

**COUNCIL OF CHEVY CHASE VIEW**  
**Monthly Meeting**

Date: June 23, 2021  
Place: Meeting was held at Christ Episcopal Church  
Present: Peter Marks, Acting Chair; Lisa Fair, Carlos Molina and Nancy Somerville, Council members  
Jana Coe, Town Manager  
Ron Bolt, Legal Counsel for Town  
Joseph Toomey, CCV Building Permit Administrator

Others Present: Bruce Hebbard 4300 Glenridge Street

Called Meeting to Order: 7:00 p.m. by Peter Marks, Acting Chair

**Welcome Elected Council Member Lisa Fair:** The result of the Special Election was reported. Lisa Fair was elected for a two-year term.

According to the Town Charter, Sec. 5. Election procedure: Following the election, each newly elected official shall qualify within ten days by taking oath before any officer in Montgomery County authorized by law to administer oaths, to discharge diligently and faithfully all duties of the office. Lisa Fair met the eligibility requirements and took the Oath of Office on May 25, 2021.

**Election of Officers:** Paula Fudge was elected as the Town Council Chair at the May 19, 2021 Council meeting. Council members agreed to wait until the results of the special election were known before appointment of the remaining officers.

The floor was opened for nomination of other Council officers. Carlos Molina nominated Peter Marks to serve as Acting Chair, Lisa Fair to serve as Treasurer, and Nancy Somerville to serve as Assistant Treasurer. Nancy Somerville seconded the motion and it passed with a 4-0 vote.

**Assignment of Council Member Responsibilities:** The Council members discussed the numerous responsibilities of the Council. The information and Council member assignments can be found on the CCV website.

**Approval of Minutes of May 19, 2021 Monthly Council Meeting:** Carlos Molina moved the minutes of the May 19, 2021 Monthly Council Meeting be approved. Nancy Somerville seconded the motion and it passed with a 4-0 vote.

**Financial Report for Period May 1, 2021 to May 31, 2021:** Lisa Fair moved that the financial report for the period May 1, 2021 to May 31, 2021 be accepted. Carlos Molina seconded the motion and it passed with a 4-0 vote.

**Council Member Walk:** Carlos Molina will conduct the monthly Council member walk and report his findings at a later date.

**Building Permit Application - Outdoor Kitchen/Fireplace - 4204 Franklin Street (Gonella):** Lulu and Geoff Gonella submitted a permit application for their home at 4204 Franklin Street in the Town of Chevy Chase View. The application complies with all of the applicable rules and restrictions of the Chevy Chase View Municipal Code.

Mr. Toomey's review is based upon the description of the project on the application, a construction layout plan overlaid onto a part of the original building construction site plan, and photographs of the proposed fireplace to be constructed.

The scope of the project is to demolish the existing outdoor fireplace and outdoor kitchen, enlarge the existing rear yard patio, construct a new outdoor kitchen and a new outdoor fireplace with seating walls, as shown on the application plans. The fireplace will be offset from the left (east) side property line by more than 12 feet. The new kitchen will be located fully behind the existing home. Mr. Toomey recommended that the Town Council approve this building permit application.

Peter Marks moved that the permit application be approved. Carlos Molina seconded the motion and it passed with a 4-0 vote.

#### **CCV Building Permit Summary for June 2021**

##### **New applications for a Building Permit:**

- 4009 Cleveland Street (Albright) Detached garage - applied 6/2/21
- 4204 Franklin Street (Gonella) Outdoor kitchen and fireplace - applied 6/3/21

##### **Applications for Fence Permits approved administratively:**

- 10011 Connecticut Avenue (Pierola) Fence - applied 4/17/21
- 4108 Everett Street (Tarbutton) Fence - applied 5/17/21, issued 6/7/21

##### **Applications on hold pending further information:**

- 4009 Cleveland Street (Albright) Detached garage - applied 6/2/21
- 4312 Glenridge Street (Stogoski) Fence - applied 3/2/21

##### **Approved applications awaiting issuance of the Chevy Chase View permit:**

- 4100 Dresden Street (Tyson) Shed and fence - applied 6/23/20, approved 7/15/20
- 4209 Franklin Street (Winters) Addition and entry portico - applied 2/3/21, approved 2/17/21
- 4021 Glenridge Street (Matan) Addition - applied 4/7/21, approved 4/21/21
- 9808 Summit Avenue (Manfreda) Deck and patio - applied 5/5/21, approved 5/19/21
- 10114 Summit Avenue (Wellner/Pickard) Screen porch - applied 4/7/21, approved 4/21/21

**Active and open permit construction projects:**

- 9819 Connecticut Avenue (Spry) Porch and deck addition - applied 2/29/21, approved 3/17/21
- 4016 Dresden Street (Plank) Construct a new home - applied 4/14/20, approved 5/20/20, revision approved 6/17/20, issued 8/12/20
- 4101 Dresden Street (Klaffky) Storage unit - applied 3/30/21, issued 3/30/21
- 4213 Dresden Street (Potomac Heritage Homes) New house construction - applied 11/21/20, approved 12/16/20, issued 1/14/21
- 4108 Everett Street (Tarbutton) Fence - applied 5/17/21, issued 6/7/21
- 4008 Glenrose Street (Delphin) Patio sitting wall, applied 5/3/21, approved 5/4/21, issued 5/5/21
- 9910 Kensington Parkway (Noce/Lucas) Fence and retaining wall - applied 3/17/21
- 4205 Saul Road (4205 Saul Road, LLC) New house - applied 9/3/20, approved 9/16/20, issued 12/21/20

**Completed projects since the May 2021 Council meeting:**

- 10011 Connecticut Avenue (Pierola) Fence - applied 4/17/21, issued 6/17/21, completed 5/18/21
- 4001 Glenridge Street (McDonnell) Dumpster - applied 3/31/21, issued 3/31/21, completed 6/1/21
- 4101 Glenridge Street (Madden) Temporary storage unit, applied 3/17/21, issued 3/1/21, completed 6/1/21

**Update on Thrive Montgomery 2050:** Lisa Fair reported that there will be a coalition meeting on June 30, 2021, to discuss community outreach. Residents are encouraged to learn more about Thrive Montgomery 2050 via the following link: <https://montgomeryplanning.org/planning/master-plan-list/general-plans/thrive-montgomery-2050/>.

**Update on Pepco's Fair Market Valuation of Town Streetlights:** As previously reported, the Town issued a formal request to Pepco asking that the fair market valuation of the Town's lighting equipment (induction lights and related equipment) be provided to the Council. Pepco provided a proposal wherein Pepco's vendor will survey the inventory of Pepco owned streetlights in the Town of Chevy Chase View. The cost of this survey is \$7,500, which will include locating all company owned and maintained streetlights, and recording attribute data to help assess the fair market value of the streetlights. In addition to the attribute data collection, the vendor will take digital pictures at each light location.

Upon completion of the survey, Pepco will provide the results of the survey to the Town for review. Pepco will move forward to determine the value of the following articles tied to the sale of the streetlights:

- Fair Market value of the streetlights,

- Third-Party attachment agreement for the streetlights to be attached to Pepco-owned poles and the associated rental fees. Note, additional and separate fees may be incurred for lights attached to Verizon-owned poles,
- Cost to perform any make ready/reconfiguration work on each pole to safely allow customer-owned equipment to be installed in the same space as Pepco-owned equipment. Note, there would be an upfront cost to the Town to perform the engineering analysis that would be pre-paid and trued up similar to the survey costs. The Town would also be responsible for the costs tied to performing the necessary work.

Scott Watson, the Town's lighting consultant, concluded that we have the maps and know the purchase price and installation year for all the fixtures, and therefore does not believe Chevy Chase View should be forced to pay a contractor \$7,500 to tell us what we already know. After considerable discussion, the Council asked the Town Manager to compile this archival information and discuss a counter proposal with Pepco officials.

**Stormwater Management (SWM) Committee Update:** The SWM Committee began its work on October 19, 2020, and submitted its final report to the CCV Council on June 22, 2021. The Town Council will evaluate all of the Committee's recommendations and gather resident input over the next months to determine which recommendations merit future action.

**NOTE:** The Council has planned for the SWM Committee to present its final report on Tuesday, July 27, 2021, at 7:00 pm. The presentation will be held virtually. More information will be sent out via e-Town mailings.

**Summer Street Maintenance Scheduled:** The Town's maintenance contractor, Chamberlain Contractors, will be performing right-of-way repairs associated with construction and repair projects as well as general maintenance items. The work has been scheduled for July 26 - July 30, 2021. Residents will receive an e-Town mailing with details.

**Appointment of Lisa Fair to Montgomery Municipal Cable Board of**

**Directors:** Lisa Fair has served as a member of the Montgomery Municipal Cable Board since 2019 and agreed to continue in that capacity. Carlos Molina moved that the Town Council appoint Lisa Fair as a member of the Montgomery Municipal Cable Board. Nancy Somerville seconded the motion and it passed with a 3-0 vote, with Lisa Fair abstaining from the vote.

**Review of Clark/Azar Civil Engineering Services for FY21/FY22 Capital Improvements Final Design and Permitting Services Proposal:** Peter Marks discussed the Clark/Azar Civil Engineering Services Proposal that will assist the Town in developing the FY21/FY22 capital improvements final design and permitting services, primarily on Dresden Street and Glenridge Street (both between Summit Avenue and Connecticut Avenue). Nancy Somerville expressed her concern that the proposal did not include green/gray infrastructure considerations. After considerable discussion, it was the consensus of the Council that it would gauge Town residents' interest and concerns about stormwater management issues before moving ahead with the traditional standardized 6" concrete curb with gutter and driveway aprons.

Pete Marks emphasized the importance of the Town Council to continue with the assessment and development of an engineering study by the Fall 2021 in order to schedule the work budgeted for FY22 (July 1, 2021 - June 30, 2022).

**Discuss Next Steps to Study Drainage Issues in the Town and Application For Maryland DNR Chesapeake and Coastal Service Grant:** The Council discussed the merits of applying for a Chesapeake and Coastal Service Grant from the Maryland Department of Natural Resources to study stormwater drainage issues in the Town. Nancy Somerville moved that the Council take early action and apply for said grant in order to meet the grant application deadline. This grant aligns with the recommendations in the SWM Committee's report. Carlos Molina seconded the motion and it passed with a 4-0 vote.

**Coronavirus Local Fiscal Recovery Funds under the American Rescue Plan Act to Non-entitlement Units of Local Government within the State of Maryland:** The Council agreed to apply for funds available to local governments under the American Rescue Plan Act (ARPA). Although the exact amount of the grant is not yet known, the Town is likely to be eligible to receive several hundred thousand dollars, which must be used by 2026. Authorized uses of the funds include investments in water, sewer, and broadband infrastructure and addressing the negative economic impacts caused by the COVID-19 public health emergency. Acting Chair Peter Marks raised the question of whether the Town should use ARP funds given our sound financial situation. After discussion, Peter Marks moved that the Town Manager should complete the application for the ARP funds prior to the June 30, 2021 deadline. Carlos Molina seconded the motion and it passed with a 4-0 vote.

The Maryland Municipal League has reiterated that municipalities should take their time to plan these ARPA-covered expenditures that fall within the Federal government guidelines. There is no rush to spend the funds, which must be obligated by December 31, 2024, and spent to cover such obligations by December 31, 2026. Also, the Treasury is still taking public comment until July 16, 2021, on its Interim Final Rule, after which time clearer guidelines on what these funds can/cannot be spent on will be released.

**Appreciation to Nominating Committee:** The Council extended its appreciation to Mike Plantamura (Chair), Stacey Kuzma and Dawn Forsberg serving on the Nominating Committee for the May 2021 regular and Special elections.

**Appreciation to Outgoing Council Member Ron Sherrow:** On behalf of the Council, Peter Marks extended its appreciation to outgoing Council member Ron Sherrow who served on the Council for eight years, beginning in May 2013. Ron's contributions were always consistent, offering always thoughtful, well-informed and insightful observations and comments.

**Recognition to Christ Episcopal Church:** Christ Episcopal Church provides the Town with the space needed for Town work sessions and multiple meetings over the course of the past twelve months. The Church's staff accommodates requests for special equipment and use of the undercroft, when necessary. Carlos Molina moved that the Town donate \$500.00 to Christ Episcopal Church as appreciation for the use of its facilities for Council meetings and work sessions. Lisa Fair seconded the motion and it passed with a 3-0 vote. Peter

Marks abstained from the vote due to the fact that he is a member of Christ Episcopal Church.

**Town of Kensington Pedestrian and Bicycling Access and Safety Working**

**Group:** The Town of Kensington has asked Town Manager Jana Coe to participate as of a member of its Pedestrian and Bicycling Access and Safety Working Group. While the working group's emphasis remains focused primarily on the Town of Kensington, the working group wants to make certain the Town of Chevy Chase View's safety efforts on Connecticut Avenue are considered in the overall traffic and safety considerations. Lisa Fair moved that the Town Council appoint Jana Coe as a member of this Town of Kensington working group. Carlos Molina seconded the motion and it passed with a vote of 4-0.

**Motion to Adjourn:** At 9:10 p.m. Carlos Molina moved that the meeting be adjourned. Lisa Fair seconded the motion and it passed with a 4-0 vote.

**Time and Place of Next Meeting:** The Council will meet next for its monthly meeting on Wednesday, July 21, 2021, at 7:00 pm. The meeting will be held at Christ Episcopal Church.

Respectfully submitted,  
Jana Coe, Town Manager

**NOTES and REMINDERS:**

**Unleashed Dogs:** Many residents are expressing increasing concern about unleashed dogs in the Town. Dog owners are reminded of the following provisions in the Montgomery County Code, Chapter 5, related to Animals and Public Nuisance:

Animal Trespass (Montgomery County Code, Sec. 5-203(a)(3)) - "An owner must not allow an animal to enter private property without the property owner's permission. (\$100 fine). Any dog is at large if it is outside the owner's premises and not leashed, unless it is a service dog, is in a dog exercise area designated by the Maryland National Capital Park and Planning Commission or is participating in an approved activity." (\$100 fine for first offense; \$500 fine for each subsequent violation).

Unwanted Contact - "The pet owner must prevent unwelcome or unsolicited threatening physical contact or close proximity to a person or a domestic animal that occurs outside the owner's property that may cause alarm in a reasonable person, such as biting, chasing, tracking, inhibiting movement, or jumping." (\$500 fine). **You are reminded to clean up after your dog and place the bag in your own trash container for disposal by Ecology Services' crew.**

**Bulk Pick-Up** - The next monthly bulk pick-up is scheduled on **Saturday, August 7, 2021**. As a reminder, heavy refuse includes major appliances (must have Freon removed), furniture, large toys, bicycles, and plumbing fixtures. Excluded are batteries, propane tanks, bricks, general construction debris and iron pipes. Please have your items at the curb by 7:00 AM on Saturday as the truck comes through early.

**Application for Building Permit** - Building Permit Applications for consideration at the September 15, 2021 meeting must be submitted to the

Town Manager by 5:00 p.m. on September 1, 2021. Please note that the review may take several days, and an application is not considered perfected until the Town Permit Administrator-Municipal Engineer completes his review. Please contact Jana Coe, Town Manager, at [janacoe@chevychaseview.org](mailto:janacoe@chevychaseview.org) or by calling 301-949-9274.

***PLEASE TAKE ADVANTAGE OF THE FOLLOWING THREE COMMUNICATION OPTIONS FOR TOWN RESIDENTS ONLY***

**1. Sign Up for eTown Mailings:** You can receive the monthly CCV Council meeting minutes and other Council messages and important announcements from the Town Manager. This does not replace the CCV listserv. Go to the CCV website - on the front page under "Quick Links" - you will find the box that says "eTown Mailings". Enter your mail address in the white field, then hit "Go". This will take you to the website of our partner, Constant Contact. Re-type your email address in the box that says "Confirm your email address". Enter your first name, last name and street address in the section titled "Your Information". Finally click the button at the bottom left that says "Save Profile Changes". After you have completed these steps, you will receive an email confirming your registration. Please note that when one member of your household registers for our electronic mailing list, we will discontinue mailing hard copies of these documents to your household.

**2. Town Directory and Members Only Access:** The Town publishes a Resident Directory in early Fall each year. In addition, this Resident Directory is available online, when you to sign up for "Members Only" (link) access to the Resident Directory. When you sign up for access, the online Resident Directory will be updated to include the information you provide. If you are new to the Town, we would like to add you to the Town's online Resident Directory. Then, when the annual directory is reprinted in the Fall, your information will be included in the printed version as well. The Town Manager administers online access accounts and formally activates residents' accounts. You will receive an email with instructions once approved. We take your privacy seriously and have done everything possible to bring this useful content to you in a secure manner.

**3. Listserv** - Please consider becoming a member of the CCV listserv by emailing [ChevyChaseViewNet+subscribe@groups.io](mailto:ChevyChaseViewNet+subscribe@groups.io)