

## 2019 Fall CGCA Meeting

Wednesday, May 22, 2019

### Call to Order and Introductions

Tom Miner, President, called the meeting to order and introduced the guest speakers.

### Treasurer's Report

Bob Mills, Treasurer, reported that our current balance is \$4,816.20. The only activity to the account is the addition of \$.60 interest.

### National Night Out recap

John Mosely Hayes, Vice President, shared the date for this year's combined College Gardens and Woodley Gardens West Civic Associations' National Night out (NNO). . It will take place on Tuesday, August 6<sup>th</sup> from 6:30-8:30 p.m. Hamburgers (meat and vegetarian), hotdogs, Carmen's Italian Ice, cold water, children's activities, and live music from the Rockville German Band are provided. Attendees are asked to bring a dish to share. A Manna food collection box will be there. City officials will be stopping by throughout the evening. NNO is an annual community-building campaign that promotes a strong police-community partnership and neighborhood camaraderie to make our neighborhoods safer, more caring places to live and work. As in previous years, ***we always need volunteers to help*** with grilling, setting up and cleaning up, taking the food donations, children's activities, and serving the Italian Ice. After the event, any suitable left over food is taken to a homeless shelter.

Please let us know if you can volunteer to help, please drop John a note with your phone number. Thanks! [johnmosely.hayes@gmail.com](mailto:johnmosely.hayes@gmail.com)

### Police Beat

Lt. Brian Paul of the Rockville Police Department says our crime stats are awesome due to being a 'destination neighborhood'. College Gardens is not used as a cut through to get to other places.

The guardrail on Nelson Street has been evaluated for repair and the city is awaiting the final cost estimate. Repair should happen thereafter.

The house that had been burgled has had an arrest, and is pending trial.

A neighbor reported an incipient pothole that keeps appearing on College Parkway between Clemson Court and Yale Place.

Another neighbor inquired about removing Neighborhood watch signs that are no longer relevant or simply old.

**Deane Mellander, Nicole Walters, Ricky Berker, City of Rockville Planning Department** - Gave an overview of the major proposed changes to the city standards for single family home accessory buildings and single family home accessory apartments.

A concern was raised about the neighborhood looking like a “shantytown” if everyone had accessory apartments and/or accessory buildings. Mr. Mulhander says there are provisions that will prevent such a thing from happening. A meeting on June 12 will allow testimony, as will the Council meeting in July. “Tiny Houses will be allowed – dwellings must be attached to the ground. Accessory buildings must have the same address as the main house.

The City does not have general right of entry to a single-family dwelling, but does for rental properties. “Air bnb” is driving some of the concern for the City. It’s important for rental properties to be safe, legal, and taxable. Accessory apartment has a stove/range, sanitary and sleeping arrangements. No stove or range means it’s not an accessory apartment. Proposed revision will allow you to have a walkway that’s covered and attaches to the backdoor of the house. Sheds are accessory buildings but are portable and usually don’t need a permit.

City guidelines do not allow Recreational Vehicles (RV) parked next to a single-family home (under the oversized vehicle regulations) to be used as residences in their own right. If people are visiting and staying overnight in the RV for a few nights that’s allowable.

Would an accessory building need its own sewer and water? No, it all is off the same water and sewer line as the main house.

Timeline for voting on this? Potentially enact something by the end of the year.

Planning Commission for 2040 plan’s last meeting is June 4, in the Council chambers.

Mark Pierzchala was association president when the last updates were made (2008). Accessory dwelling units are a way to address a big problem in Rockville, finding the right balance between alleviating the lack of affordable housing while also helping prevent situations that are unsafe and/or illegal when the standards for allowing more than one family to live in a single-family home are exceeded.

Miner’s Note: [Click Here for A CITIZEN’S GUIDE to Zoning in Rockville](#)

**Craig Simoneau**, City of Rockville Public Works Department – Under the proposed state plan for expanding 270, the Gude bridge is under considerations to become a modified 270 highway interchange (exit going north on 270, enter going south) similar to how the Westlake Terrace bridge to Montgomery Mall is configured. Mr. Simoneau also described

how an easy way to see what is being proposed as far as the “footprint” of to be modified 270 corridor, that the Option 2 vs. the Option 5 plans that are available on the internet is a method for seeing the extremes from a low amount of land being taking away to a larger amount of land being use respectively. As far as how Toll Lanes would be handled he explained that it has yet to be well defined.

**June 14 is deadline to make comments via the web site.** What does this mean for traffic on our local roads? What do the alternatives mean for our streets? Impacted noise area is the largest area on the map. Sound walls will be the likely solution to minimize the sound effects to properties.

Six build alternatives remaining on web site, and each alternative will show all possible impacts online. Currently no plans to take any residences or property with the alternatives.

Alternative #5 is the widest, while Alternative #2 is the narrowest of the options currently under consideration.

Timeline – after comments the deadline is currently deferred. Board of Public Works would need to authorize project. Reprieve in place but for how long?

The website that shows the proposed changes and where comments can be submitted is: <https://495-270-p3.com>

### **Mark Pierzchala, City of Rockville Councilmember**

The current mayor and council authorized a pilot program for the culling of deer in select areas in the city. Staff are preparing a pilot archery deer hunt for the fall of 2020. Reviews are being made of what is needed to harvest deer within the confines of the city. Archery will allow culling the deer in a closer proximity to residential buildings as opposed to a hunt using rifles.

The pilot program will require 3 or 4 ordinance changes to enact, and consultations with state and county officials.

The city conducts a deer count every few years. We are extremely over the carrying capacity of what the deer population should be.

Can any citizen participation encourage quick movement? Per Mark, a lot of what remains is legal work, not will.

The City Council has passed a budget, but could not agree on 5<sup>th</sup> member to replace Julie Palakovich Carr. The next election is November, which will be the first vote-by-mail election for Rockville. Ballots mailed to voters in early October, and need to be received at City Hall by Election Day. A drop box will be at City Hall on Election Day.

Viability of Rockville Town Square and downtown area – slow development process, a need for more multifamily buildings to provide a base, and parking restrictions are some factors getting in the way of success.

Georgetown Hill and Woodley Gardens pool complex fire has approximately 2 months more before the investigation is complete. It is possible that Georgetown Hill would like to buy the property.

Adjournment at 8:49

Number of attendees: 27.

<b>CGCA Executive Committee Members</b>			
<b>Tom Miner</b>	<b>John Mosely Hayes</b>	<b>Chaula Butterworth</b>	<b>Bob Mills</b>
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