



# KENSINGTON AROUND TOWN JOURNAL

Date of Publication: **October 2010**

3710 Mitchell Street Kensington, MD 20895 Office: 301.949.2424 [www.tok.md.gov](http://www.tok.md.gov)

## TOWN CALENDAR

**Town Council Meeting**  
Mon., Oct. 11th 7pm

**Forum With The Mayor**  
Tues., Oct. 12th 7:30pm  
Council Chambers (Town Hall)

**Make Some Noyes Dance Party**  
Sat., Oct. 16th 3-5pm  
Circle Manor Grounds  
(Carroll Place)

**Town Council Meeting**  
Mon., Oct 25th 7pm

**Design Guidelines Meeting**  
Wed., Nov. 3rd 7pm

**Some Enchanted Evening (Noyes)**  
Fri., Nov. 5th 8-11pm  
Spanish Ballroom (Glen Echo)

**Updated Current Budget Info**  
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Please check the Town's website for  
up-to-date information and addi-  
tional events:  
[www.tok.md.gov](http://www.tok.md.gov)

## SECTOR PLAN UPDATE

Dear Residents and Business Owners:

As you well know, we have been working on the revitalization of Kensington for over four years. It started with State legislation to allow quasi-zoning authority, expanded alcohol zones, and the right to own our street lights. With these necessities in place we began the revision of our 32 year old Sector Plan with a kick-off meeting in March 2007, where over 200 comments were received from the community. Many compromises have been made to accommodate these concerns and desires to improve our Town. "The Plan's broad goal is to reinvigorate the Town Center while preserving Kensington's scale and historic character." (Sector Plan, Vision p. 1) The Sector Plan has been unanimously approved by our Town Council, the Coalition of Kensington Communities, and the Montgomery County Planning Board. The next approval step will be with the County Council in January 2011.

We continue to make progress in our efforts for a walkable community, additional choices in shopping and eating, improved streetscapes lined with

more trees and decorative lighting, more open space, intersection improvements, median widening; a greener life style, living options so we may retire in Kensington – and stay in Kensington. In the past we have had very little input as to how Kensington develops – apparent from the carnival like appearance of Connecticut Avenue; and several distasteful examples of architecture around Town. The 2011 Plan, coupled with the new CR (commercial residential) Zone and our Design Guidelines (custom to Kensington's needs), will allow us to have a say in what our Town will look like, as it renews over a twenty year period. I invite you all to another community meeting on Wednesday, November 3<sup>rd</sup> to discuss our steps forward and the new guidelines.

(over)

## SECTOR PLAN UPDATE (cont')

The Council and I have received positive feedback on the recently published Kensington Revitalization Fact Checks, basic Sector Plan 101 ([www.tok.md.gov](http://www.tok.md.gov) for drop down *Revitalization* menu). A recap of the details:

- CR Zone: a new county-wide zone encouraging mixed uses such as commercial, office and residential;
- Design Guidelines: a document drafted by the Town and County Planning Board stipulating detailed principles on how Kensington may be improved (green space, parking, pedestrian access, signage and streetscape); design elements include building materials, set-backs, and height step-downs adjacent to residential areas;
- November 3, 2010 will be the 40<sup>th</sup> public meeting addressing the Sector Plan;
- Only three parcels along Connecticut Avenue will increase to 75' in height from the 1978 Plan; two properties will be lowered to 75' under the new Plan (may currently construct to 97');
- Similar to the 1978 Sector Plan, the 2010 Sector Plan allows for new homes to be constructed; however, the difference will be the ability to have additional uses such as office and shops on 1st levels and residential on upper levels;
- The Plan encourages the majority of the Town to stay single family and there are no projected new housing unit numbers in the Sector Plan;
- School Redistricting: "There is no truth to this rumor and there are no plans to review the boundaries for the Walter Johnson High School Cluster" - *Bruce Crispell, Director of Long Range Planning for the Montgomery County Public Schools*;
- Resolutions No. R-2009-10 (July 2009) and No. R-2009-14 (September 2009) were passed by the Town Council clearly stating Kensington's priority concerns with respect to Silver Creek flooding, building heights, school districts, historic heritage, and traffic flow;
- Connecticut Avenue lanes will be narrowed to slow vehicles, allowing for wider sidewalks and a wider median serving as a pedestrian haven with additional trees.

The Council and I recognize that in the end, each parcel wishing to redevelop would come before the Town Council for a "courtesy review", as well as Planning Board approval. Please contact me if you have any comments or questions concerning our revitalization.

Sincerely,  
Peter Fosselman



[www.ExploreKensington.com](http://www.ExploreKensington.com)

**September 13, 2010 Meeting Summary:**

- Approved the minutes of August 9, 2010
- Presented a Proclamation to St. Paul's Methodist Church
- Approved Resolution R-22-2010 to Support Rebuilding Together's Project
- Reviewed Plans for a New Home at 10603 Nash Place
- Concurred on Town's response to the HAWP for 3914 Baltimore Street

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**September 13, 2010 Minutes 7:05 p.m.**

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Mayor Fosselman, Council Members Barch, Donatelli, and Sullivan, Town Manager Daily, Clerk-Treasurer Engels and Asst. to the Town Manager Hoffman were present. Council Member McMullen arrived at 7:20 p.m. The Pledge of Allegiance was recited and a Moment of Silence observed for David Romeo's mother who passed away.

The Mayor presented a Proclamation to St. Paul's Methodist Church recognizing their 40<sup>th</sup> anniversary in serving pancake breakfasts. Jerry Watkins, from United Methodist Men, and Tracey Furman were presented with the Proclamation.

The Mayor read Resolution No. R-22-2010 to support Rebuilding Together's Community Investment Tax Credit Program. Susan Hawfield, Executive Director of Rebuilding Together, explained the Program allows an individual or corporation to donate and receive a 50% tax credit and thanked the Town for their continued support of the Program.

A courtesy review of a building permit for a new single family home at 10603 Nash Place was held. The property owner, Ida Yoder, and her builder were present and answered questions from the Council. The Mayor noted the building inspector approved the plans. There were no comments from the public.

The Historic Area Work Permit for the demolition at 3914 Baltimore Street was

discussed. Council Member McMullen noted he, along with Council Member Sullivan, met with David and Renu Reynolds and communicated with neighbors regarding the property. He noted their conclusions were that three houses were unanimously unacceptable; everyone wanted the matter resolved; although one house was preferred, two houses were an acceptable compromise; and the Reynolds were not interested in pursuing a conservation easement.

Helen Wilkes of Prospect Street commented she thought an addition or ancillary structure would be allowed if one house was built; the property was never marketed for one house; she does not believe a two house solution should be accepted when other solutions to preserve open space have not been fully explored; and she also noted the application before HPC is for demolition only.

Jack Gaffey of Frederick Avenue noted he supported one house because it preserves the Victorian garden community; suggested consulting other realtors; noted the wording to the HPC should not support demolition unless certain conditions are met and prioritized.

Council Member McMullen questioned the Town Council's role and noted the HPC will be the one looking at issues regarding preservation and regulations.

Council Member Donatelli and Barch noted that although they prefer one house, two would be acceptable. Council Member Barch noted he was not comfortable recommending demolition unless it was conditioned upon the number of houses that could be built.

Martin Hutt, attorney for the Reynold's estate, said that although their application was for demolition only, the HPC could condition the approval on subdividing the property, which the Reynolds would accept.

John Thompson of Mannakee Street questioned how two lots would compare with other lots on the street and whether there could be a condition requiring the Reynolds to explore the conservation easement. Council Member Sullivan noted Residents did not want a small house on a narrow lot and she thought the two lots would be comparable to other lots.

Duane Rollins of Dupont Avenue questioned whether the proposed wording being discussed on the preference of one house was correctly conveying what Council Members McMullen and Sullivan said with regard to two houses being an acceptable community compromise.

The Council concurred to have the Town Manager, with review of Town Attorney and Council, draft a letter to the HPC conveying that demolition is not supported unless three houses are prevented; two houses are acceptable; and one house preferred.

Julie O'Malley of Frederick Avenue presented the Mayor and Council with the 2011 Historical Calendar. She also questioned the Mayor's authority to send a letter to HPC stating his opinion on something not discussed at a Town Meeting; whether the Council approved of this; and why it wasn't in the Readers File. She noted the HPC viewed the letter as an opinion of the Mayor and Council and suggested correspondence be discussed at Town Meetings to be transparent. She requested each Council Members' opinion.

The Mayor noted he consulted with the Town Attorney and has the authority to represent the Town and send a letter with his own opinion as the Mayor of the Town; he noted the reason it was done without a public meeting was because of time constraints of the Residents' upcoming HPC Hearing; he noted it was clear in the letter he spoke as the Mayor of the Town, not the Mayor and Council; and he also noted the

letter was in the Town's Reader File along with all letters.

Council Member Barch noted the Mayor has the authority to do this under the Charter and felt it was not abused.

Council Member McMullen stated the letter did not indicate it was on behalf of the Council. He noted although he had initial concerns, since the Council has reviewed this type of matter before, his concerns were addressed because of the time constraints involved. He suggested consideration be given to a policy so everyone is clear on what things go before the Council vs. the Mayor.

Council Member Sullivan questioned how often letters like this are sent out. The Mayor noted several letters are sent out on his own especially to support nonprofit groups and charities.

Lorri Simmons of Frederick Avenue questioned why the Parade was not advertised on the Art Banner; noted there was not a lot of publicity about the Parade and she would be willing to help if needed; recommended Town minutes include resident inquires and responses; and wanted Robert's Rules of Order followed at Town Meetings. The Mayor noted the Art Banner was Montgomery County Art Associations Banner; not the Towns.

The Mayor reported he attended an event for County Council Member Duchy Trachtenberg and two events for Governor O'Malley; a second Fact Sheet is available on the Sector Plan which answers questions and corrects misinformation; the Urban Design Guideline Meeting has been postponed from September 20<sup>th</sup> to November 3<sup>rd</sup> at 7 p.m., the history of the Sector Plan, status of the Sector Plan and the Urban Design Guidelines will be discussed; spoke at the Paint the Town Awards Ceremony on Sept 4<sup>th</sup>; thanked the coordinators, Kara Sherrill and Lisa Kelley-Connor,

volunteers, staff, and Grand Marshal Harley Higgins for the Labor Day Event; had lunch with new Planning Board Chair, Françoise Carrier; received word Kaiser Permanente Urgent Care is going to remain open; the 8k Race will be on September 25<sup>th</sup>; and the Kensington Volunteer Fire Dept. is having a Brick Drive for their September 11th Memorial.

The Mayor noted a request and petition was received from a Resident to hold another Shred-It Day. He noted the associated expense (\$1800-\$2000) and requested the Council's opinion. The Council concurred to pursue either the purchase of a commercial shredder or the use of a monthly shredding service.

Council Member Sullivan congratulated the Town and KHS for 1934 Kensington Cabin Designation on the Montgomery County Master Plan for Historic Preservation and thanked all those that spoke and helped; attended the Montgomery County Candidate Forum and the Montgomery County at large Forum; attended the Montgomery Progressive Picnic; met with neighbors and the Reynolds; attended an event for County Council Member Marc Elrich; attended the block party on Washington Street; enjoyed first Labor Day as a participant; and thanked Grand Marshall Harley Higgins.

Council Member McMullen questioned whether there was a winner for the performances at the Parade; enjoyed participating in the Parade, congratulated those who worked on Parade and Harley Higgins for being Grand Marshal.

Council Member Donatelli attended the Labor Day Parade; attended the September 8<sup>th</sup> Urban Design Guideline Meeting with Park and Planning; walked the Town for the Urban Design Guidelines; noted there are now artists at the Farmers Market, wine tasting from vineyards will be coming; and thanked Shirley Watson for all her hard work improving the Farmers Market

along with Roy Heintzelman for monitoring the Market.

Council Member Barch attended the County Council Event; had a Revitalization Committee/Design Guideline Meeting which was very productive in which the first draft of the Urban Design Guidelines was given out; and noted he is looking forward to the next step in the process.

Town Manager Daily noted Frederick Avenue milling will hopefully begin this week; it was delayed so it would not interfere with the Parade since work was also going to be done in that area; and he advertised for bids for parking lot at Konterra and for trash/recycling services.

The Mayor noted the Code Enforcement Officer has been working on the "Mayor's To Do List", a collection of issues reported in Town, and will be providing an oral or written report at an upcoming meeting.

The Mayor reappointed Jeff Capron, Leslie Olson, and Kerry Thompson to the Audit Committee.

### **Council Actions**

Council Member Barch moved to approve the minutes from August 9, 2010 Town Meeting. The motion passed unanimously 3 to 0. Council Member McMullen was absent.

Council Member Donatelli moved to adopt Resolution No. R-22-2010 supporting Rebuilding Together's Fiscal Year 2011 Community Investment Tax Credit Program. The motion passed unanimously 3 to 0. Council Member McMullen was absent.

Council Member Barch moved to approve the courtesy review of the plans for a new home at 10603 Nash Place. The motion passed unanimously.

Council Member Barch moved to adjourn the meeting at 8:35 p.m. The motion passed unanimously.

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## Leafing Schedule

### MAYOR

Peter C. Fosselman, 3607 Dupont Avenue  
301.929.5399

**Mayor.Fosselman@tok.md.gov**

### TOWN COUNCIL

Mackie Barch, 10303 Montgomery Avenue  
202.270.5404

Mary Donatelli, 10400 Montgomery Avenue  
301.962.5356

Sean McMullen, 3423 Wake Drive  
301.221.0940

Lydia Sullivan, 10310 Detrick Avenue  
301.942.2332

**Mayor.Council@tok.md.gov**

### TOWN STAFF

Town Manager  
Sanford W. Daily  
**SWDaily@tok.md.gov**

Clerk-Treasurer  
Susan Engels  
**Susan.Engels@tok.md.gov**

Assistant to the Town Manager  
Matthew J. Hoffman  
**MJHoffman@tok.md.gov**

Code Enforcement Officer  
Louise Hamilton  
**Louise.Hamilton@tok.md.gov**

Facility Manager/Event Coordinator  
Shirley Watson  
**Shirley.Watson@tok.md.gov**

Town of Kensington  
3710 Mitchell Street  
Kensington, MD 20895  
8am-4pm Monday-Friday  
301.949.2424

### TOWN PERMITS

10707 Connecticut Avenue—Sign  
10605 Nash Place—House  
3941 Washington Street—Addition  
3505 Kent Street—Addition  
3703 Farragut Avenue—Alteration

**Area 1:** will begin Monday, October 25th, on the north side of Town – north of the railroad tracks and east of Connecticut Avenue.

**Area 2:** will begin on the south side on Monday, November 1st, consisting of residents south of the railroad tracks and east of Connecticut Avenue.

**Area 3:** will begin on the west side on Monday, November 8th, consisting of residences west of Connecticut Avenue.

The Town will repeat the collection in the same order on the weeks of November 15th, 22nd, and 29th



### **Budget Update for Year Ending 6/30/10**

Operating Revenues were more than budgeted amounts due to income tax received being higher than originally projected. Also the Town received \$15,057 from FEMA for the two snow storms. Operating Expenses were less than budgeted due to conservative spending. The adopted budget for Fiscal Year 2010 projected \$515,658 to be used out of the fund balance. Actual revenues exceeded expenditures and the fund balance was increased by \$115,213. As a result the total unreserved fund balance as of 6/30/10 was \$1,109,803. From this amount \$232,727 was reserved for our new capital expenditure budget and \$7,449 was reserved for prepaid expenses which results in an unreserved fund balance of \$869,627 as of 6/30/10.

### **Budget Update for Year Ending 6/30/11**

The adopted budget for the current fiscal year projects \$228,871 to be used out of the unreserved fund balance which would project the ending fund balance at 6/30/11 to be \$640,756. We have received \$144,980 from Speed Camera Revenue which was projected in this budget.

**HELP SAVE NOYES!** The Noyes Children's Library Foundation has designed a number of afternoon dances to help raise the \$70,000 necessary to keep Noyes open during the 2011 Fiscal Year.

Families will dance the afternoon away with storybook characters, local children's dance groups, balloons, photo opts, and face painting. Mark your calendar for the following dates:

Oct. 16, Nov. 27, Dec. 18 and Jan. 22. All dances will be at the Kensington Town Hall from 3-5pm (*Oct. 16th Party will be at Warner Circle*). Cost is \$10 per person or \$25 per family.

Noyes will also be holding 'Some Enchanted Evening' on November 5th at the Spanish Ballroom in Glen Echo. The evening will feature ballroom dancing—demonstrations, instruction and opportunities to waltz, swing and more, all led by Mad Hot Ballroom star Alex and Sally Tchassova, along with D.C.'s RKO Orchestra! Tickets are \$75 per person. For more information:

[www.noyeslibraryfoundation.org](http://www.noyeslibraryfoundation.org)

### **KVFD BRICKS FROM 9/11**

The Kensington Volunteer Fire Department has launched a 'Buy-A-Brick' campaign for area residents to pledge their support for the department's 9/11 Memorial. The bricks can be engraved with a personalized message and will cost \$100.

**For more information please visit:**

<http://www.kvfd.org/>

### **Kensington Cabin Hearing**

Thurs., Oct. 14th—MNCPPC Auditorium (8787 Georgia Avenue)  
[www.MontgomeryPlanningBoard.org](http://www.MontgomeryPlanningBoard.org)

The Kensington Farmers' Market will begin hosting local wineries at its October 16th Market. Frederick Cellars is scheduled on Oct. 16th, 23rd and 30th. Elk Run Vineyards will be there on November 6th.

Please visit:

[www.frederickcellars.com](http://www.frederickcellars.com)

[www.elkrun.com](http://www.elkrun.com)



### **Kensington Arts Theatre Presents Chicago**

Kensington, MD – Kensington Arts Theatre presents Chicago, music written by John Kander, book written by Fred Ebb and Bob Fosse, and lyrics written by Fred Ebb. The show is based on the play, Chicago by Maurine Dallas Watkins and is directed by Andrea Spitz & Diego Prieto. The production opens on Friday October 8th and runs until Saturday October 30th.

#### **PERFORMANCE SCHEDULE**

October 8th, 9th, 15th, 16th, 22nd, 23rd, 29th and 30th at 8:00 pm and 17th and 24th at 3:00 pm

#### **TICKET INFORMATION**

Tickets are available at the door or online at: <http://kat.ticketleap.com>

General Admission: \$20, Seniors (60+): \$17, Students: \$17,

Kensington Residents (with ID): \$13, Children (under 13): \$13

Addition information including venue directions and cast bios will be available online at [www.katonline.org](http://www.katonline.org).

## Around Town Updates

**Frederick Avenue** is almost complete. New paving, curbs and aprons were installed on the southeast section.

Phase One of the **Kensington Parkway/Montgomery Avenue intersection** is wrapping up as well. Landscaping will be planted in the island to match the existing large island.

The Council declared the “**Jumping Beans**” winners of the of the 2010 Labor Day Parade as best entry/float.

**Wineries** will soon be coming to the Farmer’s Market as a result of a new state law passed in 2010.

Be sure to check out our new businesses: The Bistro on Howard Avenue, Itsy Bitsy Bakery on Armory Avenue, and soon to be open Chipotle Restaurant on Connecticut Avenue.



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**To Our Kensington Neighbors**