

## **Town Council Summary from the December 11, 2017 Town Meeting**

- Approved the Town Meeting Minutes from November 13, 2017.
- Held a Courtesy Review for the proposed residential construction projects at 3500 - 3506 Dupont Avenue.
- Held a *Public Hearing* on [Ordinance No. O-03-2017](#) - An Ordinance amending Chapter VI, "Signs and Commercial Regulations", Article 1, "Signs and Solicitors", Section 6-101, "Signs"; Section 6-102, "Town Sign Permit Required"; Section 6-103, "Signs in the Public Right-of-Way"; and Section 6-104, "Signs on Private Property - CRT, CRN and Industrial Zones" to clarify requirements with respect to the permitting and placement of A-frame and sandwich signs; landscaping requirements for monument signs; reduce the length of time that a limited duration sign may be posted; and to make conforming changes. *The Public Record will be held open until 4:00 pm on Friday, January 5, 2018.*
- Held a *Public Hearing* on [Ordinance No. O-04-2017](#) - An Ordinance amending Chapter IV, "Traffic and Vehicles", by amending and re-enacting Article 1, "General Provisions", Section 4-102, "Definitions"; Section 4-103, "Traffic and Parking Control Devices"; Section 4-106, "Operation of Vehicles on Streets, Sidewalks, Curbs, and Gutters"; Section 4-107, "Bicycles"; and Section 4-108, "Enforcement"; Article 2, "Parking", Section 4-201, "General Parking Restrictions"; and Section 4-208, "Residential Parking Area", while deleting Section 4-207, "Professional Reserved Parking", and Article 3, "Traffic Control", by adding Section 4-305, "Enforcement", to update the Chapter and make provisions for setting parking fines by Resolution, update various definitions to comply with State Code, authorize the Town Manager to make certain determinations, and to clarify that Council may designate parking permit areas. *The Public Record will be held open until 4:00 pm on Friday, January 5, 2018.*

### **Town Meeting 7:05 p.m.**

Mayor Furman; Council Members Bartram, Crimmins, McMullen, and Rollins; Town Manager Daily; Assistant Town Manager Hoffman; and Clerk-Treasurer Engels were present. The Pledge of Allegiance was recited and a moment of silence was observed for Peter Cappadona.

The Town Meeting Minutes from November 13, 2017 were reviewed and approved. See Council Actions.

### **From the Mayor and Town Council**

Council Member Bartram reported that he has been communicating with the Department of Transportation with Montgomery County about the crosswalk on Summit Avenue.

Council Member McMullen reported that the Audit Committee met just prior to the Town Meeting and noted that the Committee suggested commissioning a study to review the Town's infrastructure projects with regards to bridges and storm drains to determine existing conditions and proposed maintenance costs as funded through the Capital Improvement Plan (CIP). Mr. McMullen thanked the Audit Committee for their review of the Town Audit.

Council Member Rollins reported that he testified before the Montgomery County Delegation for local bill MC 12-18, which would amend the Town's existing alcohol regulations.

Council Member Crimmins reported that the Greenscape Committee will be completing the official parks tree planting list soon and submit it to the Town staff for review; and will be moving forward with an Arbor Day event to fulfill our Tree City requirements.

Mayor Furman welcomed members from Boy Scout Troop 439, which were present to observe the meeting for their merit badge; thanked the Nighthawks for the 14<sup>th</sup> Annual Town Dance, which benefits Bethesda Help and the 20895 Hunger Free Zone; thanked Mark Hudson for decorating the Flinn Park fountain; noted that Strosnidars has delayed their opening until January; and reminded everyone of the Town Menorah lighting on December 12<sup>th</sup>.

Town Manager Daily reported that he has been working with the Town Attorney on drafting a petition for the proposed annexation of 35 homes between Perry Avenue and University Boulevard, and updated the Council on the Annexation Committee and their efforts to inform prospective Residents of the annexation process.

Council Member Bartram questioned the impact on the Town and whether it is being addressed along with the petition.

Town Manager Daily stated that the Committee is currently only gauging potential interest in annexation, but they have discussed potential impacts that may arise if the proposed annexation proceeds.

#### **Courtesy Review – 3500 – 3506 Dupont Avenue**

A courtesy review was held for the proposed residential construction projects at 3500 – 3506 Dupont Avenue. The property owner, Stanka Radeva, along with Eileen Ritter, presented their plans to renovate 3506 Dupont Avenue and to build a new home at 3500 Dupont Avenue a new home on the vacant lot between 3500 and 3506 Dupont Avenue.

Ms. Ritter stated that with respect to 3500 Dupont Avenue, they intend to stay within the existing footprint of the current foundation; however, they may require a variance as a portion of the existing foundation is closer than ten (10) feet to the adjacent property line. Ms. Ritter continued by presenting the proposed renderings for the new house on the vacant lot between 3500 and 3506, and noted that the properties were never subdivided, but rather deeded.

David Mitchell asked about the proposed building heights on the renderings.

Ms. Radeva stated that both new homes will fall within the County's height regulations of 35 feet.

Mary Cassell asked whether there were already three (3) recorded lots.

Town Manager Daily, along with Dennis McCurdy, confirmed that there are three separate

buildable lots, and that the properties were deeded rather than subdivided previously.

Kerry Thompson stated that she liked the proposed designs of the new homes; however, she noted her concerns with the increased density and impact from additional homes.

Julie O'Malley questioned whether the property owner will be adding a porch to 3506 Dupont Avenue.

Ms Radeva stated that a porch may be added in the future, but was not depicted within the existing project plans.

Brendan Cleary asked about any possible vegetation that could be added to 3506 Dupont Avenue to help screen with the existing garage, and also asked about the removal/replacement of any trees on the existing vacant lot.

Mary Hanlon questioned if the depiction of the mud room connecting the house and garage at 3506 Dupont was correct, and noted concerns about the potential impact on street parking along Dupont.

Ms. Radeva stated that the mud room was no longer within the plans for 3506 Dupont.

Matt Griggs asked about the expected time frame for the completion of the three projects.

Ms. Radeva stated that she plans to have the renovations at 3506 Dupont completed by March and the other two properties to begin construction next year.

### **Public Appearances**

Jack Gaffey asked about the storage container located at the Kensington Train Station; spoke favorably about the new lights along Howard Avenue and the new brick crosswalk.

David Mitchell also spoke in support of the lights along Howard Avenue and asked if the Traffic Committee has addressed improving the intersection of Howard Avenue and Fawcett Street. Mr. Mitchell noted that a domed mirror may help.

Council Member Bartram stated that the Town's Traffic Engineer will be reviewing this intersection along with several others.

Nate Engel thanked the Council for requesting a crosswalk at Prospect and Summit Avenue, and noted that he believes the 'No Thru Traffic' signs have helped alleviate traffic during rush hour.

Leslie Olson stated that the traffic along Metropolitan Avenue continues to disregard pedestrians at the crosswalk.

Mayor Furman stated that the Town has spoken to SHA about improving pedestrian safety along Metropolitan and that the proposed Solera redevelopment project may also help in our efforts.

Council Member Crimmins stated that Town Manager Daily has been working with SHA staff to install an uncontrolled crosswalk along Metropolitan at St. Paul Street.

Jim Cooper discussed the continuing traffic concerns at the intersection of Baltimore, Prospect, and Washington Streets and asked if the Town could provide additional enforcement of the area. Mayor Furman noted that the Council would consider adding additional funding for selective enforcement for Fiscal Year 2019.

Julie O'Malley thanked everyone for attending the Kensington Historical Society's party, and noted that Paul Loether, National Register Chief and Keeper of the National Register of Historic Places, will be the honoring speaker at the January 30, 2018 KHS meeting.

Joseph Campbell spoke in support of the new pedestrian brick crosswalk at the intersection of Kensington Parkway and Frederick Avenue, and requested that a similar crosswalk be installed at Kensington Parkway and Kent Street. Mr. Campbell also requested information on the sidewalk work along Kensington Parkway.

Mayor Furman noted that the Town was currently working on replacing a number of brick and concrete sidewalks around Town.

### **Ordinances, Resolutions, Regulations**

**Ordinance No. O-03-2017** – A Public Hearing was held on an Ordinance amending Chapter VI, "Signs and Commercial Regulations", Article 1, "Signs and Solicitors", Section 6-101, "Signs"; Section 6-102, "Town Sign Permit Required"; Section 6-103, "Signs in the Public Right-of-Way"; and Section 6-104, "Signs on Private Property - CRT, CRN and Industrial Zones" to clarify requirements with respect to the permitting and placement of A-frame and sandwich signs; landscaping requirements for monument signs; reduce the length of time that a limited duration sign may be posted; and to make conforming changes. *The Public Record will be held open until 4:00 pm on Friday, January 5, 2018.* See Council Actions.

Town Manager Daily stated that the County Council was notified, as required, and responded by that they would not comment on the proposed Ordinance.

Council Member Rollins questioned if the storage container at the train station could be considered a sign through this Ordinance.

Mayor Furman stated that the storage container, being used to store salt for the winter, did not fit the definition for signage, but requested that the Town staff work with MTA to discuss a different location for the storage container.

Jack Gaffey asked how MTA stored salt in previous years.

Kerry Thompson requested clarification of the changes in the proposed sign ordinance amendments.

Council Member Bartram summarized the highlights, which includes allowing additional materials for a-frame signs beside wood framing, amending language so to be content neutral, and reducing the landscaping requirement around monument signs from a two-to-one ratio to one-to-one.

**Ordinance No. O-04-2017** – A Public Hearing was held on an Ordinance amending Chapter IV, "Traffic and Vehicles", by amending and re-enacting Article 1, "General Provisions", Section 4-102, "Definitions"; Section 4-103, "Traffic and Parking Control Devices"; Section 4-106, "Operation of Vehicles on Streets, Sidewalks, Curbs, and Gutters"; Section 4-107, "Bicycles"; and Section 4-108, "Enforcement"; Article 2, "Parking", Section 4-201, "General Parking Restrictions"; and Section 4-208, "Residential Parking Area", while deleting Section 4-207, "Professional Reserved Parking", and Article 3, "Traffic Control", by adding Section 4-305, "Enforcement", to update the Chapter and make provisions for setting parking fines by Resolution, update various definitions to comply with State Code, authorize the Town Manager to make certain determinations, and to clarify that Council may designate parking permit areas. *The Public Record will be held open until 4:00 pm on Friday, January 5, 2018.*

Town Manager Daily explained that the primary purpose for amending Chapter IV was to allow the Mayor and Council, by Resolution, to set parking fines issued by the Town, remove professional parking from residential zones, and to clarify certain definitions to comply with the State Code.

Joseph Campbell requested clarification on the deletion of Section 4-201 (d).

Council Member Crimmins explained that the section was moved to the beginning of Section 4-201 (a).

### **Council Actions**

Council Member McMullen moved to approve the Town Meeting Minutes from November 13, 2017. The motion passed unanimously.

Council Member McMullen moved to hold the public record open on Ordinance No. O-03-2017 amending Chapter VI, "Signs and Commercial Regulations" until 4 p.m., January 5<sup>th</sup>. The motion passed unanimously.

Council Member McMullen move to hold the public record open on Ordinance No. O-04-2017 amending Chapter IV, "Traffic and Vehicles" until 4 p.m., January 5<sup>th</sup>. The motion passed unanimously.

Council Member Rollins moved to adjourn the Town Meeting at 8:51 pm. The motion passed unanimously.