets settled.

Mr. Bachman: So that is the next significant subdivision decision that is going to come to the Planning Commission.

Mr. Yost: In February we will be looking at that certainly.

Mr. Bachman: Thank you.

Mr. Stump: That will be an interesting one. I know George has some very strong opinions on that one.

Mr. Yost: He does.

Mr. Stump: Not that I disagree with them or agree with them just he has very strong opinions on that particular one, so when is he back?

Mr. Yost: February 12.

Mr. Stump: Before or after our next meeting?

Mr. Yost: Before.

Mr. Stump: Good ok wasn't sure.

Mr. Yost: And we will probably be talking about this again I am sure.

Mr. Sneed: Anything else?

Mr. Stump: One wild card to keep in mind here is if the I&I figures get worse this gets worse, so the timeframe the clock for cutting people off could get pulled in dramatically.

Mr. Yost: I don't have it with me it is on the other sheet but I do precipitation, annual precipitation along with these numbers and definitely whatever the precip is you can see that number goes up and down right with it from 2008 we had about 35 inches of rain and then it went to like 45 inches of rain and we had 41 inches of rain this year so you can really see the difference with the flows and 40 is about average.

Mr. Stump: So this gets back into our discussion from last week about the mostly having infrastructure to cover this is where the mostly comes into play because that I&I is not a hard number, it can go up or go down.

Mr. Yost: Well we definitely have some good finds to fix these new leaks that just popped up on us this year.

Mr. Stump: Just need the money.

Mr. Strong: And some of the leaks for instance the leaks out by Stevens Park they may have been there before but it was in an area that was considered to be a good area so...

Mr. Yost: Yeah we just did a manhole inspection.

Mr. Strong: And it was a surprise.

Mr. Yost: If you guys are interested some time we could show you some tapes of actual I&I when we say I&I and just really see what it is and TV cameras and the sewer pipes and you see leaks coming in it is amazing actually.

Mr. Bachman: Well I&I is a fact of life, the question is how much I&I you have and is it driven by deterioration or the age of the system in various parts of Town.

Mr. Yost: Yes, material.

Mr. Strong: It was very common, and out west it is still common to use petrified clay pipe and the construction methods that were used here well they were different back in the early 70s, what we found was coming out of the houses for instance in the Wesmond area there is a 4 inch pipe that comes out made of cast iron and it ties to the clay pipe which is 6 inch ok and the gasketing material that was put in place around there was best we can figure is (inaudible).

Mr. Yost: Yeah they crammed a 4 inch inside a 6 inch and wrapped it around.

Mr. Strong: And we also have especially the older run we were able to locate, the older run that came from the old part of town and actually ran down Fisher Avenue, we know that we have a fair amount of I&I coming down that line but we don't know we haven't located it yet.

Mr. Yost: It is tricky finding it, you got to catch it during the rain events, you only have a few month window maybe at best and hopefully the guys aren't dealing with problems of overflows at the Wastewater plant and they can't come out with TV cameras, so first you have to isolate or find it with the flow monitoring and break it

down to a TV camera that we have and then you have to go up laterally and get a contractor in and look at it with a special camera.

Mr. Sneed: We can't look up a lateral line?

Mr. Yost: No. Our camera cost \$70,000.00 it can go inside a little tank right on through there but the one that turns it head and the little camera comes out the top goes up...

Mr. Stump: I did not know that I thought we had all that equipment.

Mr. Yost: No that one was about \$125,000.00 camera.

Mr. Strong: Although this is a new program that we introduced and it's actually providing a lot of information. In Poolesville the I&I events happen very rapidly, I&I stands for infiltration and inflow, what we were seeing was activity that mimicked inflow but what it was an infiltration event, so the...

Mr. Yost: Inflow would be if you had a manhole and the creek rose up real quick just pours in once the water is inside it kind of goes away that is inflow, infiltration does act because it is so huge comes in quick but we do have a camera for that also, it is a push camera it is not a robotic one that turns and have a little head come out.

Mr. Strong: But we have to have a clean out on the...

Mr. Yost: Exactly to be able to use that.

Mr. Bachman: I didn't know you guys were having so much fun. It's frustrating to have a narrow window to go in there and find it.

Mr. Strong: A very narrow window and that is the problem with getting a contractor to come in is because he has got lots of business...

Mr. Yost: All at the same time.

Mr. Strong: All at the same time yeah. WSSC is under court order to take care of some of their problems that they have.

Mr. Sneed: But do I understand this right that the better we get at fixing the inflow problem the more stress it puts on the stormwater management at the treatment center no.

Mr. Yost: No.

Mr. Bachman: The other way around.

Mr. Sneed: That is the part I am not sure I get because if your leaky t-shirt is leaking and you find it under a street in the middle of Poolesville, I am looking at it as though that spill there...

Mr. Strong: That doesn't go out it goes into the wastewater plant.

Mr. Stump: Groundwater leaking into you pipes as opposed to wastewater from the house only coming into the pipes.

Mr. Yost: Right it is actually hard for sewage to get out of a pipe even if a pipe is broken because of the head pressure of the earth, it is much easier for it to stay inside the pipe, but the water outside the pipe is pushing it in more.

Mr. Bachman: The better you fix it the more taps we can approve. The upside is the downside depending on how you...

Mr. Stump: Looking at it two different ways.

Mr. Bachman: Well good for you guys.

Mr. Sneed: Are we ready for the streetscape plan review?

Mr. Strong: This originally the process started in early in 2000, 2004 it was adopted so this has been around a while, it has also been modified slightly not a lot since that

original adoption. There is the plan for 2008 and what we have. The streetlights that are proposed are the Manchester type the same that are out in our parking lot here, the trees that are proposed are the Ashino Cherries, originally there was talk of using Boston Cherries but their life span is only about 20 years they don't seem to hold up as well so the Ashino has a much longer life span. The reason that they picked this type of a tree is it tops out anywhere from 15 to 25 feet high, that way we can stay out of the power lines.

Mr. Stump: Question for you on the streetlights, refresh my memory where do we stand with Allegheny on the ownership of the streetlights.

Mr. Yost: We own them.

Mr. Stump: We own all of them ok so we can make those changes when ever we want there is nothing in our way except money right ok.

Mr. Strong: The area of the streetscape that was examined for this process goes from West Willard all the way down to Wootton, profiles lane changes stays at approximately 12 feet for east and west bound total of 24, we also incorporated a bike lane where possible of 4 feet wide and that was part of a funding exercise that the Town had and it helped to get these plans developed.

Mr. Yost: Everything he is going over tonight is from as he said Willard to Wootton we have plans that go all the way from the pool down to the wastewater plant road and that is how the sidewalk is being built down there is what we did from Wootton Avenue up to Willard was take them all the way to construction drawings and we did that because the State did have all kinds of grants available and they probably will again in the future, if you had to have 75% construction plans ready to go so you could get in line for that money so we did get a grant to do this too.

Mr. Stump: In that stretch from Willard to Wootton is there room for the bike lane on that whole stretch or not?

Mr. Strong: No and where it is not available signage is placed in accordance with the state regulation and the reason I will go through that as we get into where it is not available. This is West Willard here, we did some modifications to the crosswalks that could be --- here and this is the material that we are looking at for using that, the State right now they prefer to see a stamped its almost like a thermal type stamp that is placed down, the problem is that those things peel up, they have different patterns that they can place but this is in right now with the State Highway for their evaluation, it is used all over the north quite a bit and has not been in places like Ontario and Calgary, Calgary in fact has it, with the cold weather delaminating that is the concern that everybody has, actually it is a synthetic material that bonded to the asphalt via heat so it becomes...

Mr. Yost: We did look at the other ones around the state the ones that are melted down, they are garbage.

Mr. Strong: Yeah you peel them up, in fact if you go into Germantown in their little city portion of Germantown you will see it peeled up. New crosswalks through the area of Elgin and 107 and I will bring those forward in a little bit. There is new curb and gutter that will go in here to create a parking area and then a patterned area out in front of the old Town Hall Bank area, new sidewalk along here, brick patterned type sidewalk, then as you get down...

Mr. Stump: I'm sorry you mean actual brick or like stamped concrete?

Mr. Strong: Probably a stamped concrete most likely because if you placed brick they heave and they move.

Mr. Stump: But stamped concrete has come quite a ways.

Mr. Strong: Yeah and you can get a color pattern.

Mr. Bachman: Excuse me you would lay that right over the person's garden that they have?

Mr. Strong: We have to get right of ways and things like that approved, we don't have everything in place yet.

Mr. Sneed: Do we have an easement there?

Mr. Yost: Not yet.

Mr. Sneed: Oh I see.

Mr. Yost: There are a couple properties in this plan that we don't have easements and right of ways and that is something that we would have to get in line as we come down through there.

Mr. Strong: Then as you come down this is the Verizon building right here it becomes just your standard sidewalk and walkway, we are planning to enclose this side which is the Willard farm right out by Town Hall, this is Fyffe, once we enclose that area we create a stormwater issue...

Mr. Sneed: What do you mean enclose the area?

Mr. Strong: It is a swale right now it would become a curbed area.

Mr. Yost: Here actually all the water comes down Norris Road and then makes a right turn by the Post Office, goes in front of Jay's over here, goes underneath the road and daylight on that property right there.

Mr. Stump: This is a swale right now here so what is your concept if you close that?

Mr. Strong: Well there is a low point right here and a storm drain system with an outflow pipe that would again exit out into the West Willard area. It is not a change in flow pattern because what happens right now is the water comes down here, goes to here and there is an existing pipe the problem is that it is undersized, so we will be catching the water here and here and bringing it over here as it currently flows but with the closed in section you now have a concentrated point right here.

Mr. Sneed: The concept let me get this straight is curb and gutter on both sides?

Mr. Strong: Correct.

Mr. Sneed: Why?

Mr. Strong: That is what your Master Plan calls for.

Mr. Yost: And sidewalks and trees and just line it up on both sides.

Mr. Strong: And also the backup to your question about the bike path, we need the four foot bike path right down through here on this side, it is not on both sides it is only on one side.

Mr. Yost: There is no bump out on that section.

Mr. Strong: No.

Mr. Yost: Ok.

Mr. Sneed: And this is all planned for the Town to do currently?

Mr. Strong: For instance the townhouses that are being built, they will have to incorporate this portion...

Mr. Sneed: Likewise the Willard property if someone developed that they would...

Mr. Yost: They would have to come in and do that exactly.

Mr. Strong: Correct. There is no bike path right through here where the bank property is because we can't expand the road to make that work.

Mr. Yost: We do not put turn lanes all down through there either which was in the original streetscape plan and they just have a 4 foot bike lane instead of a full turn lane on a lot of these properties that was one of the amendments we did.

Mr. Strong: And right here is the Commons, bike path continues to carry on down through here, some new street tree plantings will go in here along this area, it is to give a homogeneous look to the Town, we would have the same type trees all the way down through there.

Mr. Stump: How are we set for right of ways or easements on that side of the street going down through there.

Mr. Yost: On Tad's side?

Mr. Stump: Yeah Tad's side yeah right over in there.

Mr. Yost: We have them all the way down through there. The only person we don't is Willard and then AHOP but other than that we have everything else.

Mr. Strong: This is Meadowlark or I'm not sure what they...

Mr. Stump: AHOP.

Mr. Strong: AHOP ok AHOP is right there, you have curb and gutter in and also the sidewalks in right now and so you just have some additional plantings to go in through here.

Mr. Sneed: Is there room for additional plantings there?

Mr. Strong: Yes it's tight.

Mr. Sneed: Ok.

Mr. Strong: And then along this area to Cattail shows I am not sure have we built that curb and gutter yet?

Mr. Yost: Yeah.

Mr. Strong: Yeah it is built now trying to remember what is built and what's not built from the original plan.

Mr. Yost: Changed the radius of that corner.

Mr. Strong: Yeah that corner right. So this is in place already so you have additional trees and the sidewalk is complete. Crosswalk again the stamped type pattern, just...

Mr. Stump: There is nothing actually crossing 107 in there is there?

Mr. Strong: Not at that point.

Mr. Stump: Really anywhere in that stretch is there.

Mr. Yost: Isn't there one across from the bank to McDonalds?

Mr. Strong: Yes there is one.

Mr. Stump: More so down towards Cattail and the Elementary School. That is actually becoming quite a problem.

Mr. Yost: What is that people cross there.

Mr. Stump: Yes with no crosswalks.

Mr. Yost: You could do that line of sight with the curve there.

Mr. Stump: That is the problem it is tricky because when you are coming around there at night too there is constantly people crossing there.

Mr. Strong: You see kids running from the bank to McDonalds.

Mr. Stump: And even further down at that curve where it is worse right in there around that curve it would be nice to consider I don't know what you could do some type of crosswalk.

Mr. Strong: We looked at, we talked, dealing with the state is always enjoyable.

Mr. Stump: Yeah I am sure.

Mr. Strong: We tried to get them to come up with some type of reflectors or lighting for the crosswalk up here because we do know we had some elderly people that were not as nimble as the younger people...

Mr. Stump: By the bank at McDonalds?

Mr. Strong: Trying to cross there and they again kind of shot us down, they do have a new person over there that is handling that.

Mr. Stump: That is a marked crosswalk right?

Mr. Yost: Go up to the top that is where McDonalds is.

Mr. Stump: But anywhere between like Dr. Pike's office further down past the Elementary until you get down to Wootton there is no marked crosswalk is there.

Mr. Yost: No.

Mr. Stump: That is the problem because you have got the elementary school right there with a lot of people crossing directly over to the CVS and the Shopping Center that has gotten so popular, you are not going to change people's behavior unfortunately so I would like to figure out some way to get a marked crosswalk doesn't have to be raised just something marked in there.

Mr. Strong: The State is going to look at it from a different standpoint they are going to say you have to have X amount of feet to put a crosswalk in where your line of sight is good.

Mr. Stump: Line of sight is a problem there around that curve, catch 22.

Mr. Yost: But you should be able to put one in there someone either on one side of the curve or the other.

Mr. Strong: I will call Angel about that.

Mr. Stump: But it has only been in the last 2 years maybe 3, there is a lot more people cutting across there going over to CVS or to the shopping center that are coming from the townhouse neighborhood so they are not coming all the way up to McDonalds and crossing there, they are taking the shortcut through the elementary school and I am surprised that no one has gotten hit there yet.

Mr. Bachman: We can start ticketing for jay walking.

Mr. Stump: We can't have to get Montgomery County Police too.

Mr. Sneed: Where is the circle?

Mr. Strong: This portion right here is to be built when they build the townhouses right here this is the Wootton area and we have this portion already constructed, again we go with the stamped type material. There was talk of raising this slightly to create a traffic calming the State hasn't bitten on that one yet and again we will talk to Angel. We also are putting in a turn lane right here so that when people want to either turn right or left it will give them the ability to do that.

Mr. Yost: It mirrors how Cattail comes out onto Fisher so you have 2 coming out on there.

Mr. Stump: Is that going to get done at the time the townhouses get built or is there no timeline on that?

Mr. Yost: Its kind of depending on funding.

Mr. Stump: Ok so it is not part of that.

Mr. Strong: Their property line runs up this way and encapsulates the existing curb and gutter, this will move it slightly over.

Mr. Yost: And a couple at least one --- should be moved.

Mr. Sneed: And that 2 lanes coming out is based on...

Mr. Strong: The backup that people were seeing at that intersection of Wootton in the morning so it will help the flow.

Mr. Sneed: The backup that people were seeing, was there a study done or we just observed.

Mr. Yost: I observe it because I come that way every morning.

Mr. Sneed: We could all observe but is there...

Mr. Strong: A traffic count done, no.

Mr. Sneed: Ok because that is the intersection where we did ask for a traffic count a couple years ago right?

Mr. Strong: It's a traffic count (inaudible) and also the turning movements in and the turning movements.

Mr. Sneed: Ok so based on the Town's observation you plan to do this.

Mr. Stump: Question, on the bottom left that chunk there...

Mr. Yost: Donogan.

Mr. Stump: How much of an easement do we have on that corner, that corner up there.

Mr. Yost: Well easement is usually 35 from the centerline, 35 feet from the centerline, but to develop that property he does have to give us 5000 square feet that was one of the ---.

Mr. Stump: And we haven't done any of that yet?

Mr. Yost: No not until he comes forward and says he wants it.

Mr. Bachman: Who owns it?

Mr. Yost: J.D. Donogan.

Mr. Bachman: Does he own any other property here?

Mr. Yost: No he did own where Selby's is now, which was phase 1 but he sold that off to another company or put it in an LLC, he may still own it I am not for sure, it is kind of vague.

Mr. Bachman: It would be a great place for a big gas station with open access on the road.

Mr. Yost: He is going to get you for that.

Mr. Stump: I was asking because I was curious about George getting his footprint for a circle.

Mr. Yost: Oh ok that is what I thought.

Mr. Stump: The only one that would be particularly problematic to get looking at that would be the existing townhouse development am I right.

Mr. Strong: That is right over in here is an issue, actually the Donogan property is not a real big issue, it is more concentrated right in here.

Mr. Stump: Yeah that is what I was thinking.

Mr. Sneed: What is the problem there?

Mr. Strong: If you were to put a traffic circle in you are ok as I recall you are not bad here as long as (inaudible) build out takes place and when we did the studies to put a circle in there that was the biggest problem would be this and also it was just a concept you are probably going to have some grading issues.

Mr. Stump: --- property and easement the biggest issue is ---.

Mr. Yost: Right but still doable.

Mr. Bachman: Is there any interest at the Commissioner level on...

Mr. Yost: There wasn't in 2008 but I think that they are slowly creeping back to that.

Mr. Stump: One likes the idea, I know I do.

Mr. Yost: Eddie even says he is thinking about it now, he was really the biggest one against it and he brought farmers in and they said oh it would be terrible for our tractors and trailers and equipment to fit through there which we know is not true now they are popping up everywhere and they make it through the mountable curbs.

Mr. Bachman: And the idea what did the Commission think would be --- to the Town?

Mr. Yost: Well I think the same thing you are thinking a gateway into the community.

Mr. Stump: Twofold aesthetics and it will slow and control the traffic there a little bit more.

Mr. Bachman: Control is certainly important without a traffic light or a four way stop. It is a huge net gain.

Mr. Strong: The only down side right now would be if you put a traffic circle in your pedestrian movement changes a lot to where they have to come across and right now this is your controlled area for where kids cross in the morning, they would probably have to if they are coming down the sidewalk this way they would have to cross back up here and then you'd also have a crossing maybe...

Mr. Yost: I was going to say typically yeah pretty far away from the circle.

Mr. Stump: Assume for a moment there was a circle in there, is there enough room going out that way to put a crossing in?

Mr. Yost: Yeah.

Mr. Bachman: I mean you could put it anywhere really. Is the traffic circle there a solo idea not with one at the other end of Town, just sort of one here?

Mr. Yost: For right now yeah. Are you talking about the four way stop having another one there or by the pool, yeah there is definitely room down by the pool to have one, really we haven't had that much of a discussion about it.

Mr. Strong: You could take a little bit off of this corner here, the majority impacted is back down in this area and actually this is probably too narrow (inaudible). Put a mountable curb in here if you choose to go that way, a lot of jurisdictions just build up an area so that it is uneven and totally mountable traffic circle.

Mr. Stump: Some of them --- Brunswick, not all of them are like that.

Mr. Yost: And you see tire tracks going over them.

Mr. Strong: The splitters would be a little bit different too, these splitters probably carry...

Mr. Stump: What are they?

Mr. Strong: They have to be designated as a splitter, a traffic splitter.

Mr. Yost: Can they be just an imprint on the pavement.

Mr. Strong: That is what they are.

Mr. Stump: Ok trying to visualize some of the other circles.

Mr. Yost: I have seen crosswalks much farther away too than what is depicted in the picture.

Mr. Strong: Yeah that was the minimum that you could set them at by access standards and probably you can actually have some (inaudible) people drive the way their head is pointed I mean they don't look, this is a 25 mile an hour circle.

Mr. Sneed: Are road construction costs down with the economy the way all other material costs are down currently with the economy.

Mr. Strong: Labor rates are down but material costs are up. Especially with asphalt that is what we are trying to do right now with our paving projects, if the experts are correct they expect the price of oil as you probably heard to go at 4 dollars this year, if they are correct then the price of paving is going to go crazy.

Mr. Bachman: 4 bucks a gallon?

Mr. Stump: It will stay there for a while or more depending on where you buy it.

Mr. Strong: I'm not asking Bob what kind of car you have.

Mr. Sneed: Well that is a great plan hopefully some day we will see it.

Mr. Yost: And we have little bits and pieces, some of the sidewalks that came along in 2002, a little bit of grant money and if we keep writing and as we get the money just little pieces and trying to get it but they do have \$130,000.00 this year to go toward streetscape.

Mr. Sneed: Our money or grant money or both?

Mr. Yost: It is just Town money in the budget ready to go. We talked about the signage, benches, I mean there is a lot of details in this plan, crosswalks and we never really talked about how we phased it we just kind of lucked out and got money here and money here for sidewalks, but the lighting is definitely another one.

Mr. Stump: Is there anything else major further up towards the other side of Town?

Mr. Yost: Major as in like developments or something.

Mr. Stump: No in terms of anything on Fisher.

Mr. Strong: Well Stoney Springs there is a sidewalk that is supposed to be going up on the church side.

Mr. Yost: The church had 10 years from the date of approval to build it.

Mr. Strong: And what is it 4 years now so they are still under the gun to build that. Winchester was negotiating with (inaudible).

Mr. Sneed: How come whenever I mentioned solar powered, independent solar powered streetlights I get frowned at, why is that not a good idea?

Mr. Yost: I think it's a fine idea, the technology is not there if you want aesthetics with it. A lot of times you will see them mounted on a pole with big old brackets on the back, that it all. So we are talking about LED lights, which is what they are in the parking lot at Whalen Commons.

Mr. Bachman: I just want to be on the record and we've probably talked about this before but if a traffic circle at Wootton and Fisher was thought to contribute significantly to the idea of an entrance to the Town and a spatial definition of when the Town begins and then I support it, if it is safe for pedestrians and doesn't impede traffic flow I just think it kind of by virtue of it hitting a roundabout, you

know you are entering something different than where you were before, it literally says this is a special place this is a difference place and I just like the fact that it accomplishes that so easily and avoids a stop sign and a traffic signal and I am not against stop signs and traffic signals but the idea of being a small town in Maryland, well we have one stop sign in our town that I think is pretty cool, come to the stop sign which one, there is only one, that just gets me going every time I hear it but just the idea of distinguishing the Town I like it.

Mr. Yost: And whether people can drive in them is another thing.

Mr. Stump: They are cropping up everywhere so it is hard not to anymore.

Mr. Sneed: Good thank you. Thanks John.

Mr. Bachman: The streetscape plan as implemented so far is a huge contribution to the visual attractiveness of Poolesville, you guys have a lot to be proud of it is huge and it will only get better every time you put one more thing in.

Mr. Yost: Slow motion making it happen.

Mr. Bachman: But at some point you get sort of a critical mass of design and then it owns the streetscape.

Mr. Sneed: So what will the money be spent on this year do you know or do we know?

Mr. Yost: We don't know yet.

Mr. Stump: I was trying to think off the top of my head what you could do with 130, some lights.

Mr. Yost: You could do some lights, some crosswalks.

Mr. Stump: How many crosswalks could you do for that much?

Mr. Yost: I have a price list here somewhere.

Mr. Stump: Just curious in general because my gut feeling is somewhere between 1 and 2 crosswalks.

Mr. Strong: Stamped asphalt \$21.00 a square foot.

Mr. Stump: Does that include labor?

Mr. Strong: Yeah. You are looking at phase 1 which was from West Willard to Norris that was \$59,000.00 roughly, maybe a little bit more now this is a little bit old but you are looking at \$59,000.00.

Mr. Stump: Not as bad as I thought.

Mr. Strong: The intersection if you were to do the intersection...

Mr. Yost: Signage is also something we could do, Tom Kettler has brought that in, we do have some bids in for designs and that will be part of the budget discussion once we present it to the Commissioners in a couple weeks.

Mr. Strong: The intersection down there if it was done as stamped asphalt was \$115,000.00.

Mr. Stump: That is the Elgin intersection?

Mr. Strong: No that is the Wootton intersection.

Mr. Yost: Does that include the turning lane?

Mr. Strong: That is just the stamped asphalt. But those numbers are a few years old but it is the best time if you are going to have work done I mean we are seeing it the prices are down because people are hungry to do the work so the profit margins aren't there, but if the asphalt prices go up then that will eat it all away.

Adjournment

Mr. Sneed: Anything else on streetscape? Ok there is no old business, anything else for anyone for the agenda items anything. So the idea is that we would adjourn the regular meeting and go to work session on Master Plan for a little bit, do I hear a motion?

Mr. Bachman: I move we adjourn the Tuesday, January 18, 2011 meeting of the Poolesville Planning Commission and enter into a Master Plan work session.

Mr. Stump: Second.

Mr. Sneed: All in favor?

All: Aye.