

**POOLESVILLE PLANNING COMMISSION
MEETING OF SEPTEMBER 14, 2011**

PRESENT: CAL SNEED, HARALD EHRENTRAUT, DENNIS CONLEY, CHUCK STUMP AND GEORGE COAKLEY. ALSO PRESENT WAS TOWN ENGINEER, JOHN STRONG.

Call to Order

Mr. Coakley: Poolesville Planning Commission Meeting of September 14, 2011 is called to order. Present are all Commission members along with the Town Engineer who is also filing in for the Town Manager this evening.

Citizen's Comments on Agenda Items

Mr. Coakley: On our agenda tonight we have the Master Plan Public Hearing, we also have approval of the minutes of July 27, 2011, and under new business recommendations for Variance 004-11, reduction of front setback from 40 feet to 38 feet at the Engle residence at 19117 Dowden Circle, we also have a request for extension by Robert and Susan Jamison for their kiddy lots at 16410 Budd Road. Does anyone have any preliminary comments or questions based on the agenda?

Public Hearing

Mr. Coakley: Ok hearing none then we will get into the first order of business is the Master Plan. Tonight we are having a public hearing and this is on our June 22, 2011 draft of the Poolesville Master Plan. And so far tonight's hearing contains the following exhibits, a draft master plan distribution list, which I know we've mailed to the Upper Montgomery County Volunteer Fire Department, Montgomery County Police Department, Montgomery County School Board, Historic Medley District, Maryland Historic Trust, Department of the Environment, State of Maryland Department of Planning, Montgomery County, Maryland, and Maryland National Capital Park and Planning Commission. Copies of notice of public hearing was published in the Monocacy Monocle on August 12, 2011. Any person wishing to do may now testify after giving your name and address. Testimony of all speakers will be restricted to 5 minutes per speaker, and we don't have more than 20 people or something so that may alter a little bit. And written testimony will be accepted at Town Hall or here at this hearing or before the record closes. And those who have signed up already, first on our list is Doug McKenney. Now Doug are you testifying as a member of the Park and Planning Board or as an individual?

Mr. McKenney: I am primarily testifying as...

Mr. Coakley: Excuse me can you state your name and address.

Mr. McKenney: I will, wanted to answer your question first. Doug McKenney, 17117 Tom Fox Avenue, Poolesville. And I am here primarily representing the interest of the Parks Board as its Chairman. It is probably about a year or two ago now, two years ago at this point, I was one of several participants on the committee that was looking at parcel 840 at that point in time, which is now Dillingham Park and as part of that groups evaluation as to what to put on that piece of property, both short term and maybe long term, we had issued or sent out a survey to town residents, I think 1600 and some odd when out and we got back 700 and change or something, I

think those numbers are approximately right. One of the things that did come out from that was that there seemed to be a significant interest in a type of facility that would have a large meeting area beyond Town Hall, something that would be capable of having activities, maybe a basketball court, maybe a basketball court or a large meeting room with smaller rooms around it. Something that, for lack of a better term, would probably be characterized as a community center, so when the Parks Board was presented with the opportunity to submit its 2 cents worth to the master plan, one of the things we did was try to incorporate the understanding from that survey as well as the fact that probably don't want to name anything specifically at this point in time, because nothing is definite, so we try to draft some language that we had recommended be placed in the master plan and it didn't seem to have survived, and I am here to ask that the Planning Commission reconsider that. I will read it into the record so that those who are here have the benefit of knowing what it is, and I don't know if it didn't survive because it was too long, or if there was another way that it was written, but I don't know that its clear the other way it was written, even though the way the Parks Board wrote it was fairly broad in its interpretation. So what we had asked for or recommended was the following language "There has been discussion and requests from Town citizens for the need of a town facility that would provide multipurpose functionality, ideally such a facility would be located centrally in town, the facility could provide multipurpose spaces that could serve social, organizational, and recreational needs for all ages. If designed the facility should include architecturally sensitive features, have minimal environmental impact, and be surrounded with appropriate landscaped open space. Such a facility could serve a wide variety of citizen needs and requests, the town should review the need for such a facility and consider the use of existing town property to build such a facility upon, if such a facility is decided to be constructed." Stated and --- to request that that language or something fairly similar be considered to be put back into the master plan, which I think would give us a little bit more definition as to looking at the possibility of, for lack of a better term, I don't want to name it, a community center. There has been a number of people that have approached me about it and I know there are a number of people that have approached some of the Commissioners as well as the response we had from the survey. That is about all I have unless you folks have any questions coming from you to the Parks Board as to something, I think that is about a wrap.

Mr. Sneed: I have a question. Do you know, or does anyone know where a file would be kept from the subcommittee meetings that we had on that issue, because I was on that as well, that was before the rumor on that committee, and that is not my personal recollection of it, and the way to resolve the significant interest to that, would be to pull the file if the town has it and take a look at those responses of the survey or if there is some summary of the report, I don't recall whether we made one, and get some matrix around how many were for it and how many were against it.

Mr. McKenney: I will be happy to lead you to the recreation survey results, which were for a period of time on the Town website and I had, not planning ahead by any mean, simply for my own memory because it fails me, pdf'd a copy and saved it on my computer. Just to kind of comment on what you were saying, we talked about

outdoor programs and we talked about indoor programs and what you wanted to see if we were to increase certain outdoor programs what would you want to see there, what do you think we need to do, one of the questions was, what new or additional indoor activities would you like to see on the new park property, because we were looking for feedback there, there were I think almost a dozen options here, the one with the greatest response, indicating that it was the most important to the town folks who responded, the responses were 317, was a multi-purpose room. The responses were ranked as important, neutral, or unimportant, similarly not only was this the highest important item, but this multi-purpose room was the lowest unimportant item, one caveat, the largest important item was an indoor pool, which is a different category as far as I am concerned, but I will be happy to leave this with you because I have it, and I am sure if I have it somewhere, somebody in the Town has it somewhere, and I know that Eddie was working on that committee as were you Cal and I know we sat down and drew stuff on the plots and talked about things, I don't know if there is any formal drawings from that, do you know, is there ok.

Mr. Sneed: But it would seem to me the Town ought to have the folder, or a folder from the committee, no?

Mr. Strong: They may.

Mr. Coakley: Ok next on the list is the Honorable Eddie Kuhlman.

Mr. Kuhlman: Thank you Sir. Eddie Kuhlman, President of the Commissioners of Poolesville, here representing the Commissioners. First we would like to thank you all for your service and your dedication, this is never an easy undertaking and we appreciate the job you do. I've prepared, if you all have a copy of this, to go on the pages that we have comments on, and page 3, where it is paragraph number 1, the next to the bottom sentence there, you have not to exceed 6500, the Commissioners felt that the better wording would be approximately and that would match what you have on page 33, bullet 1. Next comment moves over to page 8...

Mr. Coakley: Before you start Eddie, are your comments now parallel, the listing that we got on Commissioners comments?

Mr. Kuhlman: Probably.

Mr. Coakley: Oh ok.

Mr. Kuhlman: And there were a few of them have been omitted from that list. Next comment would be on page 8, this is the comments of all the Commissioners, on the 2nd paragraph under "Traffic Volume and Distribution" one of the Commissioners felt that the accel, decel should be spelled out. The next page 9, top of the page, "Critical intersections capacity and safety" first sentence says that it was - utilizing a standard level of service evaluation, we feel it should be spelled out who did this evaluation. In the 3rd paragraph, it starts out "the Town also sought the 4 way stop sign" it probably should say from who, that would be the State of Maryland. On page 10, "safe and efficient traffic" second bullet, it was a feeling among the Commissioners that the word restrictions should be removed. Page 11, 4th bullet down, "landscape the roads, sidewalks and bikeways with trees, in conformance with the streetscape and streetscape tree plan". On page 12, second paragraph, all that is under construction right now so maybe we want to rephrase that paragraph. The improvements as 107 and Partnership Road are now under construction, the state has set it in process, decided what they are doing, and it is being implemented

now, as you can see when you ride by it. On page 13, second paragraph, we felt that adding some language in there about the wellhead protection ordinance plan would be appropriate. On page 17, in one of the three top paragraphs where it is talking about the water, wastewater treatment plant's capacity, we felt it might be advisable to spell out that 20,000 gallons of the capacity is reserved for Montgomery County's use as it relates to Jonesville, Jerusalem, supposedly for failed septic systems, but they have allowed some new houses to be hooked up, but they own it, 20,000 gallons of that capacity. Next one is on page 33 under Zoning, the 3rd bullet down, the statement seems to go against home based businesses, I don't think that was your intention but one could read that in there, so we are wondering if you could look at that and discuss that. The next bullet, 4, states "prevent any further strip commercial development within the Town" we are hoping that you meant strip mall. Also there is a feeling that the 5th and 6th bullets conflict with themselves...

Mr. Coakley: I'm sorry what page is that one Eddie?

Mr. Kuhlman: Encourage development of open spaces such as farms and horse meadows and derelict lots within the commercial corner, but then the next bullet is remain vigilant in management and stewardship of cluster zoning in order to ensure that housing units are confined in a manner that preserves as much green space as possible, seems like those are conflicting.

Mr. Sneed: Derelict lot and green space are the same to you?

Mr. Kuhlman: It just seems like the intent of the 5th bullet doesn't match with the 6th. I think I understand what you all were trying to get at but it is not quite clear when one reads that in my opinion. The next comment is over the implementation guidance below that, and it is on the 1st bullet, any new development or redevelopment must comply, our problem is with the word must, because must means that it is only something that is codified and there is nothing that is codified that deals with any other part of the Town except for the central business district, there are some stringent rules there. So we are suggesting the word must be changed to something else unless you all are willing to put forth some changes to the Code. Then on the 2nd line of that sentence "any new public facilities" is what it says, what public facilities is our question, what is meant by that statement. Our next comments are on page 35, 1st paragraph under the word schools, the last sentence, the majority of the students at the Poolesville schools reside within the Town, except for the High School students, which the majority of them are from outside the Town and reside within the Town and surrounding area. The next paragraph 4th sentence down, says the whole school magnet opens to all the promise of, we don't feel that is a correct statement because it is not open to everybody, you have to meet certain criteria to get into the magnet program, so better word instead of open to all, might be offers. In the next paragraph to the bottom of the page, last sentence, at this particular time because of where we are, it should read FY2012 and 2017, has already been approved by the County Council. Then to pick up a little bit where Mr. McKenney left off on page 37 Parks and Recreation, it was --- and Mr. Coakley was present and heard a lot of the verbiage there was great dismay that the Community Center was just basically eliminated from the Master Plan or any conversation about it, to amplify on what Doug was talking about, there was a committee of Staff and citizen committee to look at Parcel

840 as it was known prior to being named Dr. Dillingham Park, there were surveys done, I don't remember the numbers, Doug had the survey, it was an important issue to the respondents. John Strong from Huron the Town Engineer did help the committee, develop the overall master plan for the whole property which does --- a community center on the property, are we going to have the money to do it in the next 5, 10, 20, or 50 years, I don't know yet, but the budget does contain a line item and money is being set aside right now for a community center, it doesn't seem quite right, not to have language in the master plan about a community center when the Commissioners are setting money aside to construct one eventually. Next comment goes on page 39 where you are listing the park facility inventory and this may not be you guys it may be the Parks Board submitting it to you, but the Commissioners do not like at all, beaver pond, snake lake, please remove snake lake, gives a bad connotation. On page 41, second paragraph on the municipal growth element, in other places as on page 33 and also below you have the word approximately 6500 but in this paragraph you have again not to exceed 6500, what are we going to do throw somebody out if we go to 6501. In the first bullet under introduction you may want to check you had 5250 as the current population, the current census does not agree with that number. Again in the 3rd bullet going back to the comment "avoid strip commercial development". Next comment would be on page 42 under 1st paragraph under growth history, in the 2nd line "a true independent community that has a long history", the Commissioners feel with a long history and get the date in there that it was settled in 1760. I know Commissioner Klobukowski or Jerry Klobukowski plans on giving you all comments on the schools so I am going to try to get away from that. Next comment from the Commissioners on page 44, public safety, first paragraph, you have the number 1200 there, but as on page 43 in the first sentence you have 1300, I believe 1300 is the number the Commissioners have always used as the expected growth for the population. That concludes the Commissioners comments, any questions?

Mr. Coakley: Thank you Mr. Kuhlman. Ok next we have Mr. Steven Goldberg.

Mr. Goldberg: I'm Steve Goldberg I live at 20330 Whites Ferry Road, outside of town and I unfortunately get to view some of the downsides of the town's growth and development, I mean the Winchester development, and the main reason that I am talking is I am 19900 Fisher Avenue, which is the Antique Shop and the First Baptist Church Poolesville, which is actually pictured in your Master Plan. As a business owner and property owner there are a lot of things I absolutely love about the master plan, one the continued support of the historic nature of the town, also the view, the picture of keeping it as a village I think is really important, the view of going against the strip malls I think is good and strong, I think yes you need to clarify the terminology a little bit because not an interpretation as Eddie has or your --- what is a strip mall, what happens if you take a single lot and you put two buildings to break up the lot to give a better visual, does that in turn become a strip mall because you have two buildings on a line next to each other in a row, i.e. strip, so from a property owner who does want to develop their property down the road and the last time I was at the Planning Board I did have a frustrating time with you guys about it, but I think that is something that needs to be clarified, 1) to give guidelines to property owners, and 2) I do applaud your big support for the

development of the central business district. Historically as this town has developed, it has developed outward and what's happened is the central core has been torn apart, its gotten so long as you've noted that people can't walk from end to end to go to a business, presently the people at my shop who want to go across the street or the post office, there is not even a crosswalk, and just some paint on the strip would actually make it safer for somebody to walk across the street, fairly inexpensive but those are things that make a more walkable community and that was one of the things we saw with the First Friday was the population that we saw at the shop was really supportive of allowing certain events where people were moving freely up and down the street, so I think as this master plan moves forth there is streetscape development which I do have a big problem with, which I'll mention in a minute, which I've mentioned for the last few years, is that this will help encourage people walking, and that having sidewalks on both sides of the streets of Fisher Avenue I think are really important as an added parking in different places. The first thing I'll bring up streetscape again the streetscape for Fisher Avenue shows me losing the historic entrance for my property onto Fisher Avenue, which I have said for years since the first time it came about, and I had negotiated with Scott and I forget his name, its been so many years, with the Planning Board, about an alternate version, which seemed to get lost in the paperwork, you keeps showing up with a version that 1) I can't live with because its negative for my businesses on the property and 2) frankly I think is extraordinarily dangerous and creates a worse situation for people coming in and out of the property and the last thing I want to do is try to beautify a sidewalk and have people wreck in front of the store and so I have a big problem with the streetscape as it connects with the sidewalk between Fisher Avenue and Norris Road. While I am touching on cars and traffic, there are a few things that the central business district has that is disadvantaged besides having the core blown out of it, and one of the big problems is the aggressive stance on parking in the town. I know everyone drives but based on the required parking in the town ordinances, the requirement is almost double as if we had the same property within Montgomery County in a similar zone. So especially in a dense area such as the Central Business District where you do want to encourage walking and you do want to encourage greenery you are actually degrading the zoning by requiring such a large amount of parking per retail space, which, one isn't needed, and two is hard on the infrastructure of the town because it created added runoff. If you look at the Selby's parking lot presently, I believe all those parking spots were required but you'll notice 75% aren't used and that creates added runoff that the Town has to deal with. So one of the things that the Planning Commission can do to help the development of the Central Business District is either to add a variance or cut back the parking requirements by approximately 25 to 30% because it really 1) is not needed for the businesses, 2) it will allow for better density, I'm totally pro the discussions about having a livable downtown, that is something that I have really been wanting to do, was to do apartments above, retail below, such as Kentlands, downtown DC, Frederick, Leesburg, any place that has a viable downtown has people living downtown and that is one thing we do not have. The other thing that I noticed on the survey, people don't talk about, are apartments, rentals, I have had a small retail space for

rent, I could have rented out 25 apartments over the last month, so there is a need for that, between the economics, between people getting divorced and people coming back from college they can't come back and live in this town, so it is the elderly and the young that are being pushed out of this town and I think there are routes that we need to consider and the Central Business District is one of the best locations to put them in there. And so by reducing the parking requirements I could probably, say building out my lot, I could add another 20% in the build-out and so I could add let's say 10 more residential units and so that is 20 more people to go to the restaurants, support the businesses, and that is one of the large problems of a small business owner is the, and I thought I would never say this, but the population is just below what can support business in this town. There are certain demographics that commercial realtors hit and if your demographics are below certain points and below 6 or 7000, 99% of the stores won't even consider you because the numbers don't work to support the demographics of that business, and so as the population moves up to 6,500 and hopefully 6,505 if we don't kick out the last 5, that it will help support the local business. So my other issue is as we have been allocating the water and sewer and I brought up frustrations I had the last time, was I do have a water and sewer allocation that I believe is unlimited, the town has a different view, there is no process to increase your usage, if you own a house and you want to add 4 bedrooms from a 2 bedroom house, you apply for a permit to do it, you have a business and you need to increase your usage there is no fundamental way to do that. I truly believe with the change in the Jamison's usage from an office to a carwash something has been implemented within the process, but it seems to be a little soft. The main way to build out the Central Business District is to peg or allocate a certain amount of water and sewer for that to be used. Presently if somebody wants to do something in the Central Business District that is not done now, the Town says no because there is no water and sewer. So maybe its 5 or 10 years out, so the Master Plan is great as giving a forward look, but it is also like saying hey I am opening the door and as soon as you take one step it smacks you in the face and oh get back there, you can't go out there. So I think it is a great step but I think it is really important to have water and sewer allocated within the process, not just as "oh it is a high priority". In DC if you have a lot, even though it's undeveloped you always have sewer and water allocation for that lot. The Central Business District is the historically oldest part of town, it should have always had water and sewer allocation freely at its disposal at all times. It shouldn't be "oh you can have it, no you can't depending getting in line", especially because it is so important to the long term growth of this town. And that is the other thing, is the impact fees are so egregious that to develop through the process of trying to get a new tap versus increasing you could immediately add 25, 50, \$75,000.00 worth of impact fees to develop anything in the Central Business District. So one of the things if you want to help development of the Central Business District a 25 to 50% discount on impact fees, because what is the impact of developing the business district, its been built out since there was roads in this town, it was there forever, it is not like we are building in a new development where you have to do roads, schools and all this other stuff, infrastructure is done, so because of that, development in that area should be done at a discount at least for the impact fees.

And I think, if I have one more second just to double check to see if I missed anything, any questions?

Mr. Coakley: No. Anybody have any questions?

Mr. Goldberg: That is it. I will say I know the Community Center is a big thing to different people but as a tax payer, not a resident of Poolesville, that I definitely see that the spending of town money, especially on the skatepark, which seemed to be a great idea at the time, certainly every time I drive by it looks greatly under utilized and I would certainly hate the Town to build a very expensive community center and, have to staff it, when dollar for dollar putting in soccer fields or something like that is something that would immediately attract outside people for tournaments, which would immediately spend money in the town and support the business structure. And so if you want to look for the biggest bang for the buck right now, that the town can put in recreation, soccer, which can be lacrosse fields also, is what is bringing people from outside of community and because of our limited population becoming a destination whether it is for sports, antiques, arts, restaurants, those are all important poles to help establish our tax base and that is what keeps the town going. Thank you very much for your time.

Mr. Coakley: Thank you. Ok next we have Mr. Rande Davis.

Mr. Davis: Rande Davis, 19713 Beall Street. I am speaking on behalf of the Poolesville Area Chamber of Commerce this evening, I will be very brief. First I want to thank the Planning Commission and the Commissioners for the hard work they have been doing in developing the Master Plan, we are meeting tomorrow night, we were supposed to meet last week, we had hoped to have an opportunity to put together some thoughts as a committee and as a group to present to you tonight, but storms and other things got in the way, but we do have a Board Meeting tomorrow night so I am just here to let you know the Chamber will be sending a letter and if I am not mistaken we have until sometime Friday for that to be part of the public record, is that correct, is that the standard operating procedure, so you will get our thoughts but again we thank you for your work. And I wanted to make sure that the Planning Commission was aware that the Chamber is paying attention and interested in what you are doing.

Mr. Coakley: Next is Mr. Conrad Potemra.

Mr. Potemra: Conrad Potemra, Spurrier Avenue. Following are my thoughts on the latest Master Plan. Overall I am very disappointed with what I've read in the proposed Master Plan. I will try to outline a few areas that I feel should be strengthened. On page 6, the last paragraph of transportation you talk that you will mandate curb and sidewalks on both sides of the streets, however I believe the Town is missing a great opportunity to correct previous mistakes in the Master Plan, it should require that all new developments work to blend into older bordering developments. I suggest that all the developments must go 1000 feet into older developments with improvements, I will leave the exact distance to this Commission to determine. Also there should be a mandatory, no above ground poles within 1000 feet of any new development, we have got to do this, I mean look at Willard Road and what is going on there and that is a crime that those poles stayed up. Page 13, the water resource element, I feel this is written as the most feel good section with a minimum of facts. I would ask each Commissioner to state when was the last

time that Well 4 ran for a complete month, I have the same question for the Cahoon Well, these wells have been out of service for a reason and it should be clearly stated in this plan, let's not kid ourselves, well 4 is a high radon out well and a low yielding well, which makes it more expensive to operate. It is a good candidate to put out of service or at a minimum used as an emergency backup well during extreme drought conditions. The Cahoon well has not been used very much since it was brought online, this is a --- of influence with the Powell well and the Rabanales well and may even cause draw downs on wells outside of town, again should only be used in extreme emergencies. I am sure there are more examples that are not called out in this section. The absolute major failure of this plan is to --- the known existence of the I&I inflow and infiltration problem other than a feel good vision statement. In particular there is no order to rid the town of a 4 acre sewage lagoon and turn it into a park or some useful entity. The logic is obvious, if you need a 4 acre lagoon to store excess sewage, you have an I&I problem or some of the biggest bumbling administrators in the history of Poolesville. Last time I calculated the amount of pure rainwater that falls in the lagoon and is processed by the sewer plant, amounts to an additional 35 houses. Again if you need the lagoon you are admitting to a major I&I problem that must be addressed sooner or later, these problems only get worse, they do not go away. Even worse with the overflow in houses that seem to never occur in Commissioners houses, this problem must be put at the head of the list above the feel good changes to the town, the obvious solution is use the wetlands as a temporary storage in the event of a heavy rain event. First and foremost each and every Master Plan must address I&I and the expenditures to reduce the problem. Page 17 documents sewage usage and again totally ignores contractual commitments of Jonesville and Jerusalem, in the document there is a natural tendency to ignore the I&I problem and --- the limit, assuming a near perfect system, this is just another failing. It is positive though that Eddie brought this up so I guess this is the first time in public that I can remember, maybe you guys do, that Eddie and I agreed on something. It has happened with Bob Pearce too, so I am starting to wonder which one of us is losing it. Lastly I can find no mention of fixing the swales along Hoskinson Road, they have not been right since the sidewalks were put in, any correction there has always been lip service with no action. I remember when --- was going through the correction of the sidewalk work, the workers admitted there was a problem but it was not on their fix list so they weren't going to do it. It doesn't take a rocket scientist to look at the swales after a rain and see all the water standing in there. May I suggest you take Commissioner Kuhlman along to put out the standing water if you feel this is too complicated. And suddenly I feel very strongly that this document does not correlate to a justified page 49 and should have page 49 --- work to focus first on current problems and long term failures before going through all the feel good items. That is unless you already have your mind made up and this hearing is just a typical to fulfill the requirements and have the concerned citizens move on. I thank you for your time and I will be happy to answer any questions you may have.

Mr. Coakley: Any questions?

Mr. Sneed: I have a question. Do you have some expertise in I&I kinds of things, or water, or geology or are you speaking with some expertise in that area?

Mr. Potemra: I've been following it for 20 years. I have gotten the Town half a million dollar grants to help fix this problem.

Mr. Sneed: So your observations, you are giving us the benefit of your observations.

Mr. Potemra: Observations and I got a little bit of an education too, is that a concern?

Mr. Sneed: I was just curious with this sort of global argument about --- change and the weather, that if you are right and the Town is wrong about I&I then it seems to me that what we have been seeing the last few years with more water is even more important...

Mr. Potemra: Are you saying you don't think we have an I&I problem in this town?

Mr. Sneed: I don't have your expertise.

Mr. Potemra: That wasn't my question. Are you saying we don't have an I&I problem in this Town?

Mr. Sneed: I don't know.

Mr. Potemra: You don't know. I would certainly hope before you pass this plan you get a little tutorial. Almost anyone, talk to Wade, take about 35 or 40 seconds of your time and understand the I&I problem in this Town and how, at one time Commissioner Roy Johnson used to use people's houses to store backup sewage until we could process it through the plant, this problem hasn't gone away and when we have events like this, if we have this lagoon, I get calls from people saying what is that lousy smell and if it is a hot humid day and the wind is blowing right its bad, you can go to MDE and you can go through their files, which I had the opportunity to do several years ago, and found out that they are getting a lot of complaints in that people just filed there. This is not something that is going to go away, it only gets worse and that is why when you look at the priority of things, I really would hope you would sit down and talk to someone and get a little education, if no one will talk to you, I will be happy to sit down and talk to you, but some people might think that would be a little biased, but all I am going to do is give you the facts, which aren't pretty. I can even give you an Excel spreadsheet that shows it's really nasty.

Mr. Sneed: Thanks.

Mr. Coakley: I have a question. You mentioned the use of wetlands...

Mr. Potemra: Yes there are some constructed wetlands next to the lagoon, are you aware of that?

Mr. Coakley: Yeah.

Mr. Potemra: Ok.

Mr. Coakley: But how is that different from using the lagoon?

Mr. Potemra: The constructed wetlands is set up 1) to drain, and it is used as a backup plan, first you get rid of the lagoon, then you need to be sure, you need something to store the excess in if we can't handle a 2 million gallons, I mean in theory the houses should only provide 450,000 gallons of sewage, where the plant is good for 720 or 750 and we are permitted for 2 million gallons. If for some reason we are over that 2 million gallons because we have a major I&I problem then as the problem gets worse and we don't address it, then you pump, well any extra if you need it, into the constructed wetlands which is designed to 1) filter it, temporary hold it until you can send it to the lagoon, or it will eventually you will get evaporation or percolation through something, the lagoon has a liner in it and in

theory if that liner hasn't broke, I mean we are hoping that the lagoon is not causing or related to the cancer cluster in this area, and it is a possibility, you talk to anybody in the EPA they will tell you all liners leak, it ain't rocket science, they will leak and we got a clay liner we don't even have a plastic liner in there. If that is leaking you lose --- whereas the constructed wetlands is set up with plants that filter this and also a rock layer also through there. So it gives you, if you need something, just to be sure, if you need something, you got approximately ½ acre to an acre there that will do that and will process a lot of it, in the mean time you get rid of the lagoon and you got, there is no plant life in the lagoon, the plant life in the wetlands will help reduce the smell problem too.

Mr. Coakley: So your recommendation is to just use the wetlands and do away with the lagoon?

Mr. Potemra: Correct.

Mr. Coakley: Ok.

Mr. Potemra: If you can't do that then you have an admitted I&I problem, because if you got a plant that is permitted for 750,000 and designed for 2 million and you only need 450,000 to do it, you are in a 5 to 1 ratio, if you can't handle that, and I&I will only go up unless you do something significant. I sat down with Wade after the last big --- of I&I things and I said I can't believe after everything you have done that we are going to go over 1.2, 1.3 million on the worse day imaginable, and we are still hitting the 2 million mark. We got a major problem that has got to be put ahead because if you don't do something about it, it is going to get worse and it is going to be in somebody's basement. I mean we had that problem, you know we have had that problem, there is nothing new I am telling you George. So either you don't have a problem or you should be looking at correcting it, why do we have to process 35 houses worth of rainwater to EPA standards for sewage, it is just not cost effective. Does that answer your question, anybody else, thank you.

Mr. Coakley: Ok next we have Maureen O'Connell.

Ms. O'Connell: Hello I am Maureen O'Connell, I live on Conoy Road in Barnesville, Maryland and this will be very brief tonight because I didn't plan on saying anything, my colleagues signed me up to say some words. I am President of the Historic Medley District and I am here with my colleague Sharon Broward, who is the Vice President and Secretary also and I knew you were having a Master Plan meeting tonight and I read it today online and this is the first time that I have been in your building and it is a wonderful aspect of Town, but as I read over the different pages today in your Master Plan, what came across to me and one thing that Steve brought up about keeping Poolesville a village and I come from the northern part of New Jersey where there are colonial villages and that is in my mind of New England or New Jersey type villages and I keep saying what can we do to make Poolesville a more attractive village type historic town and as I read through all your different divisions that you are working on, what came across all the time was that you wanted to preserve and to spotlight the historic essence of Poolesville and just looking here at the first building right in front of me, behind you George, is the Historic Medley's Town Hall and we see up there the John Poole House also, which are Historic Medley District properties and I just wanted to let you know that the Historic Medley District would like to work more with the Town, become more

integrated with you to say hey our historic property here can do a lot toward the merchants in Poolesville and also for the different tourists we have coming through and I think --- was telling me a while ago, you have a new signage program being brought up, I know I have lived in Barnesville for 31 years, I never even knew where the John Poole House was, it is kind of lost back in there, so we talked about maybe getting some new signage and we have been really working now, the Historic Medley trying to make ourselves more well known within the community and doing more, we would really like to have people use the Town Hall, use the John Poole House, and we are redoing the arboretum in the back, where it can be used as a facility of resource for people in the area, not just Poolesville but principals of this area also. So I am just here tonight to say remember the Historic Medley, I think we have a great presence historically in your town and lets try to work together in the future for the benefit of all.

Mr. Coakley: Ok thank you. And next we have Mr. Jerry Klobukowski.

Mr. Klobukowski: Jerry Klobukowski I am representing myself as the Educational Liaison Commissioner and on this past Friday, before that I spoke with Sara Defnet at great length, the previous Cluster Coordinator with respect to the community facilities, in particular the schools portion of that and her and I both felt that it was lacking, there was some stuff that needed to be included and I sat down here on Friday all day to basically rewrite the school's portion, which I think you have before you. And basically what it does is I tried to approve the readability make it a little bit tighter and also in the end highlight the need to increase 1) to recognize agricultural or the Poolesville Cluster in the Ag Reserve to increase enrollment at Poolesville Cluster Schools, that includes Monocacy, Poolesville Elementary, and the middle school and with respect to the middle school even with a full capacity at Monocacy and Poolesville Elementary you are still as I recall somewhere between 35 and 50 students short of the existing capacity of the middle school. And then also added in, those 2 are basically free to Montgomery County Public School Systems, I mean the Ag Reserve Policy doesn't cost them anything, there are people who want to send their kids to Monocacy over the border that are willing to either 1) group their kids into one stop, or 2) drive their kids to Monocacy. There are people who would be willing to bring their kids to Poolesville Elementary, the big draw is in the end, if they go to the elementary school, to the middle school, and they have a better shot of getting in at the high school and but getting back to my one point though is you need these students at the middle school to help inject more local students, or students closer to us rather than having to worry about 600 kids being bussed in, well people say well they will never shut down Poolesville High School, they will never shut down the middle school, well never say never, never say always and having worked in government for the last 40 years or more, I know they do strange things and sometimes what you think is a logical, analytical process is basically boils down to one thing where do we cut, period. And they just yank money and they just cut, so what we want to do is we want to try to increase the population in the Poolesville cluster to our schools, so that we don't have to worry about possibly impacting the high school, because again it boils down to economics, which is cheaper busing 600 kids in or busing 400 kids out and also with respect to the high school, we need to get that modernized, and one of the things I said in here was

basically that MCPS is already conducted a site evaluation with the community for the construction of a new high school, however there is no funding there, and that needs to be improve and what we are working on that right now, working with a young gentleman who is going to put together some film hopefully or video that we can give to the Board of Ed and County Council Members in the near future, highlighting the physical condition of Poolesville High School. And one other thing is with respect to the Poolesville Elementary School we just go the FACT score rating, which was a 10 and I am not sure what 10 means in the scoring range of FACT versus the other schools but I know Donna Lowell has to get a letter in, she is the Cluster Coordinator to the MCPS to basically try and improve that score so that we will be moved up in the modernization for Poolesville Elementary as well. But I don't know if you have any questions on this or not but and then some other comments, on page 17 yeah I had a flashback I wasn't sure if that was Eddie's waistline or his shoe size, but I don't know the date, I am looking for the date, and I have to find that, it is somewhere buried in my stuff at home, but I will find that by the end of the week. And I did omit some of the stuff that Eddie talked about like with respect to the testing to get into the high school magnet program. But are there any other questions?

Mr. Coakley: Jerry on the score of 10 do you know if that is of a possible 100 or 50.

Mr. Klobukowski: I think people have greater scores than us that put them higher on the list than we are, so that is what Donna is trying to do is to convince them that you have overlooked some things and you need to take this into consideration, because there are things like they cite a radon study that was done over 14 years ago, they cite some other studies that were done several years ok, so its like if you are going to use facts then you ought to bring the facts up to the current date, you shouldn't rely on something that is 14 years old like the one radon test I think it stated in the letter that Donna wrote that for outside schools it is supposed to be between .3 and .4 and inside I can't remember exactly but the number quoted appeared to be in that number for the outside not the inside, there is no specificity on the numbers and stuff like that. The other thing was the asbestos they mentioned but there is some asbestos there, there may be some mold as well, now they just had a new HVAC system installed a couple years ago, it took them a while to get that balanced out but there is some other things as well. We are trying to basically convince MCPS that they need to relook at that score and as soon as I find out some more information I will provide it to you.

Mr. Coakley: Now based on that, I know a number of years ago, maybe 2 or 3, someone from the School Board or the County was out here discussing what they are going to do, what their plans were for Poolesville High School, where they were going to put the parking lot where the existing school is, so we are on the drawing board somewhere right?

Mr. Klobukowski: Well all I know is they have a plan, they basically said we have a plan, here are all the plans, but then they basically they said this is the plan you really want, you really want this plan, so we finally said yeah we really want this plan, but we really wanted a new school, and the whole idea with the science building was they made it so that it would connect to the new school when it was built and if people wonder why there is no walkway linking it between it and the old

school, from what I was told, is that if any of the new school touches the old school they have to upgrade everything in the school, but be that as it may, but they have made some improvements there but the bottom line is yeah there is something on the drawing board, why it is TBI, I don't know, they just issued some minutes or synopsis of minutes today from their latest Board Meeting for modernizations and there were 2 high schools and I believe 1 middle school and none of them were Poolesville. So what we want to do is we want to have this video ready so that when I testify in November, I can hand them a copy, each Board Member and Dr. Star, and the Division Head or Department Head of the Facilities Department and say here is the true nature of Poolesville High School, because what the gentleman showed me last night is there is mortar missing, not loose, missing, and you can see if you look at the school the ripple of the bricks, the mortar being sort of forced out, there is a dryer in the athletic room that doesn't work and never has and right next to it is the whirlpool for the athletes and they barely have any room to get in or get out, there is no place if the coach has to massage an athlete down or work something out to do that. The team room for before games is extremely small with all your gear on, visiting teams don't have any place to change other than a classroom, the kitchen has problems, there are other stuff, there is a classroom that one computer lab, the only way to get into it is through one of two classrooms, so you actually have to walk through a classroom. The science, the old science classroom, which they say was converted into a classroom, it was converted by basically putting plywood tops across the lab tables and so a lot of stuff has been done haphazard, there are other issues as well. One of the big things is would be video surveillance, that is one thing they want at the middle school, elementary school as well, but based on the fire we had and the recent vandalism they had there, it sort of begs the question, why wouldn't you not put it in, so there is a lot of things that we are hopeful we can cram into this DVD that will show them and I think when we go this time in November we are going to ask them, the big thing, is give us the date, you have the testimony, you know what we need, give us the date, why can you not give us the date is the question, when can you give us the date and could we please have that before the end of this year, being generous myself, I say why couldn't we have it by the end of November, but I will give them a month since it is the holidays. But I think we really need to force this and this is why in here I talk about community, I talk about the western Montgomery County community as well as Poolesville because it is important to recognize that our schools not only support the Poolesville community but they also support the western Montgomery County community and we need to mobilize them and we need to mobilize the 600 parents of the 600 students that have their children bused in and we are going to start doing that as well.

Mr. Coakley: The ones who want to get their children here.

Mr. Klobukowski: As well, but even so last time I testify a Mr. Escobar walked up to me and thanked me for my testimony and he was from Rockville, he said I don't live in your town, I can't vote for you, but thank you for your testimony my son and daughter go to Poolesville High School, so there is a constituency out there for us, we just have to more effectively mobilize it and with this video if we can get it, the other thing will be to put it on YouTube and also get the papers, the Monocacy Monocle and the Gazette to write an article on it, maybe even call the Washington

Post and have them get one of their reporters out here and do a little investigative reporting and maybe they can do it, but we want to say more than we just need a modernization, we need a modernization because of this, look at the condition, look at the physical condition of the plant, windows are cracked as well, the volleyball court, I love that one, they put a new roof in and you see these screws coming through the roof, so what do kids do, you take a ball and wack it as hard as you can and bang you hit one of those screws, can we try that again, so the bottom line is there are a lot of things that need to be fixed. We need to go in there with facts, we need to hit them a logical argument as to the reason why and I think we can do that. But I would appreciate it if you would look at this, again I appreciate the efforts and what you did, but I went in there and I sort of went on with this. But let me get back to page 17, no 12 I am sorry, I am not sure if, I can't remember what Eddie said, but on the last paragraph there where it says "safety improvements could continue to be emphasized irrespective of constraints composed by the County" and I would recommend it say "continue to be emphasized and properly balanced with the County's Rural Rustic Road Program". On page 33 with respect to developer redevelopment, I disagree with other Commissioners concerning the new development or redevelopment must, with the architectural guidelines, I believe it must comply with the Town's architectural guidelines, we have a mismatch of architecture in this Town, we need to sort of, if you really want to make this a destination then you have to set it apart from everybody else, you have to make it stand out, and having everything from early 20's to early McDonalds, except for a different color scheme, it does not help us. You can argue about McDonalds the way it is, but you go to Alexandria there is a brick McDonalds, you go to Lewisburg, PA there is a brick McDonalds, there is one up in Rochester, New York. You look at Home Depot and Lowes in certain places and they comport with the local guidelines, they don't like to but they will and I think we should codify, we should do something so that we have something that ties the town together, the Central Business District together. And then on page 42 as I recall, let me read my change, my change was on that first paragraph, second sentence, ok independent community with a long history, period, since the town's beginning as a colonial settlement in 1764, it has developed the support of economic, cultural life. And I would agree also with those people who would say we want to keep this a village or at least we want to keep the village feel, I don't think we ever want to see this ever become a Rockville, a Germantown, or anything else like that. I think that is what attracts people here, some people might not like that but that is what draws them here, they like a small town, they like the intimacy of a small town, they like knowing their neighbors, they like having their trash picked up and somebody they can call who will do something about it, they like being able to call somebody about the lights out or a problem with a sidewalk or something, they look out for each other and they mow each other's grass when they need to, they help clear the sidewalks during snowstorms and look after each other's houses when they are on vacation, etc., etc., etc., people want to come here because of that. They know what they are sacrificing, the Home Depot, or Kmart, or Walmart or whatever around the corner when they move here, but these are some of the most intelligent people who move here, because I know when I moved here in 81 and I don't mean to take up all your time, but I didn't really have

time to look at a master plan and the schools, I was getting out of the service, I needed to find a house that I could afford, this was the place, I looked at a couple other places, the houses were overpriced and the distance was too great from where I worked, so we settled here. Nowadays people get the Master Plan, they look at the MCPS plans for the school, my next door neighbor Bob Dowdy told me after he had bought his house he told me that if we didn't get a middle school they would have sold their house and that decision was in a month or two of his buying, so he would have sold his house and moved somewhere else, because he felt it was that important for his children's education, so these people are smart. And with respect to the Community Center I have my own opinion on that but anyway, thank you very much I appreciate all of your hard work and your time here tonight, thank you.

Mr. Coakley: Ok next we have Ms. Theresa Craven.

Ms. Craven: Theresa Craven, 17625 Collier Circle. I am appreciative of the time and energy that has gone into this, especially I am here singly to represent me as someone who as the gentleman before me, I'm cognizant of what I've given up by moving here, but also cognizant of all I've gained by moving to a small town. For all of the reasons that the gentleman prior to me stated and cognizant with a very keen interest on ensuring that we keep a small town and we keep the approach and we keep the feel that this town has. I have been trying to keep up with the plan and the Master Plan and approach with my travel schedule I have not been able to do so to be able to educate myself enough to ask the questions although in quickly going through this while I have been here I do have some questions, my main one is to the timeline, there was a reference earlier to submit the written records by the time the record closed, I wanted to understand further what that timeline is, if you can answer that question for me?

Mr. Coakley: Next Friday isn't it John?

Mr. Strong: I believe it is this Friday.

Ms. Craven: This Friday close of business 5 pm is that accurate?

Mr. Strong: I believe.

Mr. Coakley: 4 pm.

Mr. Strong: Yeah the office closes at 4.

Ms. Craven: So we aren't sure about that, is it this Friday?

Mr. Strong: I believe it is. Call in the morning and confirm with the Town, they will be able to give it to you.

Ms. Craven: Ok so I will have those comments at another time. Thank you.

Mr. Coakley: Ok that is all the individuals who signed up, is there anyone else here that would like to make a statement or make another statement?

Mr. McKenney: Doug McKenney again. First let me correct an oversight of mine, in kind of getting up here I neglected to thank you gentlemen for doing the work that you are doing. As a fellow volunteer I know that you lose a lot of time from family and jobs and other things you could probably be doing or maybe want to do more, so I do appreciate your time. And while this plan is not perfect, to call it a failure is simply inappropriate and I know the benefit of that comment is lost at the moment but I still wanted to say it. The other item I forgot about, the Streetscape Plan, there is I think a sheet 5 where we are proposing or you folks are proposing the intersection at Fisher Avenue and Wootton Avenue, its my personal preference and I

believe it is also the Parks Board recommendation from a couple three years ago that the traffic circle, be the entrance for the Town, I think it lends itself to a number of beneficial effects, one I think it is aesthetically better looking than the square or the twisted square as it is, two it would clearly serve as a traffic calming device in an area where it is really needed, right by the Elementary School, and three it would serve kind of as an entrance or a focal point on the way in to the central business district, so I just wanted to make those points. Do you have any questions? Thanks.

Mr. Klobukowski: Jerry Klobukowski again, on the one page which escapes me, concerning the schools, I have school population figures etc., but I thought it was fine the way it was, the only change I had was (inaudible).

Mr. Coakley: Ok any other comments, Mr. Brown?

Mr. Brown: I had one but just another correction on the people, the 5200 number (inaudible) but I will get back to you on that.

Mr. Stump: Where did Link disappear to, I saw him wonder through and then disappear.

Mr. Brown: He came and went.

Mr. Stump: I thought he was going to have some CEDC specifics before us.

Mr. Sneed: Well there is some CEDC input that is coming through me that I presented and there is forms that I will be collecting and bringing to our next meeting.

Mr. Coakley: Ok I would like to thank everyone for their input, it is not easy to put together a fairly heavy document by committee and make everybody happy and think of everything to include or not include and keep it flowing as well as possible and to a minimum and everything but we will certainly take into account everything that we have received in writing as well as the testimony tonight and try to figure out how to incorporate that as best we can. I guess that is it so that will close the Public Hearing on the draft Master Plan dated June 22...

Mr. Sneed: One thing George if I could just for the record. The Commissioners will also have a Public Hearing when they get our final draft, is that true?

Mr. Coakley: Yes.

Mr. Sneed: Ok and is there a timeline attached to that, with them?

Mr. Coakley: Not a solid timeline, however, I would certainly like to get the Poolesville Master Plan with a date of 2011 on it, and not 2012.

Mr. Sneed: Agreed. Just want to get that in the record.

Mr. Coakley: Ok hearing no other comments then the public hearing on the June 22, 2011 draft of the Master Plan is closed.

Approval of Minutes

Mr. Coakley: Ok next item of business are the minutes, approval of the minutes of July 27, 2011.

Mr. Stump: I move we approve the minutes of the Planning Commission Meeting of August 17, 2011.

Mr. Coakley: Ok do I hear a second?

Mr. Ehrentraut: Second.

Mr. Coakley: All in favor?

All: Aye.

Mr. Coakley: Ok minutes pass.

New Business

Mr. Coakley: Ok next item is under new business, recommendations for Variance 004-11, reduction of front setback from 40 feet to 38 feet at the Engle property, 19117 Dowden Circle. And you should have in your package a variance application that shows the front porch being put on a two story home. I drove by the property, the request is similar to a number of others that people have put in to put a covered front porch, I guess wide enough to put a couple chairs on, that the original homes didn't have I guess. So nothing stood out for me as far as being a negative. With that I don't know if any of you had a chance to drive by and look at it or anything.

Mr. Sneed: I had a chance to drive by and I echo your comments. Is there any reason from the Town Staff any problems brought to our attention, John you aware of?

Mr. Strong: Not that I am aware of.

Mr. Coakley: Ok in that case then do I, any other comments or questions or anything? All right do I hear a motion then to make a recommendation to the Board of Zoning Appeals?

Mr. Sneed: Motion to recommend to the Board of Zoning Appeals that the Variance application for 19117 Dowden Circle be approved.

Mr. Stump: Second.

Mr. Coakley: All in favor?

All: Aye.

Mr. Coakley: Ok next item of business is request for extension on the Robert and Susan Jamison property at 16410 Budd Road.

Mr. Stump: I am not sure I understand this, they are asking for an extension on the taps right?

Mr. Strong: Yeah they have two lots.

Mr. Coakley: Basically two kiddy lots.

Mr. Stump: They are asking for an extension on their taps?

Mr. Coakley: Yeah.

Mr. Stump: It wasn't clear in here what it was for.

Mr. Strong: The reason for that is Montgomery County traffic issue.

Mr. Stump: Perfect. I have no problem approving tap extensions.

Mr. Coakley: I was going to say, we have been fairly liberal just because of the economy with (inaudible).

Mr. Stump: It wasn't clear but I got it now.

Mr. Coakley: Does anyone have any questions or comments? Do I hear a recommendation for an extension of the tap for development?

Mr. Stump: How long have we been doing those, within 1 year, I just want to be consistent with what we have done in the past.

Mr. Coakley: Well we have had a couple ways of doing it, the one has been to give a 1 or 2 year extension and the others that are predicated on other development taking place that we use that language that we grant an extension until such time as they are able based on needed development to tie in.

Mr. Stump: But in this case it would make sense and be consistent if we just did x time.

Mr. Coakley: Probably 3 years.

Mr. Stump: I forgot what it was. I move we grant the Jamison's 2 year extension on their allocation, grant Jamison's a 2 year extension on their development.

Mr. Coakley: Ok all in favor?

All: Aye.

Mr. Coakley: Ok no old business. Anyone have any talks for the good of the Commission?

Mr. Ehrentraut: I have a question. Dillingham Park it is almost finished?

Mr. Strong: It is closer to being done than it was a few weeks ago. They put some tape and stuff around everything until it is commissioned, if you will, which means they have to put mulch in place. And also there is a picnic facility or a covered facility that is going up.

Mr. Coakley: The pavilion?

Speaker: Community Center.

Mr. Strong: If you like open doors and no walls.

Mr. Coakley: Ok now we need to discuss a work session to start getting all our ducks in a row and making changes we need to. So I will send an email around to everybody to find out what Wade's schedule is, what availability the meeting room is and see if we can set something up, does anybody have any days next week that they are definitely no go.

Mr. Conley: Tuesday no go.

Mr. Stump: Stay away from the weekend.

Mr. Coakley: We'll try to.

Mr. Stump: We are moving offices next weekend.

Mr. Coakley: So anybody else have a day they know is out. Ok so any night but Tuesday. I will check with Wade and email everybody.

Mr. Strong: He probably won't be back until Sunday evening.

Mr. Coakley: Ok. Anything we should know going on in the town that we are not familiar with John right now?

Mr. Strong: Let's see I will give you a full briefing of what is taking place. Stoney Springs Phase two, a rough grading and that will start shortly as far as installation of sediment control devices. The Brightwell Phase 1.2 bonding is coming in so that will happen shortly. You noticed that they've started across on Jerusalem Road if you have been down that way, grading, that is actually a part of Phase 1.1. The contract for the I&I work has been awarded, going to do a little bit more lining and also installation and some cleanouts on properties that never had the cleanouts installed and that is an issue and that is in the Wesmond subdivision. The curb and gutter along Tom Fox has been awarded, we are waiting for the contract to come back that is from Hughes to Fisher Avenue. And then we have the usual stuff, we did have bidding that took place for wellhouse 9, 10 and the waterline to 9.

Mr. Coakley: So Tom Fox, does that include sidewalks also?

Mr. Strong: No just the curb and gutter.

Mr. Stump: How late in the year can they do that?

Mr. Strong: Curb and gutter?

Mr. Stump: Yeah.

Mr. Strong: Well they can do it all year long but they have to...

Mr. Stump: I'm thinking of asphalt.

Mr. Strong: Yeah asphalt, we kind of use a deadline of being able to purchase the asphalt Thanksgiving, after that it is up to the good Lord in keeping the plants open because it will get too cold for them to produce and make it profitable.

Mr. Conley: So you don't think there is any problem getting Tom Fox done before.

Mr. Strong: No there is no asphalt involved, it is concrete and I expect once the contractor has his bond to me that he will probably start within a week or two. I mean he just has to soften up the joint and then line it up to the curb.

Mr. Coakley: Ok have we heard anything back from the Quito property, I know they were in here a few months ago.

Mr. Strong: No. Jamison's are trying to work out something for the townhouse property, they are trying to work out a, since it is Habitat for Humanity, they are trying to work out a deal with the County as far as impact fees. I don't know when that is. The other properties I haven't heard anything more on.

Mr. Stump: I talked to Wade several times about the Habitat they have been hung up on the impact fee issue for many, many, months now, the County doesn't seem to be budging enough to make their budget.

Mr. Strong: Conlon Forest Bank if you recall, there is an issue with where the right of way for the existing sewer falls, where it was built and where it falls, we will try to resolve that. But that is where that is. And Westerly 7 you know you came in about the FEMA flood district plain map indicates some of the areas he wants constructed is in a flood plain. And it may just be the way they mapped it, so he is talking to FEMA.

Mr. Stump: And what are the chances of them...

Mr. Strong: He is talking to FEMA.

Mr. Stump: Understood.

Mr. Strong: If you looked at the way they mapped it or for the classification of mapping it is an unmeasured map, if you will, so they kind of use the contours that they have, I don't know what their contours are, but when we did the overlay it didn't look so great, so he is working on it, and that goes to the County.

Mr. Ehrentraut: What about the gas station?

Mr. Strong: Gas station they came up with a resolution for the storm drainage issue but the line goes within 4 feet of the storm drain line, it goes within 4 feet of a power pole and the County has a guideline of 5 feet, so it is with the County.

Mr. Ehrentraut: So how did the town fare with the I&I last week?

Mr. Strong: We had I&I and it is a problem. The town knows about it, the town as I said...

Mr. Coakley: Has spent a lot of money on it.

Mr. Strong: Has spent a lot and will spend more, or the Town will spend more.

Mr. Coakley: I recommended back in the late 70's early 80's to totally replace everything in Wesmond and they said no, and I think we have spent more money on I&I problem solving than it would have been to go ahead and do that.

Mr. Strong: Well I have a friend in the audience today, this is Dick Strock and Dick lives on Dowden and he is probably one of the longer residents here, 35 years and Dick used to, before we did the I&I project, used to be one of those guys who used to call and say I've got sewage in my basement, and after this rain storm he had water in his basement, but it wasn't sewage.

Mr. Coakley: Water is not real good though.

Mr. Strong: Well water is from something that I have nothing to do with.

Mr. Strock: First time in 35 years that the water table is where you can see water coming up (inaudible).

Mr. Strong: So we have made headway, is there plenty of room to go, yes.

Mr. Kuhlman: By the Town's meter we had 13 inches of rain and we had 6.2 within 24 hours.

Mr. Strong: It would be classified as a major rain event.

Mr. Stump: Of a lifetime?

Mr. Coakley: Well I heard longer than that. I heard some things on the radio that it was like a 200 year event.

Mr. Strong: And please note that it doesn't mean that tomorrow we couldn't have the same thing happen again.

Mr. Sneed: I was serious with my questioning of the gentleman because I have been reading some stuff that suggested this could be the new norm and if that is the case then whatever overage we are experiencing this year is likely to continue, I don't know if that is true or not, but my point was to change the way the Town should be thinking about it and scheduling changes if they are going to be coming.

Mr. Strong: I think what they need to do, is it ok Eddie, I mean this isn't my, it's an opinion. It is something that needs to be continually pursued and it is a funding issue too, you can't, you don't have the money you can't fix it. And the Town is being pretty proactive with the issue of I&I and we have a program that is in place that observes I&I, it's not talked about a lot because it is not flashy, you know when you build a park somebody sees it, when you fix a problem in the sewer system nobody sees it, nobody really knows it unless they are following it.

Mr. Kuhlman: I've been active in Town politics since 1988 and I&I is an acronym that has been around before that and the previous engineering firm that we had we spent considerable money back then with them, we were doing the same thing, we would always chase a leak, go to manhole #30 plus 10 feet, patch a crack this year, next year we were at manhole 30 plus 14 feet patching a crack and what was it John, 3 or 4 years ago...

Mr. Strong: 6 years ago.

Mr. Kuhlman: 6 years ago I lost it with the then Town Engineer and I said no more of this, I want to see something, even if it is tear up every street in town and replace every line, something different has to happen, and they came back with a different program and we changed engineering firms, John has been very proactive, we spent considerable money, but we have seen success, we will never be rid of it all. And I have talked to elected people from all over the country, go to MML, you will never get rid of it all, Maryland Rural Water will tell you, you will never get rid of it all, in this past storm, Thursday I don't care how tight --- was you were going to get water in it and if it is right down the street that deep it is going into the manhole. I think we have made great strides and there are more to be made, we just let a contractor do some more work and while I think we are smart to be chasing it and investigating it, we purchased our own camera now, so we can stick a camera down in the line and --- where it is coming from. I think we are attacking it very aggressively and no question John has done a good job over the last couple of years and answered where

is the threshold, are you going to spend, is it wise to spend \$30,000.00 to fix a 2 gallon a minute leak, we are looking at that, where is the threshold, where do you say enough is enough and so far we haven't had to come to that but the major relining in Wesmond was a huge success, unfortunately some of us, myself included, Commissioners had listened to the acronym I&I so much we thought this program would wipe it all out, but we have made leaps and bounds improvements but it didn't clean it all up and we are working it and it is the one acronym I would like to get rid of as a Commissioner but it is going to be there forever.

Mr. Strong: This past spring we were lucky enough and by accident with the town camera to discover 5 manholes in Seneca Chase that were leaking severely, to the tune that in a dry period they were leaking, and when we patched those patches in a dry period, the plant saw a 50,000 gallon decrease in flow, and it was purely by accident the camera, the operators were out practicing the operation of the camera, so they went to a place that was dry and by accident they just ended up into a manhole that the gasket around the pipe and the manhole facing had failed and it was a very deep manhole, so all the water, these pipes are lined in gravel, so any ground water travels along the pipes, if you will, and when it gets to an open joint it comes in, and that is one of the problems within the Town, the geology is such that the ground has been, you dug out the rock and there is rock lining along the existing channels of where the pipe lays, so it kind of acts like a bathtub if you will, and each of the houses that have basements they then act as bathtubs too because those were hollowed out of most likely rock also, so although your house probably won't go anywhere, the water doesn't go anywhere either.

Mr. Kuhlman: A manhole in Seneca Chase down there by the park --- all day.

Mr. Strong: I don't know. When was Seneca Chase built 80 something, so its 30 years old and under AWA, that is one of the organizations for water, the life expectancy of a system has to be a minimum of 50 years, well yes 50 years is where you want to get it to and then you start to have degradation, so sometimes things that are supposed to be ok aren't. In the case of Seneca Chase probably, it was before my time by a long shot, but again there is a boot and a gasket, when they set the manhole they probably had to redrill the outlet for the pipe and then they came in and they patched over it and it held up for some time and then it finally gave way and the boot flopped open and then the water came and it never stopped. So there is things like that, we also found a brick manhole that was down by the old pump station on Westerly Road that we reworked and...

Mr. Coakley: Westerly Road or Avenue?

Mr. Strong: Westerly Avenue I am sorry. And we reworked that, that was also connected to a sanitary line that had been abandoned forever but still had raw water coming through, it wasn't sanitary anymore and that was dumping into the manhole, so we plugged that up. And the Town guys did that, in the same time we found a ¾ hole in a pipe, which wasn't, that is not really bad but when it rained it was right over top or right under a swale and every time that swale filled up with water that water went in the hole. So it is an ongoing process, we know of other problems within the town and it is just a matter of trying to get as much data as we can and pursue it. The Town guys do a tremendous amount of that work, I am there

to kind of sidestep the information and say lets go look here and see if we can figure out what that problem is.

Mr. Coakley: Did you have any earthquake damage?

Mr. Strong: Not that I am aware of. Although this past rainstorm we did have at the Oxley Farm station some really, really high numbers that we hadn't seen before, now whether that is attributable to the earthquake I don't know, we haven't figured out what that problem is yet but we are chasing it.

Mr. Kuhlman: Just like the line that goes over to Jonesville and Jerusalem, how many years did that sit on ---- when we had rain events, just leaking like a sieve.

Mr. Strong: There is a series of manholes that were, they were built to grade but they never looked at the issue of surcharging of the, when it really rains hard, of the stream bed, so when the water went up, it went up over top of the manhole and it infiltrated back down into the system, and they had to come back and basically raise the manhole up further in the air and also change the way they had the system, the top pole down.

Mr. Kuhlman: We still expect that there are a number of homes in Town that have their sump pump illegally --- into the sewer system.

Mr. Strong: The other thing is, is back in the 80's, I mean up into the 80's it wasn't uncommon for people to take their drain tile system and tie it into the sanitary system. It all went to the same place, that was the theory of the process, you dilute it enough it doesn't matter, but it does and so some of that may be going on also. Also areas if you have a basement, probably your area drain way tied into the sewer, well if the water runs down the steps it has got to go somewhere and it goes into the sanitary system. So it is just a series of things and we are trying to find those, but it also presents an issue for the homeowner, how is he going to resolve the issue when we find it, we ask.

Mr. Kuhlman: I mean I visited a homeowner today with potty water in a jar and he told me yeah I hooked up the pump and I pumped it into the floor drain in my basement and drained the whole area. He's got a dry backyard but we got 1000 gallons or more through the plant that we didn't need.

Mr. Strong: It's a work in progress. We find it, we try to fix it. This go round we are taking care of some laterals that were in the original Wesmond area that we did but even there was a brand new driveway or something like that, that the property owners wouldn't allow us to come in and do the work. In fact some of it was pretty bad and then there are some with an ornamental cherry tree that made an awful lot of an emotional issue for that particular person and we, so we packed up everything and we left it alone and then 3 months later the cherry tree died so it is no longer an issue. Anything else?

Adjournment

Mr. Coakley: I think that is it John. Thank you. Do I hear a motion to adjourn?

Mr. Conley: So moved.

Mr. Sneed: Second.

Mr. Coakley: All in favor.

All: Aye.