



Kensington Around Town

CALENDAR

Third Thursdays!
Thur., Oct. 20th
Howard Avenue
(see back for details)

Town Council
Mon., Oct. 24th
7:00pm

Halloween
Mon., Oct. 31st
Recommended
Trick-or-Treat Hours
6:00pm—9:00pm

Town Offices Closed
Veterans Day
Fri., Nov. 11th

Town Council
Mon., Nov. 14th
7:00pm

Please check the
Town's website for
up to date
information.

Mayor's Counsel
Page 2

New Town Directory
Info - Page 3

Town Leafing
Schedule AND Pub-
lic Relations Report



Kensington Gateway

The Kensington Gateway parking lot project continues to progress with a target completion date of December 1st.

The contractor, Environment Design & Construction, has been working diligently despite all of the rain in recent months. The bulk of the construction has centered on the creation of a state of the art bio-retention system that will allow for a greater amount of storm water to be absorbed back into the ground, as opposed to our storm drains. This is one of the County's first approved bio storm drain systems. In addition, a six inch gas line will have to be relocated by Washington Gas to allow for a connection between the bio-retention system and the existing storm drain.

The Gateway project has been an eight year investment that will bring an additional 54 parking spaces to the downtown area along Howard and Metropolitan Avenues. The new spaces will be metered and allow for greater access to our community's businesses and alleviate the restricted parking along Howard.

SECTOR PLAN - LETTER TO THE COUNTY COUNCIL

We thank the County Council for their endorsement of the CR Zone amendments on Tuesday, October 11th. The Town worked diligently on the zone adjustments with Park & Planning, Takoma Park, the Wheaton community, Council Members and various staff members. The CR Zone amendments respond to many of Kensington's concerns and will assure a positive future for the Town.

As you know, the Town of Kensington's 2011 Sector Plan is in the final stages of approval. It has been a long journey and a positive learning experience for all of us.

Rumors persist of newly rezoned multi-story buildings next to single family homes, redistricting of the school cluster, debilitating traffic counts, chemical plants in our neighborhoods, reclassification of side streets to highways, destruction of the historic district and the removal of on-street parking in the community. There is simply no truth to this in the proposed Sector Plan or the CR Zones. The Town and Park and Planning have spent numerous hours countering this intentional campaign of misinformation, initiated by individuals who are content with the status quo. We started the process in 2007 with maximum heights of 125 feet and FARs of 4.0. With community input and compromise, the current plan provides for maximum heights of 75 feet and FARs of 2.5.

We are all aware of the glut of gas stations, repair shops and poor architecture that clutter the main streets of our wonderful Town. We desperately need to find solutions to alleviate congestion on Connecticut and Knowles Avenues, and create an atmosphere of diversity with regard to dining and entertainment, all while we plan for the future by providing various housing choices for our aging and younger residents.

The 2011 Sector Plan will allow for Kensington to develop real solutions for our concerns for the next 20 years while allowing for funding and implementation of intersection enhancements, traffic solutions, structured parking, green space, restaurants, a variety of commercial shops, housing options, wider sidewalks and the preservation of our neighborhoods. In order for any of these improvements to occur, the Plan must have the appropriate incentives, allowing Kensington to compete with other communities for investment.

The real benefit of the renewal of our Town will be the recapturing of a sense of place. Kensington will once again be a community that is walkable, lively and a destination point for our residents and visitors. We encourage you to engage in an expeditious review and final approval of our Sector Plan.

Regards,

Peter Fosselman
Sean McMullen

Mackie Barch
John Thompson

Town Permits

Safeway—
Interior Renovations

3604 Dupont Avenue—
Deck

10011 Frederick
Avenue—Demolition

10202 Kensington
Parkway—Pool



Directory Info—The Town is still accepting updated Directory forms for the new Town Directory. As of the printing of this Journal, the Town has received information from only 25% of the residents. We

ask that you please return the forms as soon as possible so that we may begin printing the new Directory.

If you have received a yellow sheet inserted within your Journal, it means that we have yet to hear from you.

Again, we understand some of the information (cell phone, email) we have requested is sensitive, but we ask at a minimum, you fill out the form with your name, address, and home phone number so that we can adequately update the directory.

If you have any questions, please feel free to contact the Town.

Directory Information may be emailed to Matt Hoffman at: MJHoffman@tok.md.gov

MAYOR

Peter C. Fosselman

Mayor.Fosselman@tok.md.gov

COUNCIL

Mackie Barch Sean McMullen

John Thompson Lydia Sullivan

Mayor.Council@tok.md.gov

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

Asst. Town Manager
Matthew J. Hoffman
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Town of Kensington
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Office Hours:
8:00am ~ 4:00pm
Monday ~ Friday

Clerk—Treasurer
Susan Engels
Susan.Engels@tok.md.gov

Facility Manager/Events
Shirley Watson
Shirley.Watson@tok.md.gov

TOWN MINUTES

September 12, 2011 Council Summary

- Approved Town Meeting Minutes from August 22, 2011.
- Approved Closed Session Confidential Minutes from August 1 and August 22, 2011.
- Approved Resolution R-11-2011 expressing continued support for the Montgomery County Planning Board Proposed Amendments to the CR Zone and objecting to the PHED Committee suggested changes.
- Tabled the Resolution to support the Planning Board and Staff Design Guidelines.

September 12, 2011—Mayor Fosselman, Council Members Barch, McMullen, and Thompson, Town Manager Daily, Clerk Treasurer Engels and Assistant to the Town Manager Hoffman were present. Council Member Sullivan was necessarily absent.

The Pledge of Allegiance was recited and a Moment of Silence observed.

Julie O'Malley thanked the Town for co-sponsoring the Train Event and suggested to help businesses in Town a central business group could be used to pull the smaller groups together; Jack Gaffey stated the Town is losing a lot of businesses and suggested a campaign entitled "Support Kensington Businesses, Shop and Eat Locally" which the public relations firm could promote; Barbara Scharman noted the merchants are having the 3rd Thursday of the month sales event and the importance of publicizing events such as this on the websites, she also noted there could be marketing opportunities for shopping and dining for those attending weekend plays in Town; and Stowe Teti stated that developers cite the County's regulatory burdens as the reason for not developing in Kensington and he also suggested the Revitalization Committee could work with the businesses in Town.

The Mayor stated he will be meeting with the Merchants Association and the KBDA to discuss suggestions and concerns of businesses in Town; he also stated the Town's communication of events needs to be improved but it is

also necessary for businesses to inform the Town of their events.

Council Member McMullen suggested extending the time of the Farmers' Market since many vendors sell lunch items and this may also help to keep people in Town to visit businesses. Council Member Barch suggested the Farmers' Market could also have Sunday hours and explained in order to attract more diverse businesses in Town development is needed.

The Mayor reported the Labor Day Parade and Festival along with Paint the Town were very successful; the Montgomery Art Association which sponsors Paint the Town is providing and continually changing the art work in Town Hall at no cost; the Train Event was very successful and the Town plans to sponsor this event every year; attended the Revitalization Committee Meeting; attended and spoke along with the Governor at the Equality Maryland Event in Chevy Chase, the Town approved a Resolution in 2007 to support the Gay Marriage Bill and the Governor has also endorsed the Bill; the Farmers' Market was voted #4 in the State which is credit to Shirley Watson, former Council Member Donatelli, and Maier Warner Public Relations; the Town was #2 in the most desirable USA suburbs; the owners of the Old Town Market have applied for a license to sell beer and wine, a letter of support was sent from the Town to the Liquor Board; despite all the rain Silver Creek did not flood into homes and storm drains

did not back up; the first Mayor's Counsel will be this Wednesday at 7 p.m.; on Thursday the Planning Board will hear an update on the Warner Circle property; and the Town will be awarding Gold Leaf Awards, an idea from Resident, Gloria Capron, to recognize individuals, businesses or groups for outstanding work.

Council Member McMullen thanked all involved with Labor Day Parade especially the Parade Director, Kara Sherrill, and reminded Residents of the upcoming 8K race on September 24th which benefits the local schools.

Council Member Thompson reported he attended the Labor Day Parade and the Train Event; SHA is going to fix the curb cut at Plyers Mill and Metropolitan for handicap access and the curb cut at Kensington Parkway will be fixed when Kent Street is paved; and Larry Stubbs pointed out to him repairs needed to the wall on Howard Avenue, Council Member Thompson shared photographs of the damage.

Council Member Barch noted the Town has right of way on the other side of the Howard Avenue wall which leaves plenty of room for parking; he chaired the Revitalization Committee Meeting which met to discuss the two versions, the Planning Board's and the PHED Committee's, of the CR Zone amendments; and he attended the Equality Maryland Event for the Gay Marriage Bill.

Town Manager Daily noted the right of way behind the wall on Howard Avenue starts at zero and goes up to 10 feet at Armory Avenue; and he reviewed the Snow Removal Policy and Procedure and the Town's snow removal equipment.

Jack Gaffey suggested even and odd day parking for snow removal and requested snow not be pushed onto sidewalks; Darin Bartram

suggested using members from the Mayor's Counsel for coordinating parking during snow storms, suggested if the Town has to plow snow on sidewalks where there is no buffer they may be able to come back later with equipment to help remove it, and suggested looking into using other jurisdictions help and equipment for a large storm; and Barry Peoples questioned whether speed camera revenue could be used to fund snow removal equipment such as a bobcat. The Mayor noted the speed camera funds have strict criteria and may only be used for pedestrian safety. The staff will look into the suggestion.

The Council discussed leasing equipment in advance of a significant storm, coordination of parking for snow plowing, and sending out a reminder requesting volunteers to help elderly residents with snow removal.

Resolution R-11-2011 for continued support of the Montgomery County Planning Board Proposed Amendments to the CR Zone and objecting to PHED Committee suggested changes was discussed. Council Member Barch gave a synopsis of how we got to this point. He also explained that the Planning Board's Amendments to the CR Zone have a lot of community input and allow for development to be economically viable, understandable, and affordable. The PHED Committee's process does not allow for any public input and many stakeholders felt the PHED Committee's changes make it too expensive and too cumbersome a process for development. The Revitalization Committee met and recommended the Council adopt the Planning Board's version and reject the PHED Committee's changes.

The Mayor noted Khalid Afzal from MNCPPC was present for any questions and some Revitalization Committee members were also in attendance.

Stow Teti felt the Design Guidelines weaken the strategy of where we want to be and expressed concern over Lexington Street continuing through to Metropolitan Avenue which will hurt the cohesiveness of the north side and produce more cut through traffic. The Mayor stated new streets were discussed in detail in the beginning of the Sector Plan process and they were recommended by professional traffic engineers.

Jack Gaffey stated it was important for buildings to have greater setbacks to allow for a sidewalk with a buffer from the street and he was not in support of the reduced parking requirements.

The Resolution on the agenda to support the Planning Board and Staff's proposed Design Guidelines was tabled until further review of the Guidelines. Council Member Barch stated the consensus is that the Design Guidelines are not satisfactory, the Revitalization Committee will be meeting on them, and he will also be working with the Town Manager on an RFP for a design firm to develop our own Design Guidelines.

Future items for upcoming agendas were noted which include regularly scheduled reports from Maier Warner and the Montgomery County Police, the Mayor noted Maier Warner will also be providing monthly reports in the Town newsletter; new police agreements; a requirement from the County on debris management disposal; and an update from the Building Inspector on the progress of the new Metropolitan Avenue Gateway Parking Lot.

Council Actions:

Council Member McMullen moved to approve the minutes from the August 22, 2011 Town Meeting. The motion passed unanimously.

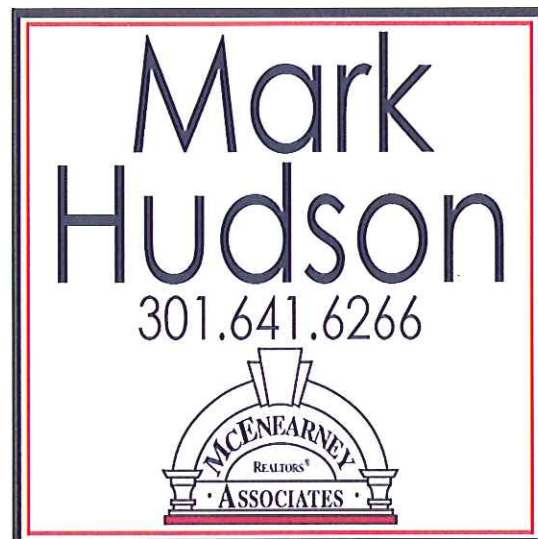
Council Member Thompson moved to approve the confidential minutes from the August 1, 2011 Closed Session. The motion passed 2 to 1. Council Member Barch voted against the motion.

Council Member McMullen moved to approve the confidential minutes from the August 22, 2011 Closed Session. The motion passed 2 to 1. Council Member Barch voted against the motion.

Council Member Barch moved to approve Resolution No. R-11-2011 expressing continued support of the Montgomery County Planning Board proposed amendments to the CR Zone and objecting to PHED Committee suggested changes. The motion passed unanimously.

Council Member Thompson moved to table the Resolution to support the Montgomery County Planning Board and Staff proposed Design Guidelines. The motion passed unanimously.

Council Member Barch moved to adjourn the meeting at 8:20 p.m. The motion passed unanimously.





Leafing Schedule

Area 1: will begin Monday, October 24th, on the north side of Town – north of the railroad tracks and east of Connecticut Avenue.

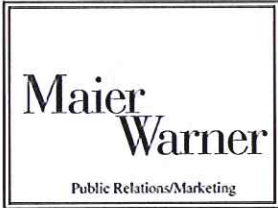
Area 2: will begin on the south side on Monday, October 31st, consisting of residences south of the railroad tracks and east of Connecticut Avenue.

Area 3: will begin on the west side on Monday, November 7th, consisting of residences west of Connecticut Avenue.

The Town will repeat the collection in the same order on the weeks of November 14th, 21st, and 28th.

How it works. . . Please rake your leaves to the curb, but not into the street. We ask you have all the leaves you would like collected to the curb by the beginning of your designated week. However, the Town Crew will be picking up leaves in each area during the entire week and will be visiting each street more than once.

If you decide to collect your leaves for regular brush pickup on Tuesdays, please remember to use yard bags and/or containers specifically marked for brush. If you have any questions about leaf collection, contact the Town staff.



New initiatives to expand the *Explore Kensington* campaign are taking shape on the *Explore Kensington* website, on Facebook and other social media. Seasonal sales and events at local merchants, new vendors at the farmers’ market and the latest theater production have all been featured.

It’s part of the Town’s program with the help of Maier & Warner PR and Marketing to promote its shops, restaurants and history, as well as its performing and visual arts – all designed to stimulate the commercial sector of Kensington. The agency regularly searches event calendars, merchant websites and other sources to identify “happenings” to promote. If you are a business owner and have an event you would like to add, please contact Jessica at Maier & Warner (Jessica@maierwarnerpr.com or 301.424-4141).

Maier & Warner recently made revisions to the *Explore Kensington* website to add greater emphasis to news and events. A new “search” option to find local merchants was also added. Shortly, new links will be added to *Flickr* and to a customized *YouTube* page to feature photos and videos.

The agency will post items of interest on Facebook focusing on events, new services, activities and specials as a way to highlight Kensington’s features. The goal – as always – remains to attract outside interest, visitors and shoppers to explore and discover the Town.

Raising Kensington’s visibility has contributed to a high ranking for its farmers market and garnered positive national attention from CNBC, which recently rated Kensington a desirable place to live and raise a family. Kensington has much to offer – this is a new way to tell that story.

www.ExploreKensington.com



Improve Your Soil by Raking Less

If you dread the annual fall leaf-raking marathon, I have good news for you: Raking and collecting leaves every autumn is a tradition without scientific basis.

Research has proven that mowing leaves into your lawn can improve its vigor, and observation shows that unraked leaves in planting beds don't smother shade-tolerant perennials.

Based upon research at several universities, the organic matter and nutrients from leaves mown into lawn areas has been proven to improve turf quality. At Michigan State, researchers set a rotary mower to cut at a height of 3 inches and then mowed an 18-inch-deep layer of leaves into test plots. That's the equivalent of 450 pounds of leaves per 1,000 square feet. The tests resulted in improved soil and healthy lawns with few remnant leaves visible the following spring.

You can achieve similar results if you set your mower to cut at the same height as in the Michigan State study, and mow at least once a week during peak leaf fall when your lawn reaches a height of 4 inches. Leaves shred most efficiently when slightly damp, so mow after a light dew. If you follow these simple guidelines, you will never rake another leaf and improve the quality of your soil.

*This article was written by
Terry Ettinger
FineGardening.com.*

Vendor Spotlight



Salt River Lobster has been serving the Montgomery County area for almost thirty years. Our signature item is live lobsters shipped directly from Maine. Over the years, our product line has expanded to include many types of fresh fish, shrimp, shellfish, and other seafood related products. We are open year round at the Kensington Farmers Market on Saturdays, and in Bethesda on Fridays. (we modify our hours to accommodate the holiday season) Please refer to our website at Salt-River-Lobster.com for additional information and sign up on our e-mail list to receive news of special events. Pre-ordering can be done on our website, or by calling 1-301-865-3139 by Wednesday of the current week.

The owner (Don McGee) has been in the food related industry for forty-five years. Starting out as a busboy, and progressing to store manager, regional training manager, multi-unit manager, and owner of several businesses. He has been with Salt River Lobster for twenty years. His son DJ, joined the company out of college and has been a major addition, along with Patrick and Mike. Stop by and check us out.



Kensington 911 Memorial

I sit this hot day of remembrance
On sacred, hallowed ground
Silently and with reverence recalling
The selfless sacrifice of those who for
others gave their own lives to ensure
Liberty and spiritual rebirth for our na-
tion.

At my feet were brinks given in honor;
bravery personified and dedication to all
who at our darkest hour shone the light of
Eternal peace.

A twisted steel beam from the World Trade
Center stands undaunted, symbolic of en-
during of Love over hate. Charred from
the heat of jet fuel, a chunk of concrete
taken from the impact zone at the Penta-
gon speaks loudly that love will never be
snuffed by hate!

Everywhere at this memorial are flags,
bright flowers reminding me of Holy Love;
and above all forgiveness!

~Richard H. Rice



Saturday, November 12
4:00 P.M.

ST. PAUL'S UMC Festival of Bread

A Hymn Festival -
followed by light refreshments featuring a
variety of Breads, and an opportunity to
help feed hungry people in our community.

featuring:
Marilyn Moore, soprano - Irvin Peterson, saxophone
The Sanctuary Choir - Tom Pedersen, director
Marvin Mills, organ

10401 Armory Ave * Kensington, MD
StPaulsK.org



ON THE TRICK-OR- TREAT TRAIL:

- A parent or responsible adult should always accom-
pany young children on their
neighborhood rounds.
- If your older children are
going alone, plan and review the route that
is acceptable to you. Agree on a specific
time when they should return home.
- Only go to homes with a porch light on
and never enter a home or car for a treat.
- Because pedestrian injuries are the
most common injuries to children on Hal-
loween, remind Trick-or Treaters:
 - ⇒ Stay in a group and communicate
where they will be going.
 - ⇒ Carry a cell phone for quick communi-
cation.
 - ⇒ Remain on well-lit streets and always
use the sidewalk.
 - ⇒ If no sidewalk is available, walk at the
far edge of the roadway facing traffic.
 - ⇒ Never cut across yards or use alleys.
 - ⇒ Only cross the street as a group in es-
tablished crosswalks (as recognized by lo-
cal custom). Never cross between parked
cars or out driveways.
 - ⇒ Don't assume the right of way. Motor-
ists may have trouble seeing Trick-or-
Treaters. Just because one car stops, does-
n't mean others will!
- Law enforcement authorities should be
notified immediately of any suspicious or
unlawful activity.

Third Thursdays!

Visit Old Town Kensington every Third Thursday of the month from 5-8pm and enjoy music, art, food, shopping, book events, and more! Special deals and offerings at a number of shops and restaurants. Next Third Thursday - October 20! Special events: Heart Beat Drum Circle at the Red Studio and chess playing with International Chess Master and chess book author Allan Savage at Kensington Row Bookshop. 301-949-9416 for more information.



Kensington Around Town

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To Kensington Residents