

**POOLESVILLE PLANNING COMMISSION  
MEETING OF SEPTEMBER 15, 2010**

**PRESENT:** CHUCK STUMP, CAL SNEED, AND GEORGE COAKLEY. ALSO PRESENT WAS TOWN MANAGER, WADE YOST.

**Call To Order**

Mr. Coakley: Poolesville Planning Commission Meeting of September 15, 2010 is called to order. Present are Mr. Sneed, Mr. Stump and Mr. Coakley. Mr. Bachman and Mr. Hoewing have business duties they have to attend to. And the Town Manager is also here.

**Announcements**

Mr. Coakley: On the agenda tonight we have approval of the minutes of August 11, 2010 and under old business Master Plan review. Are there any announcements?

**Citizen's Comments on Agenda Items**

Mr. Coakley: Are there any comments on the agenda items from the audience?

**Approval of Minutes**

Mr. Coakley: Ok moving on do I hear a motion to approve the minutes of August 11, 2010?

Mr. Stump: I move we approve the minutes of August 11, 2010.

Mr. Sneed: Second.

Mr. Coakley: All in favor?

All: Aye.

Mr. Coakley: Minutes have been approved.

**Old Business**

Mr. Coakley: And under old business we have Master Plan Review. The way I think we settled on the breakdowns, which would be instead of Vision Statement I guess we will call it the way the state wants it and that is Statement of Goals, Objectives, Principals, Policies and Standards. Then Transportation Plan element, Water Resources Plan element, Sensitive Areas Plan element, Land Use Plan element, Community Facilities Plan element, Municipal Growth element, and recommendation for land development regulations to implement the plan, is that correct, ok. Now I think the CEDC and maybe the Chamber of Commerce were going to try to put together a draft for us to look at with their input.

Mr. Stump: We asked CEDC to come up with, the original the thing formally known as the Vision Statement had 8 paragraphs, 8 objectives in there, we asked the CEDC to come up with one new one dealing with businesses in Town.

Mr. Coakley: Well we had a separate section I thought for businesses.

Mr. Yost: Yeah there is another section in it.

Mr. Stump: Later on, but one section in the goals and so had a full 1 page draft for the piece for the goals which was too big, it needs to get consolidated to fit into the theme with the rest of the 8 goals. We are supposed to have a redraft that is shrunk down and has some of the rest of the group's input at the next meeting which is the week after next. And then they have a lot of pages of other recommended input for

the later section when we do the specific ones past the Vision area. But we just need to shrink this down and get a little more concise with the detail. You know one paragraph that fits in the general theme of the rest of those 8 in there.

Mr. Coakley: Ok. And were they going to do a revision of the Business Community section that is on page 11 and 12 of the Master Plan?

Mr. Stump: We haven't specifically asked them to do that yet although in their goals they have 3 pages of text that can sort of sprinkle in various sections. This should just focus on the vision goals area and I thought once we had that set then we would see how that was going to apply to the other sections later on. I can change that but...

Mr. Coakley: Or you can get them looking at it.

Mr. Stump: I will get them looking at it because the --- of the --- they had for their goals relate to the business section almost.

Mr. Coakley: And where were we putting the inventory of the parks and all of that, do you remember what section that was.

Mr. Yost: I think in community facilities.

Mr. Coakley: Ok and Parks Board you guys working on that?

Mr. Yost: A little bit we have. --- exactly the inventory itself, just basically updating what is in there right now. They are kind of waiting for the survey to come back before they really see what direction they want to go, is it going to go toward a Community Center, is it going to go toward more ball fields, or a dog park, or something different than we have now so they are kind of waiting for that information to come back.

Mr. Coakley: Well some of it for now they can update what we know we are going to have for the 2 new developments and the skatepark and stuff and everything.

Mr. Stump: So you --- the stuff in the 2 new developments even though it is not built.

Mr. Yost: Yeah because that is all in public improvement agreements so we know it is going to be...

Mr. Coakley: Yeah we could say it is not finished yet or something. Now speaking of CEDC I was speaking to Helen Gunther at the concert last week and she said that she missed my sense of humor at the CEDC Meetings so you are going to have to say a few stupid things to fill that gap.

Mr. Stump: Being accused of having a sense of humor is not something that happens very often with me at least not intentionally.

Mr. Coakley: Ok and then you and John are going to be working on the other things that need updating in the water, sewer, the land inventory and all that.

Mr. Yost: Yeah I was going to ask you we have quite a bit on here on Poolesville's Water Supply, is that something you want to keep in here, it doesn't hurt anything. And as we just completed the next 2 sections the Growth Element and the Water Management that is going to go here, it really overlapped a lot of stuff that is in there and we were kind of ahead of the curve by having this much information in here.

Mr. Stump: In general I didn't bother doing a lot of comments in the appendix yet but in general some of the stuff in that section is kind of redundant in other areas. It is actually really --- and it is all fairly self-contained I don't think it actually, some of the "use" and "yield" are --- stuff a little bit but a lot of the up front first 3 or 4 pages I would put that in several times actually and pulled it out, stuck it in peoples face

when I got in arguments with them about aquifers I was like come here let me explain, so I think it is really good to leave its own part of that in there, maybe not the...

Mr. Yost: Or somehow incorporate it into the...

Mr. Stump: The water element piece as sort of like kind of an intro, that stuff is great, the logo usage that is probably I'm assuming taken care of in one of the other sections.

Mr. Yost: It is well the new section that will be inserted in here.

Mr. Stump: Right and permitting I am assuming is probably also in that new section that deals with a lot of current facts and figures.

Mr. Yost: Yeah a lot of this is outdated. (Inaudible) about the geology and the water system in general.

Mr. Coakley: Well it's a hydraulic system or hydraulic cycle and all of that I mean it reads almost like a 10<sup>th</sup> grade text book, science textbook type thing or something, which at the time served its purpose because when we were working on this and everything water was a much bigger issue than it is now.

Mr. Stump: Its still at least these first couple of pages at that textbook level and really handy, get everything back in a separate appendix and don't put them in the water use resource plan, either way my point is I think those first 3 or 4 pages have that textbook feel, very useful in here for informational purposes only.

Mr. Coakley: Or the other thing would be to keep it maybe updated and have it available on the website but not necessarily make it a part of the Master Plan because the thicker it gets and everything the harder it is to, its definitely more expensive to make copies.

Mr. Stump: I just like having that stuff somewhere I can reference people to it or myself to it.

Mr. Yost: Are we going to want to tally this survey we are doing now and have it as an appendix in there also, have we thought about that at all?

Mr. Coakley: Yeah I thought we were. The question would be are we going to leave the old one for people to compare or reference it in any way or just wait and see what the new one says.

Mr. Yost: I wouldn't think if somebody wants to review or keep the old Master Plan (inaudible) developed and see what came out of this survey.

Mr. Sneed: Can you go on the website now and look at Master Plans before this one.

Mr. Yost: No. They weren't electronic then, I mean we would have to recreate them.

Mr. Sneed: We could scan it if we wanted to but right now it is not.

Mr. Coakley: Well the one I have from when that I got when we moved into town in 73 or something is like 8 pages long, it wouldn't take a whole lot to scan.

Mr. Yost: That would be neat if we had that archived on there because the population was fairly...

Mr. Coakley: Uh oh we got to talk about somebody else now.

Mr. Stump: If you have those hard copies I can...

Mr. Yost: Well we have a scanner.

Mr. Stump: Or just make basically a picture.

Mr. Yost: I am not for sure if those have diagrams in them like some of the ones we have now. The population figure was 10,000 or something like that, a couple Master Plans ago, it was much larger, the farther you go back the bigger it was.

Mr. Stump: People yell now about 6500.

Mr. Coakley: Well now they found out if they --- infrastructure to support people.

Mr. Stump: I am not sure we are going to have pretty pictures and analysis stuff for the survey results.

Mr. Coakley: Why not. I mean what is in here I can do on my computer.

Mr. Yost: Well I figured that at best we have already talked about it in here, we are going to take some time to try to break this thing down and try to get it in categories or something to make it more manageable.

Mr. Coakley: Well we are going to have to have work sessions.

Mr. Yost: Oh definitely.

Mr. Coakley: But no I mean everything that is in here I can do on my Microsoft Office.

Mr. Yost: Yeah but we could actually make it look better.

Mr. Sneed: Color.

Mr. Yost: Yeah I think we should do a colored one absolutely. That was one of the downfalls last time, being able to spring for which wasn't much more money but doing like the stats for the school and a population figure and stuff they were all colored charts and then like a white...

Mr. Stump: You get down to the gray scale and you are like all right.

Mr. Coakley: We need to get back to water taps or sewer taps and if we should address that in the Master Plan and...

Mr. Stump: You mean like what to do with ones that don't get used or additional ones or both.

Mr. Coakley: Well if any become available how and when are we going to, and in what fashion are we going to reinstitute, are we going to do like last time everything came at once so we had an evaluation system set up and stuff where we assigned we had five categories and we assigned weights to and stuff and members of the Planning Commission independently rated each of the requests and came up with their allocation list that we submitted to the Commissioners for approval. Now whether it is going to be just a first come first serve process after that or is there going to be a definite period where we say ok we now have X number of taps available are we going to go ahead and open a process of some kind to decide who to allocate them to.

Mr. Yost: My recommendation for the life of this plan, this is 6 years, just knowing the wastewater plant capacities, the I&I that we are still not completely over with yet, and these houses still coming online we are not going to know the answer if we actually can give them out, it may be something that you want to put in the Master Plan that no taps will be given out until we realize and probably encourage more ongoing I&I removal out of the system. Those 2 things are critical, well that is the biggest thing that we need to look at realistically, if we are ever going to give taps out again, even if all these aren't used.

Mr. Stump: How is the I&I program going.

Mr. Yost: Well we did get the flow tank in Wesmond where we did all the lines and reduced it quite a bit, we had peak flows before of 3.8 million during some heavy rains, peak flows now are about 1.8 million.

Mr. Stump: I am sorry did you say Wesmond or Westerly, you said Wesmond.

Mr. Yost: Wesmond. So we have been doing a lot of studying in Westerly, we've had this old trancite pipe kind of like a fibered concrete type of a sewer pipe and its aging and then started cracking some of the terracotta which is in Wesmond and so we see a lot of big spikes in the main pump stations out of that subdivision also and they are growing slightly so John and I have been doing a lot of TV'ing, smoke testing all kinds of things, we have identified the problem, we might just tackle another relining program there which is still a couple million dollars to do those, but that is just to get our --- back in line, I mean our permits are for 750,000 a day, so we get a 1.8 million spike, it's a lot better than 3.8 of course but still it is overwhelmed, the microbes, its turbid water, it is very difficult to manage that amount of water.

Mr. Stump: Is that 750 averaged over the year?

Mr. Yost: It is an average.

Mr. Stump: Over the year for a month or annual.

Mr. Sneed: So this discussion about taps doesn't that sort of directly relate to our discussion about zoning?

Mr. Coakley: Well not really because you can rezone property but people realize they can't do anything with it until such time as there is water and sewer available. However, it does give them a better opportunity if they want to sell it or something like that, that if it is rezoned they know that even if it is 10 or 15 years down the road or something like that, that it is a lot that is going to be in the running to get water and sewer.

Mr. Sneed: But the zoning doesn't really tell you that. You would have to know the rest of the story to know it would be down the road so if Wade is right about maybe sort of not doing taps for the life of this particular Master Plan then it would seem to follow that you wouldn't create zones that would lead someone outside to believe that you could build out a section of Town expecting taps when there aren't taps, but I mean why wouldn't you just leave it...

Mr. Yost: It is a long process, you figure it was 1989 I believe when they had the last rezoning, some places were rezoned, it wasn't until 98, 99, and 2000 and we did a water allocation plan, it wasn't until 2010 or 2009 rather actually we were able to allocate, actually allocate the plan, somebody took that long for them to, it sounds strange but that was the process.

Mr. Sneed: Well that actually brings up my point because suppose the zoning, suppose the people in 1997, 98, and 99 that did the rezoning were here in 2009 and 2010, would they make the same decisions, since it was so long ago, so if you are right that it could happen 12 or 15 years down the road, it creates that but perhaps our decisions today will be, you know we will have moved on in 10 or 15 years, if its nothing is done, I am not proposing anything, I am just saying maybe their decision might be to let some of this stuff alone until we get to the nitty gritty of the people down the road and create something that is more timelier, contemporaneous, I am just thinking out loud.

Mr. Stump: Yeah I have never liked timed zoning and the water allocation together, every year I have been for having a separate topic. Right now there is no realistic long term planning people could do within a lot of the current zoning, at least we did some of the rezoning, transition zoning at least people have a better idea of what they can potentially plan for, understanding what size lots I could get, what I can do, next step is the water issues and I am trying to think are there any uses we would rezone down to that wouldn't require a tap?

Mr. Yost: There are taps that are actually out there that can't be used.

Mr. Stump: We have to deal with that as well. Like do you want to put a house, well only if you didn't want to put anything that didn't require water or sewer on it which Ag but that kind of defeats the purpose.

Mr. Coakley: But that would be no different now than if somebody had a ½ acre lot but they didn't apply in the last round for water and sewerage I mean they could go ahead and sell it but whoever was buying it would have to realize that it wasn't allocated to get water and sewer, so they would have to wait until another time, just like if you bought a piece of farmland or something and it wasn't perk approved and you checked with the County and they said well no you know it doesn't perk you can't build on it or something, you would check that out before you bought it so you knew whether you could do anything with it or not.

Mr. Sneed: I hear you I'm not sure I agree with that thinking, I sort of think you are setting up sort of false hope for people outside looking in, if they look and see the zoned potential then it starts a little bit moving in some direction that may not be there for them ever and in our case may never be there. We can hash this out later but...

Mr. Coakley: Well the property behind my house it took that had been bought as investment property and it was zoned 1/3 acre I believe and they were paying taxes on it like that for probably 20 years before they were, before I guess the Town enabled them to allow them to build there and until they had the wherewithal to build there or something.

Mr. Sneed: Is there a tax different on when you have a bunch of 1/3 acre lots as opposed to an RDT something like that.

Mr. Yost: I think there is definitely but if you are actually using it for an agricultural land I think you can go and debate it or whatever.

Mr. Coakley: Yeah I think you can defer the higher taxes if you keep it in agriculture.

Mr. Yost: Which is similar, I mean Winchester went through the same thing with their property, so did Kettler, and Jamison Westerly out there, every one of those properties it was the same thing. It was zoned that way a long time ago and the same thing.

Mr. Coakley: But in order to, like Wade said the way the timetable works if someone were to wait until water and sewer were available to try to get it rezoned, they would be so behind the curve they would only be able to get allocation on their current zoning and not what they were trying to get rezoned to.

Mr. Stump: So is it reasonable to assume, let me get this straight in my head, that the zoning process is going to be longer, more time consuming than potentially the next phase of the water allocation process, my thinking is that you don't relook at the --- of rezoning very often and pretty much has to be a comprehensive rezoning

whereas with the water allocation there is a lot of variables that could kick things out --- who knows, --- company could go bankrupt and not do phase 2, not totally unheard of, something could change, doubtful, but something could change with the plant and what it could process, just feels like there is more possibilities for shorter term changes to give us more room in the water area whereas the zoning just generally since it is much more drawn out issue that is why I like to deal with that while we have the opportunity and probably not want to deal with that off cycle from a Master Plan update whereas water could more easily get done with off cycle from the Master Plan update off the top of my head.

Mr. Yost: Water stuff is changing all the time, it happens, yeah.

Mr. Coakley: I mean you could have an accident of some kind or something you could contaminate a couple wells or something that could adversely affect the Town. But I like that though just concentrate on I&I and not really discuss reallocating. So have you all given consideration to if we do consider rezoning the properties that people have either been I guess promised allocations or have requested that their property be rezoned, have we considered what would be equitable in a way of size.

Mr. Sneed: I have not given any thought (inaudible) that I was going to get more input and guidance about the process.

Mr. Stump: Generally I have always been in favor of the transition style zoning with something in the 5ish area on the closer end, but 5 to 15 to...

Mr. Sneed: Is 25 currently the zones or 50?

Mr. Stump: Always liked that for a lot of reasons.

Mr. Coakley: And what was promised Cahoon?

Mr. Yost: He has 3 taps, one for his new house already, so he has 2 more taps available and he has 8 acres.

Mr. Stump: So one tap is in use on that.

Mr. Coakley: So what would his 8 acres have to be rezoned as in order for him to use all three taps?

Mr. Yost: 2 ½ something like that. But I think you have to kind of look at it comprehensively and not have a spot rezoning and that is what I kind of thought.

Mr. Stump: Yeah that is what I was kind of getting to earlier.

Mr. Coakley: So Hartz did he ask for a specific rezoning?

Mr. Yost: Who is that?

Mr. Coakley: Hartz.

Mr. Yost: He just asked for something in transition something between ¾ and 25.

Mr. Coakley: And he has what 15 acres?

Mr. Yost: 18.

Mr. Stump: 18 ½ almost.

Mr. Coakley: Oh ok.

Mr. Stump: If I am reading this right, the next piece closer in on Budd from him, that is the Mihm property that's...

Mr. Yost: Actually there is one in between which is his sister.

Mr. Stump: I must be reading this wrong.

Mr. Coakley: It is a terrible map.

Mr. Yost: She may have just given you a section of this and a section of this there is something missing here.

Mr. Stump: Yeah I think this is a blow up of a part of this.

Mr. Yost: Oh yeah she is definitely on this side of Budd Road, so it actually goes Mihm no I guess it would be Hernandez, Mihm, Taylor and then Cahoon.

Mr. Stump: Oh then I am definitely reading this wrong.

Mr. Yost: It looks like she put 2 pieces together or something I don't know.

Mr. Coakley: Well the other problem is, it looks like it has the grid on that gridline or something interspersed with the property lines and that sort of confuses things also.

Mr. Yost: Well when we get into serious conversation I can put it up on screen.

Mr. Stump: So the question I am trying to ask and I won't look at the map anymore because it is confusing, so Cahoon is here, Town is here, closer into Town from his current...

Mr. Yost: Yeah he is the last parcel and then the next one in would be Taylor.

Mr. Stump: Which is currently 8 but they are asking potentially for oh no sorry, they are not asking for anything.

Mr. Yost: No.

Mr. Stump: So they are 8 and then it is Mihm ok.

Mr. Coakley: And then the opposite side of the Budd Road that is the 4 Rabanales.

Mr. Yost: Yep Rabanales and Mr. Jamison.

Mr. Stump: And depending on how I read this map a little piece of, I'm sorry is the...

Mr. Yost: Well in the Master Plan you guys have a map too, it's a zoning map. But you would see the difficulty in just rezoning 1 property.

Mr. Coakley: Well no it would have to be that whole section.

Mr. Yost: I've heard that can be a real can of worms to open too.

Mr. Sneed: What's that?

Mr. Yost: I've heard it's a real can of worms to open.

Mr. Coakley: Well part of it already is in the fact that Rabanales became 15, four 15 acre sites instead of one 60 acre site. So in a sense that is almost similar to rezoning.

Mr. Yost: Yeah it might as well be.

Mr. Sneed: Can you remind me what we are doing? I am lost to what we are doing. I know we talked about some transitional zoning at the last meeting a little bit and then this map was given to us, what are we doing?

Mr. Coakley: Well I just wanted to determine whether or not we want to as part of the Master Plan almost make it part of the same process, suggested rezoning and then we'd also include in the Master Plan what we are suggesting, if it gets approved prior to the Master Plan being approved then it can be updated in the Master Plan.

Mr. Sneed: So we are just tossing out this idea of where...

Mr. Coakley: We are just kicking ideas around right now.

Mr. Sneed: All right well I have an idea.

Mr. Coakley: Ok.

Mr. Sneed: Recently I went back and looked at the analysis of the last Master Plan that we referenced in our last meeting or a couple of meetings ago and I printed off some of the analysis that was done by the company that did the survey and under 4.3 Town Development there was a series of statements here and just about a page a little over a page and it talks about things like diversifying opportunities so that people can stay in the community as their lifestyles change and I think what that means is people who are aging being able to stay and certainly we talked about that

from time to time, it talks about promoting in town living and it says creating opportunities for singles and small families to live in apartments above stores and granny flats, it also says references making physical improvements in the core area of the town and so I guess that is the CBD and the GC and then other references to well that is pretty much it, so I went back and looked at the CBD and GC in the map and did some observing in that part of Town and you guys probably already know the answers to these questions about the open space in the middle of town actually right across the street, this field right here and then as you move down through Town the spot on the left side by the Post Office and then across the street where the little garden center is where the antique shop is and then that property down Norris Road, so I got to thinking about the Town development analysis that was given to us and I started wondering why it is that the CBD and general commercial areas on Fisher Avenue, Norris, and Elgin aren't part of the discussion about rezoning in a more clustered way that gets to the idea of providing for singles and young people as well as elderly people in residences, I don't know if I mean by that townhouses or whether I mean duplexes or what I really mean but I don't remember us ever bringing it up and I wonder if that shouldn't be something that we talk about and the thing I really got to thinking, the reason I started thinking about this was one of the prior meetings or a couple meetings ago we had this meeting and Mr. Kettler was here talking about something and we had this idea about filling in the central part of Town and giving the Town this village aspect, where we are taking people out of cars and putting them on the sidewalks etc., etc., so it seems as I was thinking about this it seems appealing to me the idea that we would instead of focusing on the perimeter of the Town and rezoning RDT's and big wide open spaces for taps that may or may not be in the future, I wondered why we weren't having discussions about creating more dense and clustering types of zoning right here to create this fill in infill for the center of town where the prior analysis tells us that our represents the opportunity we had to draw people from outside both tourists and travelers and visitors.

Mr. Coakley: Well our zoning currently requires or allows that. For like Norris Road we have had originally the allocations when the water sewer allocation process was going on, the owner of that property on Norris Road their idea was to build homes that had offices built in for doctors, attorney's, C.P.A.'s, you know the white collar type of in home office type usage and stuff and provide ample parking for that as well as a signed entrance into an office area and stuff and everything in configuring the way the home was built.

Mr. Stump: That is the same area too where we had the proposal later for the Assisted Living wasn't it.

Mr. Coakley: Yes.

Mr. Sneed: But what is it zoned for right now.

Mr. Yost: It is zoned for general commercial.

Mr. Sneed: What does that mean?

Mr. Coakley: It means almost anything could be built there.

Mr. Sneed: But he thinks he has four taps that particular property owner was proposing four buildings why was he proposing four buildings.

Mr. Coakley: Because he has four lots there.

Mr. Sneed: He has four lots. So the size of the lot is, size of the lots aren't determined in our map, so he broke it up into four equal pieces as his own personal preference or did he think that was all we would allow.

Mr. Coakley: Well it had been subdivided into four lots along time ago and...

Mr. Yost: Well this is what it was he had submitted an original plan in 2000 for water taps because he was going to build 3 like you said with an office with a house and so it was four residential units basically that is why he has four taps, he was coming in and talking about the elderly thing and you guys would have had to approve that because it...

Mr. Coakley: Well that is a different person.

Mr. Yost: Well Charlie Kohlhoss owns it now before it was Bob Ladd.

Mr. Sneed: So I am not sure you answered my question but could the current owner come and say I want to put 8 duplexes on that property and redraw the lots.

Mr. Yost: He only has 4 taps so that is 4 living spaces.

Mr. Sneed: So he would have to get more taps in order to accomplish that, so then this is why the zoning the taps to me do meld into each other, so lets take this field right here the Town felt like it wanted some day down the road for this cornfield to be residences of some sort, how we would drive that the current property owner I don't even know who owns that cornfield...

Mr. Yost: Mr. Willard.

Mr. Sneed: I don't know Mr. Willard but if the Town wanted to drive that idea it would say to Mr. Willard the property owner, we'd like to give you 30 taps so you can cluster residences there, is that how it works, I mean suppose the Town's vision of this idea building right where we are looking at, how does that work?

Mr. Yost: It's a working relation, no I don't see it that way at all, they would have to come in and request an amount of taps and present a plan, you may want to encourage them to build that many in that fashion...

Mr. Sneed: So who is supposed to take the results of the last survey, if this survey was given to the Town, the Town reads this and if we had a consensus about hey they are on to something here...

Mr. Yost: So your Master Plan would say if this property is ever developed we should encourage them to have 30 houses here, so that what a Master Plan should do is guide and build that into...

Mr. Sneed: That is what I thought.

Mr. Yost: Again can't force him to do it...

Mr. Sneed: No I understand that but yes I thought that was true that our role could be and should be to drive that kind of thinking with ideas like that and so I am making that leap to that idea, this idea from here to the stop sign there is a lot of infill that could take place and there is a lot of clustering that could take place that would give this center of Town right here...

Mr. Yost: You are thinking residential units would be what you want to see for the infill rather than commercial, just trying to clarify?

Mr. Sneed: I think there is a lot of space available as I see it, not only the 4 tap place over there that George was talking about, but you have the other small spot over there by the Post Office, you have this here...

Mr. Yost: Yeah this is Loftus across the street actually a 7-11 was looking at that.

Mr. Sneed: There is a bunch of property so I would think both, I mean I think there is room for some residences as well as some additional businesses.

Mr. Yost: I think it does encourage mixed uses, commercial and residential.

Mr. Stump: We had that one proposal that died quickly a few years ago for that spot over by kind of between Bassett's and the Thrift Shop for doing the whole Kentland's style shops on the first floor, resident's on the second floor, courtyard behind, but that died very quickly, but that would be very intriguing for me but there is nothing in the zoning that would prevent that, that would actually, that is open to that now.

Mr. Sneed: I mean the tail end of this argument or this discussion is what we have all been struggling with here for the Town businesses, I mean the tail end of this is the businesses it keeps coming up and there is this idea of a town center or a village concept, which I heard going around over time, I think that is the tail end of this discussion and I'm not proposing we make any decisions I'm just saying I'm starting to think anew getting a little away from this idea and getting more towards an entirely different idea that I don't think we have talked about before I'd be really excited about the idea of discussing that more with the full panel here.

Mr. Stump: I don't see how one relates to the other.

Mr. Sneed: Well writing the Master Plan and trying to talk about how we would encourage that sort of clustered development right in the middle of Town. The theory to that vitality, downtown area, biking, walking, stores, shops blah, blah, blah, lantern lights, I mean Wade's light going up the street, I don't know why or who made the decision 20 years ago to put brick walkways in the historic section but its pretty nice except no one ever walks on them down there but the idea that you bring the brick walkway right up through town here...

Mr. Yost: Bricks are out no more bricks.

Mr. Sneed: Bricks are out ok but something is concrete a little cheaper.

Mr. Yost: The state and county all say no more brick stuff.

Mr. Sneed: You get my point though right.

Mr. Yost: No that is all part of streetscape, a lot of that stuff is streetscape there is nothing overlapped with all of that.

Mr. Coakley: But part of what we currently in the current Master Plan I mean we refer to confine commercial uses in Poolesville to I think 7, so the central commercial zone to reinforce the town center concept and encourage decreasing residential densities, development moves farther out from the center of town and then we have senior citizen housing, which provides related services should be encouraged within the town, as a special facility needs of this type of housing are not likely to conform to existing zoning regulations, special exceptions or actions that provide such facilities should be given friendly reception, so we already have things in the current Master Plan spelled or something else in here that any thing in the way of town services, this was prior to Town Hall being built so it was like Town Hall and if a Community Center or something is built that sort of thing that it should be put near as close to the center of town as possible to bring people into the center. So it is not like we haven't already addressed it.

Mr. Sneed: Well it is not very strong George, it doesn't speak very strongly, its sort of hanging out there with not a real, there is not real, it could be expanded upon,

strengthened the explanation and requirement or expectation could be strengthened, I am not proposing it is, you may totally disagree with me I just think the idea of it is something we ought to maybe...

Mr. Stump: I'm just saying what does that have to do with this?

Mr. Sneed: Oh have to do with that, that if we are going to be, if we are talking about taps and allocations and rezoning seems to me that this is just as, if we agreed to discuss it, it would seem to me to be equally, it should get equal attention to this.

Mr. Coakley: Well I agree with that, I mean it all has to be done.

Mr. Stump: But we shouldn't sacrifice this.

Mr. Sneed: Well here is why we might sacrifice that. If taps are premium and they are and if sewage capacity and water treatment is at a premium and it is and if we are going to get any kind of movement down the line then which gets first, which goes first, so if there is only a certain amount...

Mr. Yost: It should be if the --- it will be a priority to develop the infill within the commercial district or in the center of Town before you develop outside, well that would be something you could write into the Master Plan and when the allocation time came up that is a huge weight for anybody to...

Mr. Coakley: Actually when we did the last water and sewer allocation the way we weighted the various categories, one of the categories was how close was it to the center of town and we drew radiating circles away from the center of town and if the property was located in the 2<sup>nd</sup> circle it, if it was in the 1<sup>st</sup> circle it got a 5, if it was in the 2<sup>nd</sup> circle it got a 4, if it was all the way out on the outskirts of town it got a 1.

Mr. Sneed: So let me ask you then either of you or both of you is that an idea that we could flush out more spend some time talking about.

Mr. Stump: Which?

Mr. Sneed: The idea of what to do with more in the CBD and general commercial in terms of encouraging clustering...

Mr. Yost: When you say cluster I just want to understand.

Mr. Sneed: Well I don't know what the zoning would be, well what is the (inaudible). No I guess I was thinking townhouses.

Mr. Stump: But you can do almost anything leaving water aside for a second from a zoning standpoint unless I am wrong, you could do almost anything depending on what your lot line or what properties you own sorry you can propose almost anything as long as it is within the current height, width, and setback areas depending on your property. Like for example when we had the proposal for the assisted living that was 5 or 6 two story...

Mr. Coakley: That was based on what his...

Mr. Stump: Right but it was going to be like 4 or 6 with two story, well one of them was going to be a utility building but just residences per so that was as I am saying concept.

Mr. Sneed: Well you mentioned the Kentland's concept that you referenced I mean something like that would be zero lot line to properties, single homes I guess suppose someone had a nice idea that would sort of work, again I always think of more upscale townhouse type situations where could fit some of those in and maybe some more of the office front porch office residing kind of building but four over

there to me I was not thinking four on that kind of, 3 or 4 over there would be sufficient, I was thinking more I guess that is where I get the word clustering you would give that property out there where the elderly facility was going to go, you know 2 or 3 times the volume of residences in that big space you know where you connect streets and walk-ability and that sort of thing.

Mr. Stump: That is doable in the current zoning.

Mr. Yost: I think that is doable with the zoning and the water allocation. I mean the Commissioners would definitely have to approve sufficient amount of water allocate just the 4 taps but the town does have water and sewer taps of its own that haven't been given out but it could since that because it is in the Master Plan that yes we should consider an elderly...

Mr. Sneed: So the idea we would write something that encourages that in the new Master Plan so that people out there who would develop it would see it and come running to you and say gee we would be interested in working with the Town on this idea.

Mr. Coakley: That is why Mr. Kohlhoss came in with that idea because page 7 of the Master Plan says that we encourage that.

Mr. Sneed: Who is he?

Mr. Yost: Charlie Kohlhoss he owns that property up there on the corner of Norris and Wootton.

Mr. Sneed: He is the guy that came in with the facility idea.

Mr. Yost: Yes.

Mr. Coakley: His dad used to own where the old Exxon Station used to be is now the Tire Center.

Mr. Yost: And Mrs. Loftus is the property across the street here before you get into the telephone company and that property would be difficult they actually have a water tap there, there used to be a residence there but the property was for sale a couple years ago for \$800,000.00.

Mr. Sneed: How much?

Mr. Yost: \$800,000.00 because it is prime commercial and that is what it was going for, right now I'm not sure what the exact price is but certainly for someone to come in and want to build a residence on that lot would be pretty difficult.

Mr. Sneed: But on the other hand if they could put 4 residences on that lot or 4 or 6 then it might, well 4...

Mr. Coakley: It would be difficult with the lot configuration because it is fairly narrow and deep.

Mr. Stump: Right that one is a toughie.

Mr. Yost: And then Mr. Willard it is hard to say what he is going to do we tried to talk to him about purchasing some of the land to build a Town Hall on, I don't think he would sell the property, he was going to give it to his grandkids some day and they will have something to do with it, he told me many times.

Mr. Sneed: Any comments from the public on this?

Speaker: (Inaudible).

Mr. Sneed: That is exactly my point.

Mr. Stump: At the same time how much residential do we want in the CBD area as opposed to the stuff we are doing on the outside of town is going to be probably a minimum 3 plus acre.

Mr. Coakley: Well I think you are also looking at 2 different types of consumers and the person that would buy a 2 to 5 acre estate lot to build the home that they want is far different from the person who would be interested in buying a condo or an apartment or a townhome or something like that in the central part of the town. So I think you would be drawing from two different sources of buyers and the two wouldn't really conflict because the one wouldn't be satisfied with one, the other wouldn't be satisfied with the other so.

Mr. Sneed: But one addresses a question, the question we get asked more often than not than the other.

Mr. Coakley: Which one?

Mr. Sneed: The idea of housing for people who can stay in the community, that is the right way of saying it I think, housing for people who can stay in the community and for young folks, I mean people have asked us this question certainly I get asked the question outside of this room more so than gee no one has come to me and said I would love to move to Poolesville and move into an estate but plenty of people have said they told me that their parents are going to have to move out of their current Poolesville home because they can't afford to stay in their home or what have you.

Mr. Coakley: Some of that I mean when our kids were well young even now with our younger son and stuff and everything I mean I would say the last 5, 6, 7 years since I have been involved in the Planning Commission and stuff and everything people were talking about low income housing in Poolesville and you do surveys and talk to people and when they think low income housing they think well gee there is already a lot of Section 8 individuals renting townhouses in Summerhill and stuff and everything and that is where the police come to fairly frequently and they don't want any of that, I remember back in the late 70's they wanted to build apartments down actually it might have been almost where the gas station is down there where the I am trying to think of what piece of property it was, but it was down in the central business, the west side of the central business district somewhere and a gentleman named Brooks Wood who was a developer he wanted to do that and he was going to make it senior housing, 12 apartments for senior housing and everybody in town was a little upset that it would be senior unless he could sell all 12 of the apartments or something but if he couldn't then it would end up being just 12 apartments and then you would get a lot of the workers on the horse farm and everything else and stuff and they would end up living there, it would end up being a slum type area and that sort of thing and a lot of the residents got very concerned, but every time you take a survey around here people are reluctant about townhouses and anything other than single family homes on 1/3 plus acre lots, you get a lot of negative feedback from the current residents in town that they are afraid that it will adversely affect their property values and that it is going to lead to additional crime in town and that sort of thing. So that is a concern.

Mr. Sneed: And it should be it is a valid concern I go back to what Chuck was saying when he mentioned Kentlands you have all seen those townhouses in Kentlands they are, I think we are talking about...

Mr. Stump: \$450,000.00 and up.

Mr. Sneed: Better than 8 and 9 and 1.2 certainly.

Mr. Stump: Yeah but there is some 600, 650 stuff available in town too.

Mr. Sneed: Well anyway I don't want to state that I am just saying it doesn't have to be that way the signature street of the town right. It could be done anyway.

Mr. Brown: I have been approached a couple times by builders Don Hartman is one of them, Chris Jones is another, where the discussion surrounded potentially building apartments for seniors and taking some of the available lots that are in town and trying to really say ok first we will find out what the need is and then if there really is a need for, if we are serious about wanting to do some sort of senior living as I (inaudible) single family homes that won't scare everybody off like townhouses do or apartments or some campus style building, there are single family homes that are (inaudible) and that would be marketed to seniors as best as possible, have a (inaudible) which is always an issue for a builder obviously. So I mean the discussion is out there it could come together as part of a, could it have come together as some of the build outs that still have to occur in town. So anyway it is just something that I think people have to determine there is a need for, there is probably not going to be a, there has got to be like some sort of semi divider that show where the people that have the need hook up with the people that want to do the building and they can do it as one (inaudible).

Mr. Yost: That is a whole other level of not assisted living or (inaudible).

Mr. Brown: Yeah (inaudible) anybody talk about like possibly Westerly, Kohlhoss, something that is going to (inaudible).

Mr. Yost: But the developers would have a profit and get a lot more money by building (inaudible).

Mr. Brown: You would really have to have a template that would work.

Mr. Coakley: Yeah both Kettler and Winchester originally did not have homes with bedrooms on the first floor, both because of input from the elderly like myself have put in their plans now that they have models with first floor master suites, unfortunately Winchester's one that is like a first floor rancher or something like that starts at \$795,000.00 but the problem is and when they were building Westerly they had a one level rancher that is in the front part of the community, but it ends up you cannot sell that small a house on a third acre or ½ acre lot for the same amount that you can sell a 2 story colonial with an additional 1500 square feet or something like that and monetarily builders don't want to downsize a lot that they paid a lot of money for and only be able to make \$100,000.00 where they could make \$300,000.00 by building a larger home on the same size lot.

Mr. Sneed: Right and the town can look to the Master Plan and in the process of granting taps etc., can get can not allow them to get what they want on that outer edge, it occurred to me as I had this idea, this just came up to me recently, it occurred to me that if I was on this Board 15 years ago doing a rezoning, I would have been doing the rezoning right here instead of Kettler's out there were he has to go to the last phase.

Mr. Yost: Rezoning for what.

Mr. Sneed: Well but I don't know that this is, again I think this is weakly designed.

Mr. Stump: That is not zoning, that is the Master Plan.

Mr. Yost: It takes a lot of money to come in here...

Mr. Sneed: But that is my point isn't that...

Mr. Stump: Master Plan, Zoning, Water Allocation...

Mr. Sneed: Ok you put a zone right here, and then...

Mr. Stump: They can do anything they want right there.

Mr. Sneed: I understand but they zoned it general commercial instead they could have zoned it, what is the townhome property zoning called.

Mr. Coakley: Residential multi-family.

Mr. Sneed: Yeah they could have called it multi-family or something make something up.

Mr. Stump: Then you couldn't have done the mixed use like the Kentlands because it is not zoned for commercial use or business use.

Mr. Sneed: So you could have zoned it that way is that what you are saying.

Mr. Stump: But that is the way it is zoned now. It is zoned that way.

Mr. Yost: When discussions were going on about rezoning they said they had enough multi-family residentials in town there will be no more, that is what occurred basically.

Mr. Sneed: So we left it for general commercial and of course there is no commercial going on because we don't need, we are over commercial zoned, we have too much of the commercial zone available, it is never going to sell out.

Mr. Yost: There is not very much left, general commercial vacant land.

Mr. Sneed: Well I don't know if you look at the spots I am looking at, unless I am looking at this map wrong, there is quite a few spots that you can build townhomes on.

Mr. Stump: If you want townhomes.

Mr. Yost: Yeah if they wanted to.

Mr. Sneed: That is what I am saying.

Mr. Stump: A lot of that land is already in use.

Mr. Yost: I wouldn't think you would want any more townhomes in the center of town on Fisher Avenue.

Mr. Sneed: You guys are getting townhome and you are thinking townhomes I am not thinking that, ok I am with you, I understand I'm with you, imagine something in your mind that is appealing to you as a way of street lined residential lined streets right here where you have 500 people living in the area that are walking the streets and popping into shops and people are driving from...

Mr. Stump: I get that but I guess my point is shops do that right now, it is zoned for that right now.

Mr. Sneed: Ok and the proof in the pudding is look at what we have right now, look at what is out there, that is my point.

Mr. Stump: That is not zoning, that is a different issue, that is water allocation and I don't want to get into it but we as a Body can encourage but we can't say I don't like what you are going to do with that piece of land so you can't build there, I like what you are going to do so you are allowed to build there. That is a lawsuit waiting to happen within general parameters.

Mr. Yost: Each property owner has land rights for what they can do by the zoning not by the master plan, the master plan can guide them and give priorities to certain things.

Mr. Stump: Now if we had taxing power we could actually do some encouragement and other things but we don't have that ability so we are limited in what we can do, all we can do is what is in the Master Plan and then do some of the preferential stuff in the water allocation thing, which is quite doable I agree, that is why I am saying we can do that right now with what we have already there, it is not really a zoning issue per se.

Mr. Sneed: Well whatever it is, whether it is 1, 2 or 3 a combination of 3 things you are talking about, we are not encouraging any change right here, the town is not doing anything to encourage change from here to that stop sign and the last Master Plan said to us in an analysis you need to change the area between here and that stop sign and they didn't do anything about it ok, I am sorry we built a Town Hall.

Mr. Yost: Well that we did the park here, the streetscape plan was finally approved and we have construction going we have been moving forward slowly. We could encourage anything we just need to figure out what that is, what the vision is.

Mr. Stump: At some point the CEDC and the Chamber of Commerce to help with those aspects as well.

Mr. Coakley: Everyone I have spoken to and the person that the CEDC had hired to look at our business plan and what businesses we have, what businesses we should try to encourage to come in and there might be a market for and stuff and everything, I mean part of what they did and we also had gotten some grad students from American University that were coming out and helping us on a couple things, didn't work out real well, but some of the feedback we got from them and I guess they were marketing majors primarily but their first impressions of Poolesville were that you drive into town and Whalen Commons looks very nice now, the Town Hall looks nice, you have nice historical homes along the road here and stuff and everything but you have like a couple commercial districts and some stand out a little more than others and stuff but you have that, but then when you get far into town you have the Healthworks old Selby's store or something that sits way back and the gas station that isn't exactly a real eye pleaser and stuff on the corner, then behind the gas station you have what started out I guess as a temporary trailer for First National Bank of Maryland or something 20 some years ago that then became Jon's Video and is now the Organic Market and stuff, which they have tried to fix up a little bit but it is not really an eye appealing type scene when you are coming into town.

Mr. Sneed: It is a letdown.

Mr. Coakley: And you have the old what Jo's Frame Shop or whatever that had been a 7-11 and looked like an ugly duckling from day one when they shoved it in there and stuff and everything. And these are what first time visitors notice and this is the feedback that I get and everything that it would be nice if we could come up with a few million dollars and put the types of places with the facades that you are talking about that people would come into town and say this is really visually pleasing, this is like coming into old town Williamsburg.

Mr. Sneed: Don't you like that idea George?

Mr. Coakley: Yes I do.

Mr. Sneed: Then the town should be giving the vibe out so that sometime down the road someone designs an idea that results in tearing down Healthworks warehouse and building what you just described. It seems to me that this Master Plan could be one of the mechanisms that tries to push that a little bit.

Mr. Coakley: And we do. Appendix C of the Master Plan with the architectural guidelines, any new construction or renovations that take place in the central business and commercial districts are supposed to adhere to or they are strongly encouraged to adhere to the recommendations in the architectural guidelines to try to emulate turn of the century type architecture and that sort of thing. And when they bring their plans in for us to review its our job to try to point that out to them and stuff and that is what we ended up doing the best we could with the CVS store when they built it and stuff to try to make it a little more appealing than the normal ones that you see down in Gaithersburg or Rockville or something and its --- some areas more so than we have done here, you will see McDonalds that are even hard to spot as McDonalds because they look like the architecture in that particular neighborhood and stuff and everything so there are ways to try to do that but like I said unless you have a few hundred million dollars and you buy up the property that we are talking about and make those changes yourself there is not much we can do either through zoning, allocating water and sewerage.

Mr. Yost: See I think zoning or the allocation is key, I think that writing in to some degree stronger guidelines or on guidelines in general for this area, what changes could occur.

Mr. Sneed: I mean clearly the reason it is not going to happen is because there is no expectation of taps, why would anyone buy it and bring an idea if they don't have...

Mr. Yost: Some of these places have taps already.

Mr. Coakley: Well if somebody buys an existing property we even have and it is in the Master Plan, Heritage Montgomery has certain funds available where they give interest free or low interest loans for people to fix up their facades so that it is more visually appealing and stuff.

Mr. Sneed: You said, what does this cornfield have in the way of taps?

Mr. Yost: The cornfield nothing they never put in for anything, he doesn't want them.

Mr. Sneed: So we could rezone that from GC to something and then if it was...

Mr. Yost: He could build apartments there, I mean if spot rezoning (inaudible).

Mr. Sneed: Well no it would have to tie in, that is my point, my point is if we were inclined, if we had an idea like this and we were inclined to do so we could write in the Master Plan the Town would look favorably upon a plan to develop these places multi blah, blah, blah and the Town would work with that sort of developer to get the taps necessary to accomplish the end blah, blah, blah, we want them to obviously make money but we have to push, it has to be cost beneficial to them so I'm just saying is this an opportunity for us to say that kind of thing in the Master Plan.

Mr. Yost: You can't give away taps that would be a legal issue just because a lot of people have been on the list for 10 years and haven't got theirs done, they are waiting right now for their taps.

Mr. Coakley: Well there is one way that that could be done and if someone came in and said we want to build a medical center or a hospital or something like that that would primarily serve the residents of Poolesville and surrounding area or something and like Wade said the Town does have a few taps that we purposely held in reserve during the allocation process...

Mr. Yost: But that is public benefit.

Mr. Coakley: So if you can prove beyond a shadow of a doubt that this is a public benefit type item than you can make some accommodations like that.

Mr. Sneed: Let me be extreme just to make this point and then we can get out of this. A consortium comes to the Town and says we have looked at the space between M&T Bank and the stop sign and Norris Road. A consortium comes to us, builders etc., and they have a design and they say we want to infill the entire thing and we have tentative agreements with the property owners to buy them out and build blah, blah, blah and the only thing we would need to go is some assurance that we can have water and sewer for this idea. And then by the way we would like to, impact fees we would like to dump some impact fees on the town for road infrastructure, etc., etc., etc., the town would have to say, you would have to listen wouldn't you?

Mr. Coakley: Always listen.

Mr. Yost: Always listen yes, but you can't give out what you don't have water and sewer wise.

Mr. Stump: Now you could in your allocation process depending on how that was defined have your prioritization team lean towards things like that, like George was saying earlier, which sounds like the last time the prioritization model didn't lean towards that type of thing exactly.

Mr. Yost: But then that could be strengthened up could it be a priority for you know use our guidelines. I am going to pull up some Master Plans from different places and see how they address some of those issues, see what they have.

Mr. Coakley: Well the historic area of Colonial Williamsburg is I believe primarily owned by the Williamsburg Foundation.

Mr. Yost: And most of their stuff is probably in zoning rather than in a Master Plan.

Mr. Coakley: And any of the private residences down there I think were bought from the Foundation that bought up the entire land area there and stuff and they bought it from them and that is part of their deed that they have to follow all the guidelines.

Mr. Yost: Yes I am sure their zoning code is...

Mr. Coakley: Colonial.

Mr. Yost: That is the real strength, the Master Plan is just a guide, people can say well I don't want to do that and they don't have to, it's a guide.

Mr. Coakley: But I am sure they have covenants so if you buy a residence in the Colonial Williamsburg area it is probably the same as if you buy in Kentlands where you are limited to three colors that you can paint your front door and all that stuff and everything. But I agree I think we need to look at that and try to beef it up as much as possible that and that was actually one of the main things that we got, Link and I got back from the focus group that we did, that was the number one item that

people wanted to see more emphasis and improvement and everything in the central business district and the business area.

Mr. Sneed: I wonder if we should be recommending the Town get a study, have a study done that is more specific to that idea, not a survey, you think this should be blah, blah, but a study about how consulting what type study done for whatever the space is and recommend to the town some ideas and how it would be accomplished through the law and regulations and ordinances our ordinances etc., etc., I don't know, it would be costly but it might be worth it in the long run 20 years down the road when Jim's grandkids are living here.

Mr. Coakley: Well we could probably figure out how to use what leverage we have to encourage stuff like that to transpire, it would probably be cheaper just to contact like the University of Maryland or something and see if any of their architectural grad students or something wanted to come out and do papers on coming into town, coming in this way and down 109 from Beallsville and stuff and everything you know what improvements could be done and have them come up with suggested renderings and that sort of thing.

Mr. Yost: And for general terminology the language in the Master Plan you could just say that the Town should look into that kind of thing. (Inaudible) that is how we start anything having the Master Plan over the last 6 years or so work in that direction I mean that is what it is all about.

Mr. Coakley: And again that is part of what the Streetscape Plan is also. And little by little I think it is improving. This section of Town has certainly blossomed in the last 5 or 6 years.

Mr. Yost: Well if you look at some of the things in the surveys before like why are you wasting so much money on the park referring to Whalen Commons and that thing has been just a great community asset.

Mr. Stump: If you do say so yourself.

Mr. Coakley: Well look that over page 7 and 8 and stuff and everything and then let us know how you feel that can be beefed up to be more. I'd like coming up with an idea at a meeting or something. Ok and then to get back to that Warther property, they didn't ask for rezoning they just asked...

Mr. Yost: They are already half acre zoned part of the parcel is the one right behind...

Mr. Coakley: Well the third parcel is still RD.

Mr. Yost: Exactly. They just wanted to develop that one parcel, they were going to make parkland on the other one.

Mr. Coakley: No I thought they wanted allocation for one or two whatever however...

Mr. Yost: No I think it was 35 and a forest whatever they could fit in there.

Mr. Stump: What that  $\frac{3}{4}$  by the elementary school that triangle is that what we are talking about.

Mr. Yost: Yes.

Mr. Coakley: No talking about the third parcel which...

Mr. Yost: Oh the RDT out there off of Cattail.

Mr. Coakley: Yeah, yeah.

Mr. Yost: They didn't want anything there.

Mr. Coakley: I thought they want either one or two taps.

Mr. Yost: I don't recall that, possibly, I just don't recall that.

Mr. Coakley: Yeah because they had the 3, they had the...

Mr. Yost: Dave has the one 25 acre, and the RDT...

Mr. Coakley: And the other one was already rezoned that they would have to put in for water and sewerage...

Mr. Yost: They might have wanted one or two I'm not for sure.

Mr. Coakley: Yeah I thought in the last letter he sent he had asked for...

Mr. Yost: Definitely 35 or 40 for the parcel right there, maybe there was an additional one also I don't recall.

Mr. Coakley: So that is not a rezoning issue that is just a...

Mr. Yost: Allocation.

Mr. Coakley: Ok and what else did we talk about? Ok that is probably enough, mull all of that over and we are up to 19 responses to our survey so far.

Mr. Stump: 190 had actually looked at the site, 150 had responded to varying degrees, 6 had responded just to that, you being one of them apparently and I can't find I guess it was a piece of paper I threw away when I was doing my little cleaning frenzy before the meeting.

Mr. Coakley: Ok well this is mid September when are we going to decide to more or less cut it off and start analyzing our data.

Mr. Yost: On the postcard I put on September 30<sup>th</sup>. We had discussed a 30 day period so I just put it on there, I think we started it last week...

Mr. Stump: The week before Labor Day yeah.

Mr. Sneed: How quickly will we be ready to sit down and start working with Staff to assemble the data?

Mr. Stump: Pretty quick I just have to pull all the raw data down, it's a little --- the way I got to pull down, but I will get it pulled down into some various spreadsheets, just raw spreadsheets and take it from there. It will take I figure it is going to take me 4 or 5 hours to, it is not the easiest thing to get into a usable fashion, there is some manual verifications of the addresses, forget that move that aside just to get it out of there and get it into a usable spreadsheet it will take me a few hours.

Mr. Coakley: So the 2<sup>nd</sup> week of October then would be good for a work session.

Mr. Stump: Second week of October probably --- an actual work session.

Mr. Yost: That is probably already your scheduled meeting I am not sure what the date is, should be right on there.

Mr. Coakley: Normally we meet the third Wednesday it ends up being that way.

Mr. Sneed: Second, second we meet the second Wednesday don't we?

Mr. Yost: We meet it is actually the Commissioners start it off, so whatever the first Monday is the Park Board follows on that Wednesday, the Planning Commission is on the following Wednesday after that.

Mr. Stump: So we are either the 13<sup>th</sup> or the 20<sup>th</sup>.

Mr. Coakley: Do you know when they meet?

Mr. Yost: The Commissioners?

Mr. Coakley: Yeah.

Mr. Yost: What is the first of October?

Mr. Coakley: Monday is the 4<sup>th</sup>.

Mr. Yost: 6<sup>th</sup> would be the Parks Board.

Mr. Coakley: So the 13<sup>th</sup>.

Mr. Sneed: But that is half way through the month and you will be ready long before then with this stuff right.

Mr. Stump: The raw stuff.

Mr. Coakley: The week of the 4<sup>th</sup> would that be ok for a work session?

Mr. Stump: I'm almost certain I am around that week.

Mr. Sneed: Maybe not for me. During the week Monday through Thursday I am out of Town, but I am here Saturday the 2<sup>nd</sup> if you want to do a weekend or back...

Mr. Coakley: We could do Friday night over pizza and beer.

Mr. Sneed: I'm here Friday.

Mr. Stump: I won't have everything pulled together by the 2<sup>nd</sup>.

Mr. Yost: What is it going to look like, this spreadsheet that needs to be put together so we can understand what it is.

Mr. Stump: Basically.

Mr. Yost: You might want to let him get it at least organized with what is going on with it.

Mr. Stump: See if I can get some kind of idea of how many hours we are going to have to sit down with it, if it is more than 2 we can do a Saturday sort of session.

Mr. Yost: It might be easier, probably wouldn't take all of us to sit in front of the computer just to put all the stuff together to see what it is going to be like.

Mr. Sneed: All of us.

Mr. Yost: Right it wouldn't, Staff can do quite a bit of that to get it prepared. The --- update is not going to help us at all, one person needs to sit down and put it all together.

Mr. Sneed: Well you can let us know A) if your people can do it; and then what you recommend when we meet or 2) whether you need one of us to come in and sit in front of the computer and help you do it.

Mr. Coakley: Yeah when you are able to get the stuff up and ready for...

Mr. Stump: I will show you what the raw data is.

Mr. Yost: Its going to be just lines and lines and need to be compiled before we can understand what we have, which is tedious work but that is fine.

Mr. Coakley: I can probably give up some golf and come in on a day and help out.

Speaker: You sent out postcards, I didn't see a postcard and I talked to one of the neighbors that said they hadn't seen anything and people I don't think typically look at the Poolesville site.

Mr. Yost: I'm going to (inaudible).

Speaker: Post it up there.

Mr. Coakley: I told Wade I don't recall seeing one either.

Mr. Yost: I received mine.

Speaker: I filled it out today because my wife had an email from --- saying did you fill out the survey.

Mr. Stump: Hey Jim send out a quick hit to your email tree list going hey check out the Town site.

Mr. Brown: I did it once but I haven't put the headline I buried it on the next one so I will get it (inaudible) chastise people as much as I can. Yeah my personal over under on that is pretty (inaudible).

Mr. Stump: Like I said there was 6 just today.

Mr. Yost: Cal you did yours right?

Mr. Sneed: Yeah and Brenda filled it out and returned it before I had a chance to.

Mr. Coakley: My wife did the same to me. Ok anybody have anything.

Mr. Sneed: I have I guess one thing should we talk, would it be a good idea to have a timeline an idea, maybe some idea over the next 6 months how you see this progressing as far as the Master Plan, some idea or do we know hopefully we will have this thing the results of the survey done within 60 days from the date it is from September 30<sup>th</sup> so that puts it at the end of November.

Mr. Coakley: Then start using that input that we put together a draft of the what we short term call the Vision Statement, what we now call the...

Mr. Yost: Objectives and Goals I believe it is.

Mr. Coakley: Objective, Goals and something else, I don't know what I did with it, but whatever the State of Maryland wants us to call it now, what we call the old Vision Statement. The other stuff isn't going to be that difficult and like the transportation area we had I forget now who was on the Planning Commission that was a biker or something that...

Mr. Yost: Dawn was pretty bicycle friendly.

Mr. Coakley: Maybe that is who it was but the last go round there is a lot of emphasis I guess on bicycling in the greater Poolesville area and surrounding area and stuff and everything so but a lot of the other stuff is pretty similar we just need to go through and see what we agree with and what suggested changes we made but I don't expect a whole lot of controversy over any of that.

Mr. Sneed: So do you anticipate multiple work sessions?

Mr. Yost: Yes.

Mr. Coakley: Well it might be multiple work sessions and maybe multiple tasks where one person might do a draft of the transportation section or something and bring it in and then everybody critique it and make their suggested changes and then it evolves and then it ends up you just put all the pieces together and you have a Master Plan.

Mr. Yost: Yeah I think the Parks Board that will be one of the things that they are tasked with, because they have things in there, because they are in tune with like the speed humps.

Mr. Stump: Yeah bits of input from the CEDC for the transportation section and they suggested a few other sections.

Mr. Coakley: I don't want to digress but on speed humps I have been somewhat surprised in that I have heard little or no negative feedback from people about the speed humps it has all been positive that I have heard because I guess they are not severe enough to be jarring or anything like that but they do tend to slow down the traffic flow a little bit.

Mr. Yost: People are requesting them all over town.

Mr. Coakley: Unlike the ones on Brickyard Road that...

Mr. Yost: Those are like bumps.

Mr. Stump: There are some down county too that are just bumps, some they took out after they put them back in because of the emergency vehicles about a decade ago. Yeah the fire trucks in particular were having trouble with some of the ones they put in so they took them back out.

Mr. Coakley: So whatever the grade we are using I think people like that. Ok anybody have anything else?

**Adjournment**

Mr. Stump: I move we adjourn.

Mr. Sneed: Second.

All: Aye.