

COUNCIL OF CHEVY CHASE VIEW
Monthly Meeting

Date: November 14, 2018
Place: Christ Episcopal Church, Kensington, Maryland
Present: Paula Fudge, Chair; Tom Brown and Ron
Sherrow, Council members
Jana Coe, Town Manager
Joseph Toomey, CCV Building Permit Administrator

Others Present: Walker Simpson, Creative Concrete

Called Meeting to Order: 7:00 p.m. by Paula Fudge, Chair

Discussion of Summit Sidewalk Material Samples: Walker Simpson, owner of Creative Concrete Corp, spoke at the Council meeting about concrete finishing, concrete surface textures, and concrete coloring. Creative Concrete is a local concrete contractor located in Silver Spring and has performed work in Chevy Chase View.

Walker spoke about two ways to give durable color to concrete. Integrally colored concrete is a method where pigments are added to the concrete mix at the plant, prior to pouring, so that the color permeates the entire mixture. The second method Walker described is the color hardener finishing technique, whereby a dry mixture of pigment and hardener is applied to the surface of freshly poured gray concrete. The mixture colorizes and strengthens the concrete's surface. Both methods allow a wide variety of stone or brick surface textures to be embossed into the concrete.

Approval of Minutes of the October 17, 2018 Monthly Council Meeting and November 8, 2018 Work Session on Summit Avenue Sidewalk: Paula Fudge moved the minutes of the October 17, 2018 Monthly Council Meeting and November 8, 2018 Work Session on Summit Avenue Sidewalk be approved. Tom Brown seconded the motion and it passed by a vote of 3-0.

Financial Report for Period October 1, 2018 to October 31, 2018: Ron Sherrow moved that the financial report for the period

October 1, 2018 to October 31, 2018 be accepted. Paula Fudge seconded the motion and it passed by a vote of 3-0.

Council Member Walk: Nancy Kehne conducted the monthly Council member walk and did not have any issues to report.

Ratify Building Permit No. 445-10004 - Rear fence - 3800 Dresden (Jacobs): Steven and Camellia Jacobs submitted an application for a fence for the property at 3800 Dresden 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, the Location Drawing produced by Snider & Associates, dated June 21, 2012, with the proposed new fence location overlaid onto the site plan. The scope of the project is to enclose the rear yard with a four-foot tall chain link fence at the property lines, in the rear and side yards. The Montgomery County Department of Permitting Services issued a fence permit number 854798 on October 21, 2018.

Mr. Toomey recommended on October 18, 2018, that the Council should approve the application. The Council approved the permit application via email on October 21, 2018, by a vote of 4-0. Paula Fudge moved that the permit approval be ratified. Tom Brown seconded the motion and it passed by a vote of 3-0.

Building Permit Application - Fence - 4217 Glenridge Street (Dombo): Michele Dombo of Michele M. Dombo Construction Management, LLC, submitted an application for a fence for the property at 4217 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 in the application, the site plan showing the location of the fence sections, produced by Upton Architecture dated November 16, 2017, and photographs of the actual fence styles. The site plan was based upon the Boundary Survey produced by Real Estate Surveyors & Developers, LLC, dated January 2, 2017. The scope of the work is to install a 6-foot tall fence in the rear and side yards at the property lines, and 4-foot tall fences, with

gates, from the side property lines to the sides of the house, to enclose the rear yard. Approval of the permit application will be for the purpose of documenting the work that was started prior to obtaining a permit from the Town. The Montgomery County Department of Permitting Services issued a fence permit number 831943 on April 3, 2018. Mr. Toomey recommends that the Town Council should approve this application. Ron Sherrow moved that the permit be approved. Tom Brown seconded the motion and it passed by a vote of 3-0.

Extension of Building Permit No.428-05003 - Enlarge Front/Side Stoop and Front Portico - 4104 Glenridge Street - (Hastings):

Peter and Kelly Hastings requested an extension of the time limit of the Council approval of their permit application for their home at 4104 Glenridge Street.

The Hastings' permit application was approved by the Town Council at the May 16, 2018 monthly meeting. The Building Regulations require that an applicant must provide copies of the County permit and plans, and satisfy the Town bond and pre-construction meeting requirements, within six months of the approval of application unless the Council approves an extension of time. The Hastings' have requested an extension of time, indicated a plan to satisfy the remaining requirements, set up the pre-construction meeting on December 17, 2018, and start construction on January 7, 2019. The scope of the project remains the same which is to construct a portico roof over an enlarged front entry stoop at the existing front entry door, enlarge the side entry stoop and perform minor interior renovations. There have been no changes in the Town's Building Regulations, as they relate to this project. Joe Toomey recommended to the Council that the permit extension of the Hastings' permit application be approved. Tom Brown moved that the permit extension be approved. Paula Fudge seconded the motion and it passed by a vote of 3-0.

4205 Saul Road Demolition Application - Dan Demeria of 4205 Saul Road, LLC, submitted an application for the demolition of the house at 4205 Saul Road, 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 on the applicant's description of the project. The scope of the project is the

demolition of the existing house and garage. A demolition permit application was submitted to the Montgomery County Department of Permitting Services, number 857438, on November 5, 2018. Mr. Toomey recommends that the Town Council should approve this application. Tom Brown moved that the permit extension be approved. Paula Fudge seconded the motion and it passed by a vote of 3-0.

CCV Building Permit Summary for November 2018

New applications for a Building Permit:

- 4217 Glenridge Street (Dombo) Fence - applied 4/25/18
- 4205 Saul Road (4205 Saul Road, LLC) Demolition of the existing house and garage - applied 11/9/18

New Applications for a Building Permit and revisions granted interim approval:

- 3800 Dresden Street (Jacobs) Fence - applied 10/15/18, interim approval 10/20/18

Approved applications awaiting issuance of the Chevy Chase

View permit:

- 4104 Glenridge Street (Hastings) Front portico and side entry stoop - applied 5/2/18, approved 5/16/18
- 4301 Glenrose Street (Rienzo) Screen porch addition - applied 6/27/18, approved 7/18/18

Active and open permit construction projects:

- 4016 Cleveland Street (Garayta) Addition - applied 7/4/18, approved 7/18/18, revision approved 8/30/18, issued 9/10/18
- 3800 Dresden Street (Jacobs) Fence - applied 10/15/18, interim approval 10/20/18, issued 10/22/18
- 4108 Dresden Street (Di Martino) Addition and detached garage - applied 5/2/18, approved 5/16/18, issued 7/18/18
- 4017 Everett Street (Farkas/Benjamin) New house construction - applied 5/2/18, approved 6/20/18, issued 7/18/18
- 4024 Franklin Street (Hodgson) Side entry roof - applied 9/17/18, approved 10/17/18, issued 10/31/18
- 4024 Franklin Street (Hodgson) Portable storage unit - applied 8/27/18, issued 8/27/18
- 4100 Franklin Street (Costa) Screen porch - applied 9/11/18, interim approval 10/2/18, issued 11/1/18

- 4112 Franklin Street (Swartz) Dumpster - applied 6/7/18, issued 6/7/18
- 4221 Franklin Street (Cross) New house construction - applied 7/3/18, approved 7/18/18, issued 9/10/18
- 4100 Glenridge Street (Amorim/Stipp) Construction of a new home, driveway, and apron - applied 2/2/18, approved 2/21/18, issued 3/15/18, revision approved 7/18/18
- 4101 Glenridge Street (Madden) Dumpster - applied 9/22/18, issued 9/24/18
- 4217 Glenridge Street (Michele M. Dombo Construction Management, LLC) Major addition - applied 12/6/17, approved 1/17/18, revision approved 8/30/18, issued 3/16/18
- 4001 Glenrose Street (Rickman) Portable storage unit - applied 8/9/18, issued 8/9/18
- 4004 Glenrose Street (Wong) Portable storage unit - applied 8/10/18, issued 8/10/18
- 3901 Saul Road (Sartain) Addition - applied 8/10/17, variance approved 9/20/17, application approved 9/20/17, issued 11/20/17
- 9808 Summit Avenue (Manfreda) Addition - applied 2/7/18, approved 2/51/18, issued 3/5/18

Completed projects since the October 2018 Council meeting:

- 4024 Franklin Street (Hodgson) Fence - applied 6/28/18, approved 7/18/18, issued 8/7/18, completed 11/01/18
- 4301 Glenridge Street (Walters) Fence - applied 10/2/18, interim approval 10/14/18, issued 10/18/18, completed 10/20/18
- 4204 Glenrose Street (Noonan) Portable storage unit - applied 8/8/18, issued 8/8/18, completed 11/5/18

Report on Summit Avenue Sidewalk Improvement Project:

Council members and staff held an open work session with Clark/Azar officials on Thursday, November 8, 2018, to review the concept plan at the 35% schematic design level.

The Council will begin reviewing the square footage costs for different sidewalk material applications. Clark/Azar officials will proceed with their design development, which will next represent the project design at the 95% level.

Update on Small Cell Tower Legislation: The Montgomery County Council removed scheduled action on the zoning change bill from its October 30, 2018 agenda, likely pulled because there was not a majority of the nine Council members who planned to vote in favor of it.

The Town Council unanimously supported the Town joining an information sharing network with our neighboring municipalities to generate as similar as is possible regulations and fees for the deployment of small cell tower technology in our communities. The lower County municipalities' effort to consider working together to adopt a 'uniform' ordinance will be discussed at a joint meeting on November 28, 2018.

The new FCC ruling is very tightly worded and it seems if we work together to set fees, etc. (along with any specifications particular to our municipality) and encourage co-location of equipment, it will facilitate these installations that will be challenged by the new shot clock restrictions. Because of our contiguous borders, the Pepco pole prominence and other age-related similarities that our municipalities share with each other, such coordination could result in installation of fewer small cell towers.

Report on WSSC Water Main Replacement Projects BRLR5837A15 and BRLR6078A16: On November 15, 2018, Joe Toomey and Jana Coe will be meeting with WSSC officials to discuss the timeline specifics and the Town's permit requirements for these two projects.

Project BRLR6078A16 involves water main replacements in the Rock Creek Hills neighborhood and will involve East Franklin Street only.

Project BRLR5837A15 involves water main replacements on the Kensington Parkway and will involve East Everett Street only.

Discuss Draft Ordinance No. 77 Define Bay Windows: The Council held its second work session on October 10, 2018 for the purpose of discussing the current Chevy Chase View setback regulations applicable to bay windows and what amendments, if any, should be made to the Town Code. The Council discussed the current Town practice of requiring bay windows to be cantilevered and how that reconciles with

the County definition which allows a bay window to have a foundation. The Council agreed that the Town code should be amended to allow an at-grade foundation with a footing, limited to 10 feet in width, single story and must be 50% glass (excluding roof and foundation).

The Council members asked the Town attorney to draft an ordinance for review. Paula Fudge recommended that the introduction of this ordinance be tabled until the next Council meeting due to the fact that two Council members were unable to attend this meeting. The Council discussed the present wording and proposed clarifying language.

Discuss the Possibility of 'Opting-in' to Montgomery County's Dockless Bikes, E-bikes and E-scooters Pilot Program:

Over the past year the Montgomery County Department of Transportation (MCDOT) has been conducting a pilot project to test the use of dockless bikes in the Silver Spring/Takoma Park area. MCDOT is now considering expanding the pilot area beyond the existing boundaries, and allowing some of the newer forms of dockless vehicles to be part of that expanded pilot, including e-bikes and electric scooters, as well as continuing with the dockless bikes.

The Council of the Town of Kensington notified the Montgomery County Department of Transportation that it would "opt-out" of the dockless bikes, e-bikes and e-scooters Pilot Program. If a jurisdiction indicates that they elect to the opt-out status, the jurisdiction is geo-fenced as off limits and trips cannot start nor end within that jurisdiction. Travel within and through the jurisdiction cannot be prevented by the geo-fencing.

The Chevy Chase View Town Council did not take a position on this pilot program. Jana Coe was asked to reach out to Montgomery County Department of Transportation to learn more about the cascading effect that the Town of Kensington's geo fencing would have on bikes left in our Town if we do not officially opt out.

FY18 Audit Report: Lindsey & Associates, CCV's auditing firm, reported that the State-mandated municipal audit for FY18 has been completed and filed with the Department of Legislative Services.

The following statement was issued by Lindsey & Associates: "In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the Town of Chevy Chase View as of June 30, 2018, and the respective changes in financial position, thereof for the year then ended in conformity with accounting principles generally accepted in the United States of America". Paula Fudge moved that the Council accept the FY18 Audit by Lindsey & Associates. Tom Brown seconded the motion and it passed by a vote of 3-0.

Website Compliance of ADA Standards: The Town of Chevy Chase View is in the process of assessing the content of the Town's website for accessibility compliance. Please contact the Town Manager at ccviewmanager@verizon.net or 301-949-9274 with any questions or concerns.

Motion to Adjourn: At 9:20 p.m., Tom Brown moved the meeting be adjourned. Paula Fudge seconded the motion and it passed by a vote of 3-0.

Time and Place of Next Meeting: The Council will meet next for its monthly Council meeting on **Wednesday, December 12, 2018**, at the Christ Episcopal Church, Kensington, Maryland. Please note this is the second Wednesday of December due to the holiday schedule.

Respectfully submitted,
Jana Coe, Town Manager

NOTES AND REMINDERS -

Leaf Removal is Underway: Hughes Landscaping, Inc. will remove all leaves on a weekly basis, weather permitting, until December 31, 2018. **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. Please rake your leaves to the sidewalk. 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.

Bulk Pick-Up - The next monthly bulk pick-up is scheduled on **Saturday, January 5, 2018**. 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.

Maintenance of Shrubbery between Curb and Private Property:
This is a friendly reminder to clear or trim shrubbery growing over sidewalks and maintain the area between your property and the street curb.

Application for Building Permit - Building Permit Applications for consideration at the December 12, 2018, meeting must be submitted to the Town Manager by 5:00 p.m. on December 5, 2018. 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 ccviewmanager@verizon.net or 301-949-9274.

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

1. Sign Up for eTownMailings: You can now 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. Send an email to ChevyChaseViewNet-subscribe@yahoogroups.com. **As a reminder, the ChevyChaseViewNet listserv is not intended to be used by residents to contact the Town Manager or Council members. For the latter, please use the appropriate telephone number or email address for the Town Manager or Town Council member(s). To ensure the timeliest response on matters related to Town business or the Chevy Chase View Council, your inquiries are best directed to the Town Manager at ccviewmanager@verizon.net or by calling 301-949-9274.**

Website - Please visit our website at www.chevychaseview.org

Storm Drains - If there is a storm drain adjacent to your property, would you mind helping us out? If you could clear the accumulated debris from the grates occasionally, it will be better to add this debris to the weekly yard pickup as opposed to ending up in the Chesapeake Bay! Thank you.