

## **September 10, 2018 Town Council Meeting**

- Approved the Town Meeting Minutes from August 13, 2018.
- Held a Courtesy Review for the revised design plan for the proposed Knowles Manor Senior Housing development project at 3906 and 3910 Knowles Avenue. The Mayor and Council will send a letter to the County Planning Board in support of the new modified design.
- Adopted Annexation Resolution No. AR-01-2018 - Authorizing the Annexation to the Town of Kensington of approximately 12.585 acres of land located adjacent to the present corporate limits of the Town located north of the center line of Perry Avenue to University Boulevard and certain interior and adjacent rights-of-way therein. *The Resolution will take effect October 26, 2018.*
- Adopted Annexation Resolution No. AR-02-2018 - Adopting an Annexation Plan for the Annexation of approximately 12.585 acres of land bounded by Perry Avenue, St. Paul Street, and University Boulevard West, and certain interior and adjacent rights-of-way. *The Resolution will take effect October 26, 2018.*
- Adopted Resolution No. R-15-2018 - A Resolution of the Mayor and Town Council authorizing a contribution in the amount of twenty-five thousand dollars (\$25,000) from the FY 2018-19 Budget to the Noyes Children's Library Foundation for restoration and renovations.

### **Town Meeting 7:00 p.m.**

Mayor Furman; Council Members Bartram, Crimmins, and Rollins; Town Manager Daily; Assistant Town Manager Hoffman; and Clerk-Treasurer Engels were present. Council Member Hill-Zayat was necessarily absent. The Pledge of Allegiance was recited and a moment of silence was observed for Beth Pierce; along with Mary Donatelli's father and Rose Starin's father.

### **3906 and 3910 Knowles Avenue Courtesy Review**

A Courtesy Review was held for the proposed Knowles Manor Senior Housing development project at 3906/3910 Knowles Avenue.

TJ Monahan, Chair of the Development Review Board (DRB), stated that the Developers have shown a strong desire and willingness to work within the parameters of the Kensington Sector Plan. Mr. Monahan noted that the DRB has sent a letter to the Mayor and Council in support of the project, which has taken significant steps to address previously stated concerns with regards to on-site parking, excessive height, and proposed circulation of traffic along neighboring streets.

The Knowles Manor Development Team (Don and Michael Tucker) presented design changes, which included: 1) scaling the building height back to below 60 feet; 2) reducing the total number of units from 123 to 94; 3) provide a 1:2 parking ratio; 3) double the number of visitor spaces from five to ten; 4) install a traffic mitigation and transit screen within the building; 5) provide a ride share van; 6) and will work with the Town and State on placing appropriate traffic restriction signage.

Mr. Tucker was asked about emergency apparatus and if they would have enough room to park during medical emergencies. Mr. Tucker explained that the lay-by-lane, along with the driveway, would provide enough access for an ambulance or fire apparatus.

Council Members Bartram and Crimmins noted that emergency vehicles will stop where appropriate and take into consideration the aforementioned emergency and safety.

Council Member Rollins asked about long term capital improvements to the property.

Mr. Tucker confirmed that the property will have a reserve account to fund future capital improvement projects.

Jack Gaffey questioned whether their traffic counts include shopping trips and questioned how the property should be accessed from northbound Connecticut Avenue.

Mr. Tucker explained that their traffic counts include all possible trips, and that they propose northbound Connecticut Avenue traffic to access the facility by turning west on Howard Avenue, and then south on either Detrick or Summit Avenue to reach Knowles Avenue.

Talia Elkin stated that she appreciated the changes to the plan and questioned how the Town plans to address traffic concerns at the intersection of Connecticut and Knowles, along with syncing the traffic signals.

Mayor Furman stated that a traffic count will be completed prior to and after the development to determine the impact; and that the Town's support of the proposed Summit Avenue extension project, along with continued enforcement of existing traffic regulations, will help alleviate some congestion at the intersection. Mayor Furman noted that the County's Department of Transportation oversees traffic signals.

Council Member Bartram stated that the Traffic Committee will continue to address cut thru traffic concerns as it arises.

Joe Campbell questioned whether the Council was supporting the development project that evening and suggested that the traffic data be completed before voting on this matter to make a more informed decision. Mr. Campbell also stated that the Summit Avenue project was many years away and that the intersection is already failing.

Ruth Hoffman asked about the estimated time frame for the project to be completed and construction traffic.

Mr. Tucker stated that the project will take roughly 15 months and the construction contractors will be required to follow a certain traffic control plan.

Pete Pickard questioned the load limit for the Summit Avenue bridge over the CSX tracks.

Council Member Crimmins stated that he appreciated the revisions that the developers made to

address the Town's concerns, and is in support of the project.

Council Member Rollins stated that the project does not impact the Town's school district.

Council Member Bartram noted that the revisions brought the height of the project below the Sector Plan height limit, and the plan now meets parking requirements without a waiver, and is a great precedent for future development by abiding by our Sector Plan, and that he supports the project.

The Mayor and Council concurred to send a letter of support for the proposed Knowles Manor project to Troy Leftwich, Montgomery County Planner.

Mayor Furman stated that County Planning will hold a public hearing on the proposed project on Thursday, October 11<sup>th</sup>, where residents may testify in person, or they may send written testimony directly to Montgomery County Planning.

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

The Mayor and Council thanked the Town staff, along with the Parade and Festival Coordinators, for another wonderful Labor Day Parade and Festival.

Council Member Bartram attended the County Planning Board Hearing with Town Manager Daily with regards to the proposed Summit Avenue Extension project, and noted that the Planning Board unanimously supported the proposed extension (L1), which would extend Summit Avenue through Farragut Avenue to Connecticut Avenue.

Council Member Crimmins stated that the Train Show was a wonderful family event once again, and thanked Diane and Gary Ditto for sponsoring the event, which benefits the Noyes Children's Library Foundation; and congratulated Jen Beaudet for winning the Bertha Clum Award at Paint the Town 2018.

Mayor Furman reminded the Council that the Kensington 8K Race will be held September 22<sup>nd</sup>, and benefits our local PTA's, in addition to Silver Creek Middle School; noted that Opera in the Park will be held on September 22<sup>nd</sup>, 5:30 - 7:30 pm, at Warner Circle Park; and announced the upcoming MML Chapter meetings on September 20<sup>th</sup> and October 18<sup>th</sup>.

Council Member Rollins asked about a number of concrete repairs on the north side.

Town Manager Daily stated that he would check with the Town's contractor for a definitive date.

### **Public Appearances**

Jack Gaffey thanked the Town and staff for the Labor Day Parade.

Leslie Olson reminded the Town about recycling during community events; and noted that the area where Metal Works is located was in need of property maintenance.

Council Member Rollins will ensure that there are recycling containers for Food Truck Night and will talk with the new owners of the Metal Works property about maintenance.

Joe Campbell thanked the Town and staff for a festive and successful Labor Day Parade and Festival.

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

**Annexation Resolution No. AR-01-2018** – Amended Annexation Resolution No. AR-01-2018 authorizing the annexation to the Town of Kensington approximately 12.585 acres of land located adjacent to the present corporate limits of the Town located north of the center line of Perry Avenue to University Boulevard and certain interior and adjacent rights-of-way therein was presented. See Council Actions.

**Annexation Resolution No. AR-02-2018** – Annexation Resolution No. AR-02-2018 adopting an Annexation Plan for the annexation of approximately 12.585 acres of land bounded by Perry Avenue, St. Paul Street, and University Boulevard West and certain interior and adjacent rights-of-way was presented. See Council Actions.

Town Manager Daily stated public comment was received from Mark Charlton regarding grandfathering in the side yard setback requirement on August 23<sup>rd</sup>, and that a waiver could be created or he would have to comply with our side yard requirements. Mr. Daily also noted that County Planning voted to support the proposed Annexation.

Council Member Bartram stated the importance of the Town's setback requirements and that all properties should be held to the same standard, as it promotes green space. Mr. Bartram also noted that the Town Code does allow for a 650 square foot addition as an exception, and the Town also offers a variance process for peculiar situations.

Council Member Crimmins agreed with Council Member Bartram's assessment.

Mr. Daily suggested that the Annexation Resolutions take effect October 26<sup>th</sup>, unless the Town receives a petition for referendum.

**Resolution No. R-15-2018** – A Resolution authorizing a contribution in the amount of twenty-five thousand dollars from the FY2018-19 budget to the Noyes Children's Library Foundation for Restoration and Renovations was presented. See Council Actions.

Diana Ditto, co-President of the Noyes Children's Library Foundation, thanked the Town for their support and noted that they had received a \$100,000 bond bill from State of Maryland, which they have approximately \$30,000 left to match. Once the \$30,000 has been raised, Noyes will have raised \$750,000 of their \$1,600,000 goal.

Leslie Olson questioned whether the Development Review Board had reviewed the Noyes Library plans, as the cost estimates for the project of \$3.1 million seems excessive.

Mayor Furman noted that Montgomery County will review the project plans for Noyes Library, as the Development Review Board is intended for redevelopment projects.

Ms. Ditto clarified that the project requires a large contingency for oversight, which adds about \$700,000 towards the project estimates.

### **Council Actions**

Council Member Crimmins moved to approve the Town Meeting Minutes from August 13, 2018. The motion passed unanimously.

Council Member Bartram moved to adopt Amended Annexation Resolution No. AR-01-2018 Authorizing the Annexation to the Town of Kensington of approximately 12.585 acres of land located adjacent to the present corporate limits of the Town located north of the center line of Perry Avenue to University Boulevard and certain interior and adjacent rights-of-way therein with an effective date of October 26, 2018. The motion passed unanimously.

Council Member Bartram moved to adopt Annexation Resolution No. AR-02-2018 Adopting an Annexation Plan for the Annexation of approximately 12.585 acres of land bounded by Perry Avenue, St. Paul Street, and University Boulevard West, and certain interior and adjacent rights-of-way with an effective date of October 26, 2018. The motion passed unanimously.

Council Member Crimmins moved to adopt Resolution No. R-15-2018 to authorize a contribution in the amount of twenty-five thousand dollars from the FY2018-19 Budget to the Noyes Children's Library Foundation for Restoration and Renovations. The motion passed unanimously.

Council Member Bartram moved to adjourn the Town Meeting at 8:28 pm. The motion passed unanimously.