

COUNCIL OF CHEVY CHASE VIEW
Monthly Meeting

Date: October 20, 2021
Place: Meeting was held at Christ Episcopal Church
Present: Paula Fudge, Chair; Lisa Fair, Carlos Molina, and Nancy
Somerville, Council members
Ron Bolt, Legal Counsel for Town
Joseph Toomey, CCV Building Permit Administrator

Others Present: None

Called Meeting to Order: 7:10 p.m. by Paula Fudge

Approval of Minutes of September 22, 2021 Monthly Council Meeting: Nancy Somerville moved that the minutes of the September 22, 2021 Monthly Council meeting be approved. Carlos Molina seconded the motion and it passed with a 4-0 vote.

Financial Report for Period September 1, 2021 to September 30, 2021: Carlos Molina moved that the financial report for the period September 1, 2021 to September 30, 2021 be accepted. Nancy Somerville seconded the motion and it passed with a 4-0 vote.

Council Member Walk: Nancy Somerville conducted the monthly Council member walk and submitted her report.

Building Permit Application - Inground pool with surrounding deck and screen pool house - 4021 Glenridge Street (Matan): James and Elizabeth Matan submitted a permit application for their home at 4021 Glenridge 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, and the architectural plans drawn by Flanagan Architects, identified as 12 OCT. '21 CCV Revisions, which includes the Site Plan by TES, dated October 13, 2021. The scope of the project is to construct an inground pool with a surrounding deck, and a screened pool house, in the rear yard of the property.

The pool will be located 37 feet from the rear property line, 75 feet from the left (west) side property line, and 51 feet from the right (east) side property line. The surrounding pool deck will be offset 21 feet from the rear property line, 57 feet from the left (west) side property line, and 35 feet from the right (east) side property line. The screened pool house will be located 9.1 feet from the rear property line, allowing an extra 2-foot offset due to the height of the structure above the pre-development grade at that point of the property. Mr. Toomey recommended that the Town Council approve this building permit application.

A permit application with the Montgomery County Department of Permitting Services, number 964497, was made on 08/22/2021.

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

Building Permit Application - Rear addition, rear screen porch, enlarge existing deck, covered walkway, new patio/fire pit - 4102 Glenridge Street (DeSarno): Nicholas and Lauren DeSarno submitted a permit application for their home at 4102 Glenridge Street in the Town of Chevy Chase View. The application, as it was originally submitted, did not comply with the rear setback restrictions of the Chevy Chase View Municipal Code; however, the lot size was increased per a minor lot line subdivision, and Mr. Toomey presented the approved subdivision plan.

Mr. Toomey's review is based upon the description of the project on the application, the site plan produced by Total Engineering Services, dated September 30, 2021, and the architectural plans by Flanagan Architects, AIA, dated October 1, 2021. The scope of the project, as shown on the plans, is to construct an addition at the rear of the house to expand the main level breakfast room, basement rec room, and second floor bedroom. The project will also include a screen porch and an addition to the existing deck, and a covered walkway between the breakfast room and the porch. Also proposed with the project is a new patio and fire pit at grade, at the rear of the house.

The rear setback for the screen porch is shown as 45.5 feet on the site plan, and the rear setback for the patio fire pit is 31.0 feet. This setback is based upon the approval by the Montgomery County Planning Department of the minor lot line adjustment application. With the approval and recordation of the new subdivision plat, the proposed addition meets the 25-foot rear property line setback requirement. The proposed left (east) side setback for the deck is shown as 15.1 feet, and 22.7 for the screen porch, meeting the required side setback of 15 feet.

A building permit from the Montgomery County Department of Permitting Services will also be required for this project.

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

CCV Building Permit Summary for October 2021 (need to update)

New applications for a Building Permit:

- 4102 Glenridge Street (DeSarno) Addition and screen porch - applied 10/5/21
- 4021 Glenridge Street (Matan) Pool and pool house - applied 10/5/21

Approved Applications for Fence Permits:

- 9815 Connecticut Avenue (Tatum) Fence - applied 10/12/21

Applications for Dumpster and Storage Unit Permits:

- 4017 Glenridge Street (Foley) Dumpster - applied 9/2/21, issued 9/3/21

Applications on hold pending further information:

- 4113 Glenridge Street (Dunn) Fence - applied 8/23/21
- 4312 Glenridge Street (Stogoski) Fence - applied 3/2/21

Approved applications awaiting issuance of the Chevy Chase View permit:

- 4009 Cleveland Street (Albright) Detached garage - applied 6/2/21, approved 7/21/21

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
- 4213 Dresden Street (Potomac Heritage Homes) New house construction - applied 11/21/20, approved 12/16/20, issued 1/14/21
- 4209 Franklin Street (Winters) Addition and entry portico - applied 2/3/21, approved 2/17/21, issued 9/2/21
- 4017 Glenridge Street (Foley) Dumpster - applied 9/2/21, issued 9/3/21
- 4021 Glenridge Street (Matan) Addition - applied 4/7/21, approved 4/21/21, issued 6/24/21
- 9808 Summit Avenue (Manfreda) Deck and patio - applied 5/5/21, approved 5/19/21, issued 8/31/21
- 10114 Summit Avenue (Wellner/Pickard) Screen porch - applied 4/7/21, approved 4/21/21, issued 6/28/21

Completed projects since the September 2021 Council meeting:

- 4100 Dresden Street (Tyson) Shed - applied 6/23/20, approved 7/15/20
- 4204 Franklin Street (Gonella) Outdoor kitchen and fireplace - applied 6/3/21, approved 6/23/21, issued 6/30/21
- 4205 Saul Road (4205 Saul Road, LLC) New house - applied 9/3/20, approved 9/16/20, issued 12/21/20

Thrive Montgomery 2050 - Update (Fair): The Planning, Housing and Economic Committee (PHED) continues its review of the Planning Board's Thrive Montgomery 2050 Draft Plan which is a framework to guide planning for land use, housing, the economy, equity, transportation, parks and open space, the environment, historic resources, urban design and arts and culture over the next three decades.

The PHED has held many work sessions (July 14, 21, 26, Sept 20, 27, and Oct 4, 13, 18) to review the Plan.

You can view details of these sessions at:

<https://www.montgomerycountymd.gov/council/calendar.html>

The PHED hopes to submit its recommendation to the County Council this month so that the Council can vote before winter break.

The Town Council is a participant of the Thrive Montgomery 2050 Neighborhood Coalition, a group of individuals representing 29 communities and more than 213,000 residents across Montgomery County. The Coalition has engaged with and presented concerns and recommendations to members of the Planning Board, County Council, and the County Executive regarding Thrive 2050 and the AHSI. The Coalition will continue to engage with the appropriate County officials throughout the process. Input from individual community members is critical and, therefore, we strongly encourage you to get involved.

Lisa Fair suggested that the Town issue a notice on the County's separate effort, the Attainable Housing Strategies Initiative. Discussion followed on the best way to provide information to residents. Ms. Fair noted that there is a useful information available on the M-NCPPC website:

<https://montgomeryplanning.org/planning/housing/attainable-housing-strategies-initiative/>

Maryland DNR Chesapeake and Coastal Service Grant Update -

(Somerville): On October 5, 2021, Nancy Somerville, Jana Coe and Julie Sparacino held a meeting with Megan Granato, Senior Program Director Chesapeake and Coastal Service, Department of Natural Resources. The Town will focus its application on Outcome 2 (Enhance capacity to understand and effectively plan to address flood risks associated with a changing climate) is the appropriate category for CCV's grant application.

Outcomes Include:

- Conduct an engineering study to assess causes and locations of stormwater-related flooding and identify options for ameliorating excessive stormwater, including green infrastructure and improvements to existing grey stormwater infrastructure.
- Identify improvements/options that the Town and/or County can undertake to better manage stormwater as well as identifying options/opportunities available to Town residents to slow and infiltrate stormwater on their properties.
- The study will be used as a basis for a resident education and engagement process, sharing information on stormwater problems and solutions and gathering resident input and feedback to guide prioritization of proposed improvements as well as development of enhanced stormwater regulations.

Clark/Azar & Associates performed a high-level stormwater study of the Town's infrastructure in the Fall of 2020. Initial findings identified overwhelmed inlet structures and various flooding issues during intense storms. This study only scratched the surface. The Town believes that a comprehensive engineering study that assesses the entirety of the Town and considers anticipated changes from climate change will provide the Council with the much-needed holistic approach to address stormwater issues

A site visit will be scheduled with DNR, Montgomery County, State Highway Administration and Clark/Azar officials. It is anticipated that infrastructure solutions will require that all three jurisdictions are a part of the solution.

Clark/Azar Civil Engineering Services for FY21/FY22 Capital Improvements Final Design and Permitting Services Update (Toomey):

On Thursday, October 7th, Jason Azar reported the following:

- Surveyor is behind schedule due to rain and hopes to complete work by October 22nd. Once the survey is complete, Clark/Azar will lay out the curb/apron options and look at the stormwater component.
- Jason Azar and Matt Edelman have been working on advanced storm drain analysis, refining the data based on the County's GIS system.
- Timeline:

November 10 - Clark/Azar will complete the engineering report and present report to the Council with 3-4 concepts/cost estimates. While the Council evaluates the report, Clark/Azar will meet with SHA to determine if the proposed concepts have any impact on its storm drain system.

December 15 - Work session with the Council to discuss report and refine concepts as directed by Council.

Early January 2022 - Council is ready to proceed on selected concept and Clark/Azar will begin development of RFP, with goal to put out to bid no later than February 28, 2022.

Cable Franchise Renewal - Verizon and Comcast - Update (Bolt)

Montgomery County Government Staff and its outside legal team held a meeting on September 24th to discuss the Verizon cable TV renewal with its municipal partners. As in prior renewals, the County will lead the negotiations with Verizon. Ron Bolt will represent the Town of Chevy Chase View.

Review of Chamberlain Proposal #K78424-Construction-related Repairs (Toomey):

Carlos Molina moved that the Chamberlain Proposal #K78424 in the amount of \$46,537.00 be approved. The Town will be responsible for \$11,405.00 and the remainder will be paid by WSSC and Washington Gas, and reimbursed from right-of-way bonds. The proposal includes right-of-way repairs associated with construction and repair projects. The work will be scheduled for November 2-5, 2021. Residents directly affected by these repairs will be notified by letter. Lisa Fair seconded the motion and it passed with a 4-0 vote.

Holiday Collection for Refuse/Recycling Personnel: The Council is pleased to announce the continuation of a Community Holiday Gift Fund for our refuse and recycling personnel. The Fund is intended to provide a convenient and secure opportunity for CCV residents to convey their thanks and to send Season's Greetings to the wonderful men with Ecology who collect our household waste, yard refuse and recyclable

materials throughout the year. A flyer announcing the collection will be mailed to CCV residents in late November.

Contribution to the Town Residents' Listserv: The Town listserv was originally created in December 2005 using Yahoo Groups. The listserv enables residents to have neighbor-to-neighbor communications and the Council considers it a useful community resource. In October 2019, Yahoo groups discontinued offering free listserv options, and the Town helped with the upfront transition cost to groups.io.

Since then, CCV has covered the annual fee for the listserv as a contribution. To reduce any potential liability from the listserv, the Town does not participate in operation of the listserv and it is not an official communication vehicle of the Town.

Carlos Molina moved that the Council pass a resolution approving a \$220 contribution to the listserv to cover the annual fee. Nancy Somerville seconded the motion and it passed with a 4-0 vote.

Other New Business: The Town Council discussed a potential Town newsletter and ways to improve communications to residents. Also, the Council discussed administrative matters and staffing needs related to a prospective newsletter. No action was taken.

Motion to Adjourn: At 8:25 p.m. Lisa Fair moved that the meeting be adjourned. Carlos Molina 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 November 17, 2021, at 7:00 pm. at Christ Episcopal Church.

Respectfully submitted,
Jana Coe, Town Manager

General Interest and Reminders

Recycling of Cardboard Boxes: Ecology Services, the Town's recycling contractor, has again asked us to remind **residents to break down cardboard boxes and place them in a pile next to your recycling Toter on Tuesdays**. If residents can take the time to break these boxes down, there is more capacity for collection and the crew members do not need to spend extra minutes in front of a home chucking boxes into the back of recycling truck. Thank you.

Find Your Home's Flood Factor: Residents can enter their address at the following website <https://floodfactor.com> to ascertain the address's susceptibility to flooding based on past floods, current risks, and future projections. Please note that this data does not incorporate individual property drainage systems but looks at the broader geographical area's susceptibility to flooding.

Leaf Removal Began October 1, 2021: Hughes Landscaping, Inc. will remove all leaves on a weekly basis, weather permitting, until December 31, 2021. **Please do not mix your grass clippings with the leaves at the curb.**

Leaves are to be placed at curbside and made accessible for truck pickup. Sticks, trash, rocks and other rubbish will not be collected and should be bagged for normal trash pickup. Leaves should not be shredded or bagged. For the residents on Connecticut Avenue, Cedar Lane, Kensington Parkway and Saul Road, your leaves also will be picked up weekly. For liability reasons, do not place leaves on our sidewalks. In the event that you do not have a sidewalk, please rake your leaves as close to the street as possible.

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, November 6, 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 November 17, 2021 meeting must be submitted to the Town Manager by 5:00 p.m. on November 3, 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 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 click "For Residents" - choose the

box that says "e-Town Mailings". Add your address in the space at the bottom of the page and click "Go." This will take you to the website of our partner, Constant Contact. Follow the directions on the screen to complete your registration. After you have completed these steps, you will receive an email confirming your registration.

You can register as many email addresses as you like for your household, but you must use the link on the website page and enter each recipient individually.

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