

Kensington Around Town

August 2017



Fence Ordinance Introduced

The Mayor and Town Council introduced Ordinance No. O-02-2017 at the July 10, 2017 Council Meeting. The Ordinance proposes a restriction on the height of any new fences to be located within the front plane of a residential property.

ORDINANCE OF THE MAYOR AND COUNCIL OF THE TOWN OF KENSINGTON AMENDING CHAPTER V, "HOUSING AND BUILDING REGULATIONS", BY AMENDING AND RE-ENACTING ARTICLE I, "BUILDING CODE", SECTION 5-109, "FENCES, WALLS AND RETAINING WALLS" AND ARTICLE 2, "HOUSING CODE", SECTION 5-201, "MONTGOMERY COUNTY HOUSING CODE ADOPTED"; ENACTING NEW SECTIONS 5-202, "MAINTENANCE OF STRUCTURES"; AND RENUMBERING SECTIONS 5-202, "NEW HOME WARRANTY AND BUILDER LICENSING" AND 5-203, "PARKING ON YARDS AND GREENSPACE"

The **Public Hearing** has been scheduled for **Monday, August 14th, 7 pm, at Town Hall**. Comments and questions may be submitted to the Mayor and Council prior to the *Public Hearing* at the following email: **Mayor.Council@tok.md.gov**.

Ordinance No. O-02-2017 may be viewed at the following link on the Town's website, or at Town Hall during regular office hours (8 am—4 pm):

<http://tok.md.gov/town-business/council-meetings/>



50th Annual Labor Day Parade and Festival

Please join the Town Monday, September 4th, 10 am—2 pm, for the 50th Annual Labor Day Parade and Festival. In addition to the Parade and Festival, the Montgomery Art Association will be hosting Paint the Town at Town Hall Saturday, September 2nd through Monday, September 4th.



CALENDAR

Town Council Meeting

Mon., Aug. 14th, 7 pm
Public Hearing

Annexation Committee Meeting

Tues., Aug. 15th, 7 pm
Info Page 2 (Mayor Furman)

Paint the Town

Sat., Sept. 2nd—Mon.,
Sept. 4th

50th Annual Labor Day Parade and Festival

Mon., Sept. 4th,
10 am—2 pm

Town Council Meeting
Mon., Sept. 11th, 7 pm

Summit Avenue Extension Community Meeting

Thurs., Sept. 14th, 7 pm

www.tok.md.gov

MAYOR TRACEY

Town Permits

10521 St. Paul Street—Alteration

10206 Carroll Place—Driveway

10106 Frederick Avenue—Alteration

3419 Oberon Street—Fence

3928 Baltimore Street—Addition

3928 Baltimore Street—Driveway

3417 Oberon Street—Fence

10515 Connecticut Avenue—Sign

10234 Carroll Place—Shed

10504 Connecticut Avenue—Interior

3702 Dupont Avenue—Fence

Building Permits—*Please be reminded that both a Town and County permit for any exterior or interior structural changes are needed, 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 any questions.*



The Council and I have created an ad-hoc **Annexation Committee** to explore the possibility of annexing certain streets, already within the Walter Johnson Cluster, into the Corporate Limits of the Town of Kensington. These addresses include:

The north side of Perry Avenue (3507 – 3613), Decatur Avenue (3500 – 3610), Madison Street (10815 – 10819), St. Paul Street (10724 – 10728), and University Blvd. (3404 – 3700).

*The first Annexation Committee meeting will be held on **Tuesday, August 15th, 7 pm**, and will be Chaired by former Council Member David Beaudet. The meeting is open to the public.*

I would also like to thank the Kensington Business District Association (KBDA) for their continued sponsorship of Food Truck Night. KBDA Board Members Dennis McCurdy, Duane Rollins, Linda Blackburn, Mario Bruno, and Eli Sola-Sole, along with Al Lacey and Missy Carr (Go Fish Truck) have been instrumental in the overall success of Food Truck Night.

MAYOR

Tracey Furman

Mayor.Tracey@tok.md.gov

COUNCIL

Sean McMullen

(Mayor Pro-Tem)

Darin Bartram

Conor Crimmins

Duane Rollins

Mayor.Council@tok.md.gov

TOWN STAFF & CREW

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

Jim Snow and Bill D'Albora Code Enforcement

Jim.Snow@tok.md.gov; Bill.Dalbora@tok.md.gov

Jason Swain, Crew Chief

Jamie Simms, Joe Natali and

Rick Moten, Public Works

TOWN MINUTES

Summary from the June 12, 2017 Town Council Meeting

- Approved the Town Meeting Minutes from May 8, 2017.
- Approved the Special Town Meeting Minutes from June 1, 2017.
- Acknowledged the 2017 Town Election results, as certified by the Board of Supervisors of Elections.
- Held a Courtesy Review for the proposed Solera Senior Living redevelopment project at 10500 St. Paul Street (Mizell Lumber and Hardware property).
- Approved Resolution No. R-10-2017 - A Resolution of the Mayor and Town Council authorizing the Town Manager to install "4 Hour Parking, 7 am to 5 pm, M-F, Except by Permit" signs along the west side of the 10200 block of Kensington Parkway.

June 12, 2017—Mayor Furman, Council Members Bartram, McMullen, Rodriguez, 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 Rev. Adam Snell's family.

The Town Meeting Minutes from May 8, 2017 and the Special Town Meeting Minutes from June 1, 2017 were reviewed and approved. See Council Actions.

From the Mayor and Town Council

Council Member McMullen stated that he is continuing to monitor the study group reviewing the potential re-opening of Woodward High School or use as a nontraditional facility. Council Member McMullen encouraged parents to complete the electronic feedback forms distributed by MCPS. The Superintendent will make a decision on the recommendation in October and the Town will decide on taking a

formal position at that time. Mr. McMullen also noted that he will submit testimony to support the County Council to set aside land for future schools sites within the Rock Spring Master Plan.

Council Member Rollins thanked the Town Crew for the aesthetic improvements within the Town's parks and green spaces.

Mayor Furman acknowledged the 2017 Town Election results, as certified by the Board of Supervisors of Elections, and congratulated Council Member Bartram and Conor Crimmins. The Mayor also thanked Council Member Rodriguez for his dedicated service and leadership with the Greenscape and Events Committees over the last two years, along with his work on the Flinn Park Fountain and Labor Day Parade.

Mayor Furman thanked the Kensington Historical Society (KHS) for a wonderful 40th Anniversary event, and noted that the Town has had preliminary discussions about possibly annexing an area just north of the Town's northern boundary. The area includes 37 homes, 5 businesses, and 3 residential lots between the north side of Perry Avenue and University Boulevard. The Mayor noted that former Council Member Dave Beudet is leading the discussions, and that the public will have opportunities to comment on the possible annexation at a later date.

Traffic Committee Update

Council Member McMullen noted that the Traffic Committee met on June 7th and that they received a petition from the Residents along the 10200 block of Kensington Parkway requesting restricted parking. The Committee reviewed the request and is recommending that parking along the 10200 block of Kensington Parkway be limited to four (4) hours, except by Residential permit. Mr. McMullen

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also noted that the speed hump along Prospect Street has been installed, and the Committee discussed and approved installing time restrictions with an exception for local traffic.

Council Member Bartram explained that while the Committee discussed installing local traffic only signs during specific hours, the Council was advised that this would not be enforceable; however, "No Thru Traffic" signs could be installed. Mr. Bartram noted that a Resolution would be presented at the July Council Meeting to allow for time restrictions during certain hours preventing thru traffic.

Courtesy Review (Solera Senior Living) – 10500 St. Paul Street

A Courtesy Review was held for the proposed development project at the old Mizell Lumber and Hardware property located at 10500 St. Paul Street.

Peter Fosselman, Chair of the Development Review Board (DRB), stated that the DRB met with McCaffery Interests on June 1st to discuss the proposed project, which would include a five (5) story senior living complex consisting of assisted and independent living units, along with memory care. Mr. Fosselman explained that the project fits within the Sector Plan regulations and would have no impact on schools, a minimal impact on traffic, and would maintain the existing historical structure for commercial use. The DRB did acknowledge concerns with regards to parking for visitors, the Metropolitan Avenue streetscape, pedestrian connections, proximity to the railroad tracks, and the height of the proposed structure.

Juan Cameron, McCaffery Interests, Adam Kaplan, Solera Senior Living, and Kevin Sperry, Antunovich Associates, presented the proposed Solera Senior Living project. The

project will be a five story building with a maximum height of 60 feet with a total of 146,000 square feet and will have a Metropolitan Avenue address. The facility will have a mixture of private and public amenities, including a coffee shop, open to the public, a courtyard with a water feature, landscaped buffer between the railroad tracks, sub grade parking with limited surface parking, and a circular entry for access. The presentation highlighted floor plans, façade features, along with the proposed textures and materials.

Mayor Furman stated that the proposed development is reflective of what was intended through the Sector Plan and thanked the group for their responsiveness to a number of the concerns raised by the DRB.

Leslie Olson questioned the daily traffic flow expected at the property.

The developers noted that the majority of the traffic will enter off of Metropolitan Avenue; however, larger delivery and moving trucks will enter from St. Paul Street. The circular entryway at the main entrance will provide easy access back onto Metropolitan Avenue and a transportation shuttle will be available for Solera Residents.

Cliff Scharman questioned what environmental features the property would entail, to include storm water management and if solar panels could be used.

The developers noted that they will be instituting a number of green options into the design of the facility, which will include both a cool and vegetative roof. The storm water management will be responsive to County standards.

Helen Wilkes stated that the proposed façade had too many materials and created monumentality to the building, and suggested a

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simpler pallet of materials to help pair down the size of the building.

The developers noted that the multiple materials are designed to help the structure look smaller, but will take the suggestions into consideration.

Sabina Emerson questioned how many employees would work at the facility.

Mr. Kaplan, Solera, stated that 40 employees would be at the facility during peak hours.

Annie Frazier seconded Ms. Wilkes' concerns and stated that design did not necessarily support a Victorian streetscape. Ms. Frazier also suggested designing vertical gardens for the property.

Julie O'Malley questioned whether there was adequate parking.

Barbara Scharman asked about parking at the proposed coffee shop and traffic along Metropolitan Avenue during construction.

The developers noted that a construction plan had not yet been devised, but stated that the coffee shop would allocate eight (8) spaces for patrons and employee parking would be sub grade within the garage.

Peter Fosselman clarified with the developers that the required parking spaces is 75.5 and the proposed design currently has 85 parking spaces.

Helen Wilkes asked if the Town could help advocate for seven day service for the MARC train with the proposed influx of development within the Town.

Jack Gaffey noted the importance of pedestrian crossing along the railroad tracks.

Joseph Campbell questioned whether vegetation along the railroad track was adequate as a noise buffer.

The developers acknowledged that vegetation would not block 100 percent of noise; however, additional design features and materials would be used to help reduce train noise.

Jennifer Beaudet asked about street lighting and the importance of lighting for safety. Ms. Beaudet also noted concern about the size of the building.

Assistant Town Manager Hoffman noted that the Montgomery County Department of Transportation will be hosting a public meeting to discuss the Summit Avenue extension project tomorrow evening at 7:00 pm. Mr. Hoffman also advised that Mark Hudson would once again be sponsoring the 4th of July Bike Parade, and that the staff will be presenting Ordinances pertaining to animals and fences at the July 10th Council Meeting.

Public Appearances

Peter Fosselman announced that he is running for County Council District 1 and will focus on balancing growth, attracting and retaining businesses, and the districts aging population. Mr. Fosselman also noted that the Summit Avenue extension project, which he supports, will have a public meeting tomorrow evening and is instrumental for the Town's continued revitalization through the Sector Plan.

Julie O'Malley honored Mayor Furman for her continued support of the Kensington community and commended her for support of the Kensington Historical Society.

Joseph Campbell commented on the Town's Election turnout and stated that it was a large increase from similar elections which he attributed to a local Voters Guide.

TOWN MINUTES

Ordinances, Resolutions, Regulations

Resolution No. R-10-2017 – A Resolution of the Mayor and Town Council authorizing the Town Manager to install “4 hour parking, 7 am to 5 pm, M-F, except by residential permit” along the west side of the 10200 block of Kensington Parkway was presented.

Assistant Town Manager Hoffman noted that the Town received a petition signed by six of the seven Residents of the block requesting restricted parking.

Council Member McMullen stated that the Traffic Committee reviewed the request and recommended its approval. The restriction would limit parking to four (4) hours on the block, except by Residential permit.

Council Member Rollins questioned the enforcement of the restrictions.

Assistant Town Manager Hoffman stated that the Code Enforcement officers will be instructed to issue warnings the first two weeks following the placement of the signs and issue tickets after this grace period.

Helen Wilkes clarified this was a resolution not an ordinance.

Leslie Olson questioned whether residential was needed in the resolution.

The Council added “except by permit” to the last whereas of the Resolution for clarification. See Council Actions.

Council Actions

Council Member McMullen moved to approve the Town Meeting Minutes from May 8, 2017. The motion passed unanimously.

Council Member McMullen moved to approve the Special Town Meeting Minutes

from June 1, 2017. The motion passes unanimously.

Council Member McMullen moved to approve Resolution No. R-10-2017 - Authorizing the Town Manager to install “4 Hour Parking, 7 a.m. to 5 p.m., M-F except by residential permit” signs along the west side of the 10200 block of Kensington Parkway. The motion was amended to include “except by permit” in the last whereas clause. The motion passed unanimously.

Council Member McMullen moved to adjourn the Town Meeting at 8:33 pm. The motion passed unanimously.

ARCHIVED MINUTES . . .

Complete Minutes, along with an audio recording from past meetings are available on the Town’s website at the following link:

<http://tok.md.gov/town-business/council-meeting-recordings/>

COMMUNITY



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Kensington Historical Society's Summer Concert Series

10:00 am—11:00 am Howard Avenue Park

Aug. 12th ~ Ellen Cherry

Aug. 19th ~ Ester Haynes & Keith Grimes

Aug. 26th ~ Silver Strings

Sept. 2nd ~ 2nd Story Band

Sept. 9th ~ Dede & the Do-Rights

Sept. 16th ~ GP Jams

Sept. 23rd ~ Rick Franklin

Sept. 30th ~ Silver Creek

The Summer Concert Series' complete schedule may be found on the Kensington Historical Society's website:

www.KensingtonHistory.org



Kensington Community Solar

A recent Maryland law has enabled local communities to establish solar coops to enable and expand the usage of solar power including homes that are unable to install solar panels of their own because of poor geography (roof facing northern exposure); historical considerations; or topographical issues (tree shading and other). To take advantage of that law, the undersigned have formed a nonprofit solar coop which we call Kensington Solar Coop. In addition to expanding the use of clean solar power at the local level to homes which might otherwise be unable to generate their own solar power, we are hopeful to obtain low cost bids for homeowners who are unable and want to install solar panels (group purchasing power).

We need a head count of people potentially interested in joining. As of now, we do not have price information or contract term length details to give. We are only exploring the level of interest in the community. You are not committed to joining by responding. The higher the numbers the better the rate we can get.

If you are interested, please respond at:

<https://goo.gl.otAeoK>

For a description of community solar you can look at these sites:

<https://www.youtube.com/watch?v=q044rGoalJo&t=6s>

<https://www.energysage.com/solar/community-solar/community-solar-power-explained/>

Thank you,

Bridget Hill-Zayat, Baltimore Street

Clifford Scharman, Dupont Avenue

Kensington Farmers Market

Open every Saturday year-round, 9 a.m. to 1 p.m.

Kensington Train Station

Local and regional vendors offer fresh baked goods, seasonal fruits and vegetables, organic meats, seafood, cheese, artisan breads, olive oil and prepared foods.



**Kensington
Around Town
August 2017**

3710 Mitchell Street Kensington, MD 20895
Office: 301.949.2424 www.tok.md.gov



To: