

Kensington Around Town

July/August 2014

CALENDAR

Town Council Meeting

Mon., Aug. 25th, 7 pm

*Public Hearing
Amendments to the
Sign Ordinance*

Traffic Committee Meeting

Wed., Aug. 27th, 7:30 pm

Paint the Town

Sat., Aug. 30th—

Mon., Sept. 1st

Town Hall

Labor Day Parade & Festival

Mon., Sept. 1st

10 am—2pm

Kensington Train Show

Sat., Sept. 6th and Sun. 7th

11 am—5 pm

Town Hall

Town Council Meeting

Mon., Sept. 8th, 7 pm

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47th Annual Labor Day Parade and Festival

Parade Route: Starting at 10 am at the intersection of St. Paul and Plyers Mill heading west towards Connecticut; south along Connecticut; east along Baltimore; northeast along Carroll Place; south along Montgomery; east onto Kent; north along Kensington Parkway (Grandstand); and ending at the intersection of Howard and Fawcett.

The **Festival** will be held along Armory and Howard Avenues beginning at 10 am.

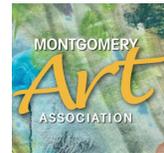
The Mayor and Council would like to thank our many sponsors!

Fitzgerald Auto Mall; Baker, Confectionary, Tobacco Workers and Grain Millers International Union; Kensington House Apartments; Edward Jones; Kensington Natural Smiles; Merrick Design and Build; Party Warehouse; Sports and Orthopedic Therapy Services; Wood Opticians; and Friends of Sheba Evans for Montgomery County Board of Education.

“Paint the Town”

Montgomery Art Association

Annual Labor Day Art Show



Sat., Aug. 30th: 11:00 am—5:30 pm

Reception and Awards Presentation: 6:00 pm—7:30 pm

Sun., Aug. 31st: 11:00 am—5:30 pm

Mon., Sept. 1st: 9:30 am—5:30 pm

<http://montgomeryart.org/>

SIGN ORDINANCE AMENDMENT—O-02-2014

Public Hearing – Monday, August 25, 2014, 7:00 pm

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE TOWN OF KENSINGTON AMENDING CHAPTER VI, ARTICLE I, “SIGNS AND SOLICITORS”, SECTIONS 6-101, “SIGNS AND BILLBOARDS”; 6-102 “TOWN SIGN PERMIT REQUIRED”; 6-103, “SIGNS IN THE PUBLIC RIGHT OF WAY”; AND 6-104 “SIGNS ON PRIVATE PROPERTY” TO CLARIFY THE TYPES OF SIGNS THAT ARE PERMITTED ON PRIVATE PROPERTY AND IN PUBLIC RIGHTS OF WAY AND TO MAKE CONFORMING CHANGES.

FROM MAYOR FOSSELMAN



- In an ongoing effort to improve upon the aesthetic appearance of our Town, in conjunction with the Kensington and Vicinity Sector Plan, the State Highway Administration will be replacing the existing median along **Connecticut Avenue (MD 185)** over the next few weeks. The median will be exchanged with a **decorative stamped concrete**, and **additional landscaping** will be added between Dupont Avenue and just south of Washington Street. These visual improvements will also include the **replacement of the chain-link fence over the CSX Bridge at Howard Avenue with wrought iron like fencing.**

The Council and I worked closely with the **State Highway Administration** to make this happen and we would like to thank their staff, Kate Mazzara and Brian Young, for their assistance. We look forward to future development within the Town and hope these small improvements highlight the ambiance of our Town's historical charm as we move towards a more livable and pedestrian friendly community.

- The **new barrier and landscaping** is complete at the end of Kaiser Place along Summit Avenue.
- The old brown wooden **Town park signs are being replaced** with new metal framed signs with white lettering.
- The **Town Hall roof repairs and new kitchen floor** are almost complete.
- **Street resurfacing** continues throughout the summer and into the fall.
- The Town Staff is **preparing for the annual Labor Day Parade** with street sweeping and street tree manicuring.
- A reminder that yard sale signs may not be placed sooner than 24 hours of the sale on independent posts; **signs nailed, taped or affixed to trees, lights, signs and utility poles are illegal** and will be promptly removed.
- A reminder that if you have a **large object for trash collection, such as an appliance or furniture, to please call the Town Staff** and let them know; pick-up is free, but warning is appreciated.
- Enjoy the remainder of your summer!

Town Permits

3923 Prospect Street
Deck

10211 Connecticut Avenue
Interior

Wheatley Street
Pepco Pole

3609 Farragut Avenue
Driveway

3512 Perry Avenue
Shed

10014 Frederick Avenue
Fence

10610 Nash Place
Interior

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.*



From Town Manager Daily

- Milling and paving along Kensington Parkway (access), portions of Kensington Parkway between Kent and Littledale, along with Kensington Court will begin after Labor Day.
- Town staff continues to work with the Department of Permitting Services (Montgomery County) on clarifying and updating our commercial sign regulations. There will be a Public Hearing on Monday, August 25th, beginning at 7:00 pm to discuss the changes, followed by a work-session.
- There will be a Traffic Committee meeting on Wednesday, August 27th, 7:30 pm, to discuss parking options along Howard Avenue.
- We still need VOLUNTEERS for the 47th Annual Labor Day Parade and Festival. If you are interested please email us at LaborDay@tok.md.gov.

MAYOR

Peter C. Fosselman
Mayor.Fosselman@tok.md.gov

COUNCIL

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8:00 am ~ 4:00 pm
Monday ~ Friday

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

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

Code Enforcement Officer
Jim Snow

TOWN MINUTES

May 12, 2014 Town Council Summary

- Approved the Town Meeting Minutes from April 14, 2014.
- Presented a Proclamation to Kurt and Lynn Pritchard for their 38 years of service at Pritchard's Antiques on Howard Avenue.
- Adopted the FY15 Budget Ordinance No. O-01-2014
- Approved Resolution R-06-2014 – A Resolution granting a two foot side yard Variance at 3912 Baltimore Street.
- Approved Resolution R-07-2014 – A Resolution authorizing the Town Manager to execute a contract for the replacement of the Town Hall roof.

May 12, 2014—Mayor Fosselman, Council Members Bartram, Furman, McMullen, and Sexton, Town Manager Daily, Assistant Town Manager Hoffman, and Clerk-Treasurer Engels were present. The Pledge of Allegiance was recited and a Moment of Silence observed for long time Residents, George and Marcia Caldwell who passed away.

A Proclamation was presented to Kurt and Lynn Pritchard for their 38 years of service at Pritchard's Antiques on Howard Avenue.

Ordinances, Resolutions, Regulations –

Ordinance No. O-01-2014 to adopt the Fiscal Year 2014-15 Operating and Capital Budget was discussed. There were no comments received during the public record. Council Member Furman questioned whether the flexibility in the budget allows for additional funding for Day of the Book if needed. Town Manager Daily explained there are funds available in the contingency fund.

Resolution R-06-2014 to grant a two foot side yard variance at 3912 Baltimore Street for a bay window was discussed. A Hearing was

previously held on April 14, 2014 with the public record remaining open until April 27, 2014. One question was received from a Resident, which Council Member Bartram addressed. See Council Actions.

Resolution R-07-2014 to award a contract to repair/replace the Town Hall roof was discussed; Town Manager Daily reported bids were solicited from various contractors for replacement of the barrel roof along with new gutters and downspouts. Specifications were amended with an addendum provided to potential bidders. He recommended awarding the contract to Elite Sheet Metal Works, Inc. which submitted a bid of \$121,652.00 and with an additional contingency of \$10,000. The Town Attorney will review the contract before it is executed. See Council Actions.

From the Mayor and Town Council –

The Mayor thanked Temple Emanuel for donating the trees along Kensington Parkway; he reported the following: **Alcohol Bill** –the bill in Annapolis to allow alcohol service at the Bakers union property, which faces Connecticut Avenue was signed last week; **Greenscape Committee** - the first Meeting was held May 1st, the Committee will be working on landscaping, street trees, pedestrian safety, and walkways; **Sign Ordinance** - met with the Town Attorney to discuss further amendments to the sign ordinance, reminded businesses about signs that were grandfathered which must come in to compliance by September 1, 2014; **Public Relations** - met with Maier Warner to discuss 2014-2015 strategy for public relations; and **Town Election** - announced running for a fifth term as Mayor and Council Members Furman and McMullen are also running for re-election.

Council Member Sexton reported he attended the Day of the Book Festival and that the sidewalk on Knowles Avenue by Hardware City is in need of repair - which SHA will be repairing.

TOWN MINUTES

Council Member Bartram attended the Green-space Committee and the Day of the Book.

Council Member McMullen reported he will be having quarterly Traffic Committee meetings starting in June, a response is still needed from the businesses on their parking needs.

Council Member Furman reported the map project is almost complete and that the Design Guideline Subcommittee is continuing to meet and the full committee will convene in the fall.

The minutes from April 14, 2014 were reviewed and approved. See Council Actions.

Public Appearances – Jack Gaffey thanked all for the Day of the Book Festival and questioned whether driveway aprons will be reconstructed during Frederick Avenue paving; he noted the curb and gutter are too high for proper water drainage. The Mayor stated Town Manager Daily will review the drainage problem and inspect aprons to see if any are in need of replacement before proceeding with the paving project.

Peter Imani, 3515 Plyers Mill Court, spoke about a variance he will be requesting for his sunroom addition. A hearing will be held at the next Town Meeting. He explained he is reducing the corner of the addition to comply with the County's 8 foot side yard setback and would need a 2 foot variance from the Town's 10 foot side yard setback. He explained he is trying to maximize square footage for his family with a one level sunroom addition. He stated an error was made due to the wrong property line location.

Eric Aria, a Boy Scout, informed Residents if they are interested in helping that he will be removing invasive vines from the banks along Silver Creek on May 24 and May 31 from 10 a.m. to 1 p.m. for his Eagle Project.

Bonita Condon, a certified Weed Warrior,

reported that there are areas on Town common property with invasive species and suggested replacement in next budget year.

Barry Peoples requested the Town to contact the County regarding mowing needed where the bamboo was previously cleared at Silver Creek along Kensington Parkway and that the area near the handicap access at Kensington Cabin Park also needs mowing. He also noted the pavement along Kensington Parkway is de-layering and suggested using new infrared technology, which the Town Manager suggested; if it is successful, recommending the County use it for the same purpose on the tennis court at Kensington Cabin.

Assistant Town Manager Hoffman explained Temple Emanuel donated nine trees on behalf of Rabbi Warren Stone, and made an agreement with M-NCPPC to plant them. Council Member Furman noted the importance of coordinating with M-NCPPC when clearing Silver Creek.

Council Actions –

Council Member Sexton moved to approve the minutes from the April 14, 2014 Town Meeting. The motion passed unanimously. Council Member McMullen abstained.

Council Member McMullen moved to approve Ordinance No. O-01-2014 adopting the Town Operating and Capital Budget for Fiscal Year 2014-15 and Levying a Tax on all Assessable Property within the Town. The motion passed unanimously.

Council Member Furman moved to approve Resolution R-06-2014 to grant a two foot side yard Variance for 3912 Baltimore Street. The motion passed unanimously.

Council Member McMullen moved to approve Resolution R-07-2014 awarding a contract for the repair/replacement of the Town Hall/Armory roof to Elite Sheet Metal Works,

TOWN MINUTES

Inc. The motion passed unanimously.

Council Member Sexton moved to adjourn the meeting at 7:55 p.m. The motion passed unanimously.

June 16, 2014 Town Council Summary

- Approved the Town Meeting Minutes from May 12, 2014.
- Appointed Jeff Capron, Leslie Olson, and Kerry Thompson to the Audit Committee.
- Variance Hearing was held with regards to the Town's side-yard setback requirements for an addition at 3515 Plyers Mill Court. The Council moved to hold the public record (public comment) open through Friday, June 27th. The Council will vote on the Variance at the July 7th Town Council Meeting.
- Extended the current contract with Maier Warner until July 31st until the new contract can be reviewed at the next meeting.
- Approved Resolution R-08-2014 clarifying and updating the purpose of the Farmers Market as amended.
- Approved Resolution R-09-2014 awarding a contract for emergency repairs and renovations in the kitchen and classroom areas of the Town Hall/Armory.

June 16, 2014—Mayor Fosselman, Council Members Bartram, Furman, McMullen and Sexton, 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 observed.

The minutes from May 12, 2014 were reviewed and approved. See Council Actions.

The Mayor appointed Jeff Capron, Leslie Olson, and Kerry Thompson to the Audit Committee and thanked them for their past work on the Committee.

From the Mayor and Town Council – The Mayor thanked the Residents for electing him to a fifth term and stated he will continue to promote projects of beautification and redevelopment within the Town; he reminded Residents of the General Election Primary on Tuesday, June 24th; he attended the MML Convention, where the opening speaker was Cal Ripken, Jr.; the Mayor also mentioned that he was appointed to serve as the 1st vice president of the Maryland Mayors Association; the initial meeting of the Development Review Board will be held Tuesday, June 17th at 7:30 p.m., where Fred Boyd will be present to discuss the review process as it pertains to any potential development. Council Members Bartram and Sexton will be co-chairing the meeting; the duties of the Development Review Board are to meet with developers and builders to review commercial, residential (not single family), and mixed use development, and to make recommendations to the Town Council based on the approved design guidelines, which will be sent to the County Planning Board for final approval; thanked Boy Scout Eric Aria and his volunteers for cleaning up Silver Creek of invasive vines; and announced that the annual organizational meeting will be held July 7th at 6:30 pm, prior to the regular Town Meeting.

Council Member Bartram reported he is looking forward to the inaugural meeting of the Development Review Board – in which he is co-chairing with Council Member Sexton.

Council Member McMullen will be setting the Traffic Committee meeting for July and will provide a schedule of regular quarterly meetings and noted that the paving project along Frederick Avenue and Frederick Place has begun.

TOWN MINUTES

Council Member Furman questioned whether the Traffic Committee could discuss the possibility of a parking district, as well as road improvements needed for when redevelopment occurs. The Mayor suggested County Planner, Fred Boyd, may explain how a parking district works at the Development Review Board Meeting. Council Member Furman thanked Residents for her re-election to the Town Council, and that she is happy to serve a second term; she also suggested that any changes regarding the Labor Day Parade and Festival be brought to the Council; and that the map project is nearing completion and Thanked Eli Sola-Sole for all of her help.

Council Member Sexton stated that the Wheaton-Kensington Chamber of Commerce will have a larger presence in the Parade with member businesses being able to advertise with their own signs.

Assistant Town Manager Hoffman mentioned that the curb and gutter work had begun along Frederick Avenue, Frederick Place, and Washington Street. A number of asphalt driveway aprons will be replaced as well. Once the concrete work has been completed, NZI Construction will begin the milling and paving process, which will most likely begin next week. Announced that the 19th Annual 4th of July Bike Parade will once again be coordinated by Mark Hudson, McEearney Associate Realtors. The Parade will begin at 10:00 am at St. Paul Park. The Kensington Labor Day Parade and Festival is looking for volunteers, and those interested may contact Lisa and Victoria at LaborDay@tok.md.gov for more information.

From the Public – Jack Gaffey informed Residents that All Books Considered had recently lost their lease; Mr. Gaffey reminded Residents that we must support local businesses and suggested creating bumper stickers to help promote our business community.

Yvonne Gurney stated that the M-NCPPC (Parks) had released funds to help start renovations at Kensington Cabin Park, and mentioned that Parks requested comments on uses of the building which may be sent to Yvonne at YGurney1@verizon.net. Ms. Gurney also mentioned that Parks is continuing to look into the possibility of grants to help with sewer upgrades at the Cabin. Mayor Fosselman suggested that Ms. Gurney contact County Council Member Berliner for additional help. Dr. Joseph Campbell mentioned that the Town's contractor, NZI Construction, had left the construction area of Frederick Avenue and Frederick Place in disarray with no safety devices to help guide pedestrians and cars during the evening hours on Friday, June 13th. Mayor Fosselman thanked Dr. Campbell for the feedback and noted that the staff would discuss the issues with NZI.

A **Variance Hearing** was held for 3515 Plyers Mill Court. Peter Imani, property owner, explained that a two (2) foot Variance was being requested to comply with the Town's side yard setback requirements. Mr. Imani presented the Council with a letter of support from each of his adjacent neighbors. The Council discussed the Variance request and acknowledged that there had been no objections received by the public for the Variance. Council Member Bartram requested that a second notification be sent to the adjacent and abutting neighbors notifying them that the public record will remain open through 4:00 pm on Friday, June 27th. The Council instructed the Town staff to have a Resolution available to vote on the Variance at the July 7th Council Meeting. See Council Actions.

The contract renewal with Maier Warner will be discussed at the July 7th Town Meeting. The existing contract was extended through July 2014 until the new contract could be presented to the Council. See Council Actions.

TOWN MINUTES

Ordinances, Resolutions, Regulations –

Resolution No. R-08-2014 was presented before the Council in an effort to clarify and update the purpose of the Kensington Farmers Market. Council Member Bartram questioned the need for the Resolution. Mayor Fosselman explained the intent of the Resolution is to codify the already unwritten guidelines of the Farmers Market, to help assist staff with enforcing these guidelines. The Farmers Market, which is limited to agricultural items and small batch homemade foods and baked goods, will also allow for a table or booth advertising Kensington's businesses. Council Member Bartram requested clarification on the clause allowing businesses outside of Town to provide information at the booth. Council Member Sexton explained the purpose of the clause was so an outside business owned by a Resident in Town was not excluded from providing information. The Council concurred to add to the Resolution that the majority of a business outside of Town be owned by a Town Resident. Yvonne Gurney questioned whether political and charitable groups were allowed. Bonita Condon questioned whether the clause excluding arts and non agricultural products was necessary. The Council explained that there are other outlets available for charitable groups and may review the inclusion of artists for a separate location at a later date. The Resolution may be amended in the future to fit the needs of the Market and community. See Council Actions.

Resolution No. R-09-2014 was presented to the Council to award a contract for the renovation of the Classroom and Kitchen within Town Hall. Both areas need to have the floors replaced, and the kitchen will also receive new cabinets. The Mayor explained the kitchen floor was in need of immediate attention due to an environmental and structural issue and due to the emergency nature of the repairs it was necessary to override the

Town's bid procedures. Council Member Furman suggested that the electrical system be reviewed as well and gave some consideration on the possible design of a new kitchen. See Council Actions.

Council Actions –

Council Member McMullen moved to approve the Minutes from the May 12, 2014 Town Meeting. The motion passed unanimously.

Council Member McMullen moved to leave the record open until 4:00 pm on June 27th for the variance at 3515 Plyers Mill Court and instructed the Town Staff to prepare a Resolution supporting the variance, which will be voted on at the July 7th Meeting. The motion passed unanimously.

Council Member McMullen moved to extend the current contract with Maier Warner from July 1 to July 31. The motion passed unanimously.

Council Member McMullen moved to approve Resolution No. R-08-2014 to clarify and update the purpose of the Kensington Farmer's Market, with the ninth "Whereas clause" amended with language to state that businesses owned by Town Residents be majority owned by Town Residents. The motion passed unanimously.

Council Member Sexton moved to approve Resolution No. R-09-2014 to award a contract for repair and renovation of the Town Hall Classroom and Kitchen. The motion passed unanimously.

Council Member Sexton moved to adjourn the meeting at 8:15 p.m. The motion passed unanimously.

COMMUNITY

The 2014 Kensington Historical Society's Summer Concert Series

Please join the Kensington Historical Society on Saturdays, 10 am, at Howard Avenue Park, across from the Train Station, for their Summer Concert Series.

Schedule

August 9th—Side by Side

August 16th—Angie and Carlos Munoz

August 23rd—Ruthie and Greg Hardin

August 30th—2nd Story Band

September 6th—GP Jams

September 13th—Blue Book Value

September 20th—Silver Creek

September 27th—Dede Wyland w/ Ira Gitlin

October 4th—Rita Clarke and the Naturals

Please check the Town's Calendar for the



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