

Kensington Around Town

February 2019

The Town of Kensington
Celebrates 125 Years!

Save the date
for the big party!

Saturday, April 6, 2019
7pm - 11pm
Town Hall

Cocktail Attire
Heavy Hors d'oeuvres, Drinks,
Live Music and Dancing!

Town Residents received a mailed
invitation. RSPV required by March 7

...There's no place like home!



CALENDAR

Council Work Session
Monday, Feb 25 • 7pm
Town Hall

Greenscape Committee Meeting
Thursday, March 7 • 7-8pm

**The British Players Present:
"Noises Off"**
Friday, March 8 - Sunday, March 30

2nd Annual KVFD Chili Cookoff
Saturday, March 9 • Noon - 3pm
KVFD 10620 Connecticut Ave

Town Council Meeting
Monday, March 11 • 7pm
Town Hall

**14th Annual Holy Redeemer
Cardinal 5K**
March 30, 2019

MAYOR TRACEY

The Council and I have been receiving many questions of late with regards to a number of development projects that have been presented to the Town. The process for evaluating these projects actually began in 2008 when County Planning took steps to update our 30-year-old Sector Plan. This was a lengthy process that involved the Town Council, Town Residents, and the surrounding Kensington Community.

Adopted by the County Council in 2012, the Kensington and Vicinity Sector Plan placed parameters on
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TOWN PERMITS

10401 Armory Avenue - ROW permit

10810 Connecticut Avenue - Interior

3940 Washington Street - Storage Unit

3710 Mitchell Street - Verizon

10315 Detrick Avenue - Addition

10509 Metropolitan Avenue - Sign

10414 Detrick Avenue - Sign(s)

3419 Dupont Avenue - Fence

3607 Farragut Avenue - Addition/Deck

10810 Connecticut Avenue - Interior

10507 Metropolitan Avenue - Sign

3821 Farragut Avenue - Interior

10408 Montgomery Avenue - Sign(s)

10400 Connecticut Avenue - Telecom

10730 Connecticut Avenue - Sign(s)

Building Permits - Please be reminded that both a Town and County permit are needed for any exterior structural changes, with the exception of landscaping and repairs. Historic District properties will also need a Historic Area Work Permit (HAWP). Please contact the Town staff with questions.

MAYOR TRACEY

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height and density by developing two mixed-use zones: CR Town (CRT) and CR Neighborhood (CRN). The intent behind this was to cap density within the CRT zone, while tapering density and heights through the CRN zone as the mixed-use area drew closer to our residential zones. Essentially, this was done so we would not become a second Bethesda and to help maintain our strong sense of community.

Although development was slow to happen following adoption of the Sector Plan in 2012, this began to change in late 2016 with the sale of the old Hawkins Produce property, which has been redeveloped into Knowles Station and will be anchored by Wine & Co. Additional projects have also been presented, which have led to much uncertainty within the community about traffic, density, and design. With each proposed development project, there is a standard process of working with both the Town's Development Review Board (DRB) and County Planning in order to evaluate each project in accordance with our Sector Plan.

While the Council and I know that a few of the proposed projects have caused concern to some, we encourage you to please reach out to us, along with the Town staff and County Planners to ask any questions you may have about certain projects. I also encourage you to check our Calendar for upcoming DRB meetings, but mostly pay attention to our Council Agenda's, which will provide information on any development projects, by signing up for our Town emails on the homepage of our website.

TOWN STAFF & CREW

MAYOR

Tracey Furman

Mayor.Tracey@tok.md.gov

COUNCIL

Darin Bartram

(Mayor Pro-Tem)

Conor Crimmins

Bridget Hill-Zayat

Duane Rollins

Mayor.Council@Tok.md.gov

Sanford W. Daily, Town Manager

SWDaily@tok.md.gov

Matt Hoffman, Asst. Town Manager

MJHoffman@tok.md.gov

Susan Engels, Clerk - Treasurer

Susan.Engels@tok.md.gov

Shirley Watson, Facility Manager/Events

Shirley.Watson@tok.md.gov

Kariann Zentz, Communications & Marketing Specialist

Kariann.Zentz@tok.md.gov

Jim Snow and Tom D'Albora, Code Enforcement

Code@tok.md.gov

Jason Swain, Joe Natali, and Pablo Oliva, Public Works

Jamie Simms, Facility Maintenance



TOWN MINUTES



Town Council Summary from the Nov 5, 2018 Town Council Meeting

- Approved the Town Meeting Minutes from October 8, 2018.
- Announced that the Annexation Referendum for Annexation Resolution AR-01-2018 will be held on Saturday, December 1, 2018, 9:00 am – 12:00 pm, within the public right-of-way in front of 10728 St. Paul Street, Kensington, Maryland. Please note that the Referendum is only open to registered voters of Montgomery County, as of October 25, 2018, that live within the proposed Annexation area.
- Approved the following Sign Variances at 10414 Detrick Avenue:
 - Allow an additional 100 square feet of signage beyond the sign allowance calculation on the east elevation; and
 - Allow an additional 44 square feet of signage beyond the sign allowance calculation on the south elevation; and
 - Allow illumination during non-business hours for Sign 3 (Wine & Co.) and Sign 4 (Directory) on the east elevation; and
 - Allow illumination during business hours only for Sign 1 (10414 Detrick Avenue) and Sign 2 (Knowles Station) on the east elevation; and
 - Allow illumination until 10:00 pm or the close of business for Tenant Signs A, B, C, D, and E on the north elevation; and
 - Allow illumination until 10:00 pm for Tenant Signs A, B, C, D, and F on the south elevation; and
 - The Town will also inform the County's Sign Review Board that no adverse effect on residential properties abutting, contiguous, confronting, or within 150 feet of 10414 Detrick Avenue was found during the Variance Hearing.
- Approved sending a letter to the Montgomery County Department of Transportation to "opt-out" of the dock less bikes, e-bikes, and e-scooters Pilot Program.
- Approved sending a letter to Montgomery Planning confirming that the Town of Kensington and Solera Reserve Kensington, in accordance with an Easement Agreement between Montgomery County, Konterra Limited Partnership and the Town of Kensington, have agreed that the Town will continue to have jurisdiction and control of the 10500 block of St. Paul Street.
- Approved sending a letter in support of Solera Reserve Kensington's position that they should not be required to contribute towards the County's Bike Share Program.
- **Adopted Resolution No. R-16-2018** – A Resolution proclaiming November to be Municipal Government Works Month in Kensington, Maryland.

Town Council Summary from the Dec 10, 2018 Town Council Meeting

- Approved the Town Meeting Minutes from November 5, 2018.
- Approved a Sign Variance for Kensington Jewelers at 3720 Farragut Avenue.
- Approved revising the Town's Guidelines and Procedures for installing Speed Bumps.
- Adopted Resolution No. R-17-2018 – A Resolution to authorize the Town Manager to execute a contract with Ecology Services Refuse & Recycling to provide Refuse, Recycling, Yardwaste, and Bulk collection services for the Town of Kensington.

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January 14, 2019 Town Council Meeting

- Approved the Town Meeting Minutes from December 10, 2018.
- Acknowledged the receipt of the Audit Committee's Report for Fiscal Year 2017-18 (FY18).
- Adopted Resolution No. R-01-2019 - A Resolution of the Town Council confirming the Mayor's appointment of Conor Crimmins to serve as Chair of the Development Review Board.
- Adopted Resolution No. R-02-2019 - A Resolution of the Town Council confirming the Mayor's appointment of Tina Sherman to serve the remainder of Dave Weeda's term on the Town Ethic's Commission.

Town Meeting 7:00 p.m.

Mayor Furman; Council Member Bartram, Crimmins, Hill-Zayat, and Rollins; Assistant Town Manager Hoffman; and Clerk-Treasurer Engels were present. Town Manager Daily was necessarily absent. The Pledge of Allegiance was recited, and a moment of silence was observed for Mary Stewart and Toni Ward, who both recently passed away. The Town Meeting Minutes from December 10, 2018 were reviewed and approved. See Council Actions.

Girl Scout Troop 1325, whom led the Pledge of Allegiance, was present and observed the meeting in coordination with earning their governmental badge.

Mayor Furman acknowledged receipt of the Audit Committee's Report for the year ending June 30, 2018 (FY18), which stated that the audited financial statements be accepted as submitted.

Development Review Board Updates

Knowles Manor Senior Housing

(3906/3910 Knowles Avenue)

Council Member Crimmins reported that the developers are finalizing the site plan submission and anticipate that the project will break ground late this year. A community meeting will be held on January 22, 2018, 6:30 pm.

Mayor Furman noted that the Town has already supported the proposed project.

Knowles Station Townhomes

(10509 Summit Avenue)

Council Member Crimmins reported that the developers have presented several sketch plans for the proposed 19 townhome project and the plan is still in the very early planning stages.

Kensington Square Self Storage

(10619 Connecticut Avenue)

Council Member Crimmins reported that the developers have revised the most recent sketch plan following feedback from the DRB, which notably removed the reveals from the project. The current configuration has 6,000 square feet of retail space available on the first and second floor, along with planned self-storage on floors three through six and sub grade. The plan meets the County's parking requirements and the DRB discussed and presented alternate architectural renderings they would like to see used as a guide for elevation improvements. The developer is actively looking for restaurants that may occupy the first floor.

Council Member Bartram explained that by removing the reveals within the elevation plans, the outward appearance of a storage



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facility would be less relevant and noted the importance of providing retail on the first and second floors; otherwise, he would not support the project as a conditional use.

Mayor Furman stated that there will many opportunities for the public to comment and ask questions on the proposed plan, as they are currently within the sketch plan phase.

Lori Simmons asked about the availability for Kensington residents at the proposed senior housing project; and informed the Council that many sidewalks in the Town had yet to be cleared of snow.

John Oppenheim asked if a cumulative traffic and transportation study had been completed for the proposed projects.

Mayor Furman stated the County determines if a traffic study is necessary based on potential trips per hour during peak times.

Council Members Bartram stated the proposed Summit Avenue extension project would help alleviate traffic congestion and encouraged residents and the community to support it by contacting their County and State officials.

Jack Gaffey noted the importance of developers to mitigate traffic impacts prior to submitting plans.

Council Member Bartram stated that the DRB is working with the Knowles Station development team on providing an egress along both Detrick and Summit Avenues.

Council Member Crimmins noted that the Hawkins property has an existing easement to allow egress onto Metropolitan Avenue and that the Council has been vigilant to support projects that will not adversely affect our current traffic congestion issues.

Joseph Campbell noted the importance of

Mr. Oppenheim's comment on the cumulative effects of development, which tend to be overlooked; and noted the Summit Avenue extension is many years away.

Council Member Bartram stated that an introduced 'Do Not Block the Box' bill could also help with traffic; however, the way the bill is currently written to exempt left turn traffic does not help with the Knowles Avenue intersection.

Jack Gaffey requested that the Howard Avenue 'Do Not Block the Box' be enforced.

From the Town Manager and Staff

The Mayor and Council thanked the Town crew for the excellent snow removal.

Assistant Town Manager Hoffman stated that the crew will continue the push back of snow to the curb as necessary; a Work Session has been scheduled for January 28th to discuss amendments to the Town's commercial sign regulations; and noted that the February Council Meeting will include a resolution for the purchase of the pavilion at St. Paul Park.

Public Appearances

Jack Gaffey thanked the Town crew for snow removal and informed residents that there will be a super moon and total lunar eclipse on January 20th.

Al Lacey noted that the Town's new trash contractor had hired the crew from our previous contractor, which is working very well; and thanked the Town for live streaming the meetings on Facebook.

Lori Simmons asked about previous con-

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cerns she noted to the Town with regards to the Frederick Avenue bridge; and suggested that each Council Member be assigned to evaluate a specific street.

Mayor Furman stated that she reviewed the Frederick Avenue bridge and that the sidewalk will be repaired to allow for better drainage.

Carol O'Toole questioned whether anything could be done about the litter along Metropolitan Avenue and improving the pedestrian crossing at St. Paul Street,

Mayor Furman stated that a letter will be sent to Konterra with regards to property maintenance and noted that the Solera Senior Reserve project will allow for pedestrian improvements to the Metropolitan Avenue and St. Paul Street intersection.

Council Member Crimmins stated that the Town continues to work with the State Highway Administration on crossing improvements in certain areas of the Town.

Joseph Campbell questioned the penalty amount for not removing snow on sidewalks; when the audios of Town Meetings are usually posted; thanked the Town crew for snow removal; and questioned if Council Members Bartram and Crimmins have decided if they would be running for reelection.

Council Member Bartram stated that he has not decided if he will be running for reelection.

Council Member Crimmins stated that he intends to run for reelection.

Ordinances, Resolutions, Regulations

Resolution No. R-01-2019 – A Resolution to confirm the appointment by the Mayor of Conor Crimmins as Chair of the Development Review Board was presented. See Council Actions. There were no public comments.

Mayor Furman noted that the current Chair, TJ Monahan, is stepping down as Chair but remaining on the DRB and serving under the Professional designation, due to increased work responsibilities.

Resolution No. R-02-2019 – A Resolution to confirm the appointment made by the Mayor to the Town Ethics Commission was presented. See Council Actions. There were no public comments.

Mayor Furman stated that a current member, David Weeda, has moved outside of the Town and that she has requested the appointment of Tina Sherman to serve the remainder of Mr. Weeda's term.

The Mayor swore in Tina Sherman to the Ethics Commission.

Council Actions

Council Member Rollins moved to approve the Town Meeting Minutes from December 10, 2018. The motion passed unanimously.

Council Member Bartram moved to approve Resolution No. R-01-2019 to confirm the appointment by the Mayor of Conor Crimmins to Chair of the Development Review Board. The motion passed unanimously. Council Member Crimmins abstained.

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Council Member Rollins moved to approve Resolution No. R-02-2019 to confirm the appointment made by the Mayor of Tina Sherman to the Town Ethics Commission. The motion passed unanimously.

Council Member Bartram moved to adjourn the meeting at 8:00 p.m. The motion passed unanimously.

NEW ORDINANCE

Introduction and Adoption of Ordinance No. O-01-2019

The Mayor and Council introduced and adopted an Emergency Ordinance (O-01-2019) at the February 11, 2019 Town Council Meeting. The Emergency Ordinance is in reference to regulating Wireless Telecommunications Facilities in Public Rights-of-Way. The fair summary is available below, or you may contact the Town for a copy of the fully adopted ordinance.

AN EMERGENCY ORDINANCE OF THE MAYOR AND COUNCIL OF THE TOWN OF KENSINGTON TO AMEND CHAPTER 3, "STREETS, SIDEWALKS, MAINTENANCE AND USE OF THE PUBLIC RIGHTS OF WAY", BY ADOPTING ARTICLE III, "WIRELESS TELECOMMUNICATIONS FACILITIES IN PUBLIC RIGHTS-OF-WAY", §3-301, "SCOPE", §3-302 "DEFINITIONS", §3-303 "GENERAL STANDARDS FOR WIRELESS TELECOMMUNICATIONS FACILITIES IN THE RIGHTS-OF-WAY", § 3-304 "APPLICATION SUBMISSION REQUIREMENTS AND FINAL INSPECTION", §3-305 "TERMINATION OF PERMIT/BREACH"; §3-306, "INFRASTRUCTURE OWNED OR CONTROLLED BY THE CITY", §3-307. INSURANCE, §3-308. MAKE-READY WORK, §3-309 RIGHT-OF -WAY REPAIR. §30310. FACILITIES NO LONGER NEEDED, §3-311 SURETY BONDS. §3-312, "FEES, AND §3-313, "VIOLATIONS", TO PROVIDE FOR CERTAIN STANDARDS AND REGULATIONS RELATING TO THE LOCATION OF SMALL WIRELESS TELECOMMUNICATIONS TOWERS, ANTENNAS, AND OTHER STRUCTURES WITHIN THE CITY'S PUBLIC RIGHTS-OF-WAY OR ON CITY PROPERTY, CONSISTENT WITH FEDERAL AND STATE LAW; AND PROVIDING A FEE AND ANNUAL CHARGE. TO PROVIDE FOR CERTAIN STANDARDS AND REGULATIONS RELATING TO THE LOCATION OF SMALL WIRELESS TELECOMMUNICATIONS TOWERS, ANTENNAS, AND OTHER STRUCTURES WITHIN THE TOWN'S PUBLIC RIGHTS-OF-WAY OR ON TOWN PROPERTY, CONSISTENT WITH FEDERAL AND STATE LAW; AND PROVIDING A FEE, ANNUAL CHARGE AND A PENALTY.



COMMUNITY



Section 7-502, "Owners Responsible for Curbing of Animals", states the following:



Pet owners shall clean up and properly dispose of their pet's excrement when it is deposited on public property where people walk or congregate or on private property other than that of the owner.

Town provides dog waste bags and receptacles in and around our Town Parks to help residents dispose of their pet's waste.



The Holy Redeemer (Kensington) Cardinal 5K and Half Mile Fun Run

March 30, 2019

Sign up to sponsor, donate and run to support this family-friendly event that promotes fun and healthy lifestyles in our community!

Sponsorships available are Mile Marker, Family and Donor! Each sponsorship level has associated advertising benefits.

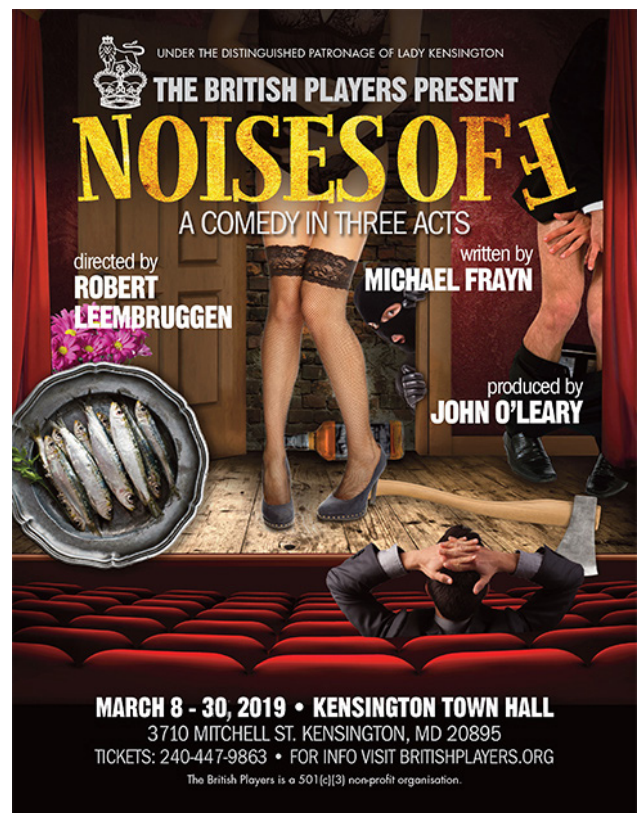
This is a great way to promote your company or business in our community of over 250 Holy Redeemer families and an estimated 600 participants and registered runners.

We have cash prizes for top 5k finishers and a 1/2 mile fun-run option for children and families.

Thank you for making a difference! We hope to see you at the 5k to participate and cheer on the runners!

Learn more by visiting Cardinal5k.com.
Runners can register online!

Questions & inquiries:
HRCardinal5k@gmail.com



Performance Dates

Friday - Sunday March 8, 9 & 10
Thursday - Sunday March 14, 15, 16 & 17
Thursday - Sunday March 21, 22, 23 & 24
Thursday - Saturday March 28, 29 & 30

Thursday, Friday & Saturday at 8pm
Sunday Matinee at 2pm

Adults \$24 | Children \$12

BritishPlayers.org



COMMUNITY



KENSINGTON VOLUNTEER FIRE DEPARTMENT
2ND ANNUAL
CHILI
COOK-OFF

sponsored by

CAR WASH COFFEE
 and KVFD Auxiliary

March 9th 12 - 3 PM

Station 5 Community Room
 10620 Connecticut Ave., Kensington, MD
 301-929-8000

Watch **Firefighter** and **EMS** drills.
 Enter a raffle to win a 2019 Season Pass
 to the Connecticut Belair Pool.

Suggested Donation
\$10 FOR ADULTS
\$5 FOR KIDS*

 Proceeds benefit KVFD's apparatus and gear funds *under 12

KENSINGTON



Featured Vendor!!

FARMERS' MARKET

Great Harvest Bread Company uses fresh milled flour, ground that morning, which makes their bread tastes better, way better!

Daily Bakes - Challah, Old Fashion White, Honey Whole Wheat & Dakota breads, cookies, muffins, scones and teacakes

Occasional Treats - Cinnamon Swirl, Apple Bear Claw, Chocolate Babka, Spinach Provolone, Jewish Rye and more!

Special Bakes:

- Margherita Pizza Bread on Feb 23!
- Mardi Gras King Cakes through March 2!



Shred It! Paper & Electronics Drop Off

Saturday, April 27 • 1-3pm

Town Hall Parking Lot
3710 Mitchell Street

Sponsored by:



Kensington Celebrates

The International

DAY OF THE BOOK



The book as literature * The book as art * The book as music

Kensington

Day of the Book Festival

Sunday, April 28 • 11am-4pm

DayoftheBook.com

Gala Craft Show

Sunday, April 28

KENSINGTON



FARMERS' MARKET

OPEN YEAR ROUND!
Every Saturday 9am-1pm
Howard Avenue
Train Station
Kensington, MD

18 Winter Vendors
ExploreKensington.com/farmers-market



Go to ExploreKensington.com for shopping, dining and events around town.
While there, sign up to receive updates on news and events.

Kensington Around Town February 2019



3710 Mitchell Street
Kensington, MD 20895

Office:- 301.949.2424
www.tok.md.gov

To: