

**Poolesville Planning Commission
Meeting of June 10, 2009**

***Summary due to recorder malfunction**

Present: Chuck Stump, Link Hoewing, Bob Bachman and George Coakley. Also present was Town Manager, Wade Yost, Town Engineer, John Strong and Town Attorney, Alan Wright.

Call to Order

The Meeting was called to order at 7:30 p.m.

Approval of Minutes

The minutes of May 13, 2009 were approved.

New Business

Road Construction Ordinance: John Strong gave a detailed presentation on the road construction ordinance explaining the Town of Poolesville's Residential Roadway Design Standards which states: The Town's pavement sections are based upon a California Bearing Ratio (C.B.R.) of 7 as a minimum acceptable bearing ratio. If the C.B.R. value for the proposed sub-grade is less than a 7 then the developers design engineer shall submit an alternative paving section to the Town for review and approval. All test data and calculations for the pavement sections shall be submitted to the Town for review and final approval. Sampling and testing of the sub-grade material shall be a minimum of every 500 linear feet along the approved centerline or at changes of material as determined by the Town. The Town reserves the rights to extract comparative samples. All testing shall be conducted in accordance with American Association of State Highway Transportation Officials (AASHTO) and American Society for Testing Materials (ASTM). All methods of construction and materials shall comply with Maryland State Highway Administration Standards for Materials and Construction Methods dated 2008.

Based on the Town of Poolesville's Land Development Standards the following specifications should apply for Cul-De-Sac, a Secondary Road and a Primary Road:

Cul-De-Sac

Surface Course: 2" bituminous concrete to be placed in two 1" layers;
Base Course: 3" bituminous concrete;
Aggregate Base: 4" graded aggregate base;
Subgrade: Compacted subgrade

Secondary Residential Road

Surface Course: 2" bituminous concrete;
Base Course: 3" bituminous concrete;
Aggregate Base: 6" graded aggregate base;
Subgrade: Compacted subgrade

Primary Residential Road

Surface Course: 3" bituminous concrete to be placed in two 1 1/2" layers;
Base Course: 4" bituminous concrete;
Aggregate Base: 6" graded aggregate base;
Subgrade: Compacted subgrade

George Coakley then asked if anyone in the audience would like to speak.

Mike Conley, Winchester Homes spoke and stated that he has been using County Regulations that are in place now for years and he has no problems. He stated that he feels that one specific specification of using stone does not fit all applications and that although this specific roadway would be a better constructed roadway using the new standards it is not fair for the new standards to be imposed on his subdivision because his building permits were approved under the guise that he would be able to use Montgomery County Specifications.

Alan Wright weighed in and said that there are case laws that do support requirements for new standards in already approved subdivision plans.

Tom Kettler, Kettler Forelines Homes stated that it has been his experience in Poolesville and Virginia to always use aggregate base prior to paving. He feels there is nothing wrong with the standards John is proposing, but would like to see alternative options considered such as soil cement.

The Board chose not to act on the recommendation at this time. It will be placed on next month's agenda.

Old Business

Alternative Energy Ordinance: Wade gave a presentation using a Sample Use Chart for Wind and Solar Energy Systems. The Board discussed height limitations, setbacks, and roof mounted solar systems.

Discussions for next meeting:

- * An Ordinance to allow Christmas tree sales in 1/3 to 3/4 residential zones tied to parking availability (to allow churches to sell trees).
- * Prohibit any specific use being applied to shared driveways.
- * Language stating that any time the Planning Commission has a hearing for recommendation to the Board of Zoning Appeals, all contiguous property owners will be notified.
- * Developer's Covenants shall not conflict with Town Regulations and if they do the Town's Regulations prevail.