

Glenmont Exchange, Inc.
GlenmontExchange.org

Minutes of the September 23, 2013 meeting

Attendees: Paddy Cook, Margaret Gardener, John Bogasky, Virginia Sheard, Marc Elrich, David Shaw, Michael Reed, Ernie Benjamin, Peg Beck, Rich Burns, Stu Carlow, Dorinda Danneman, Mary Jo Gallegher, Pete Jervey, Ms. Harris.

The agenda was approved, introductions were made, and the minutes of the June 24 meeting were approved. The treasurer's report announced a balance of approximately \$360 with no expenses, \$170 is owed to David Shaw for costs of Incorporation. An application form is available on the website with the Treasurer's mailing address.

Correspondence – a preliminary report on traffic on Randolph Road. The speed limit may be reduced from 45 to 40 mph between Glenallan Avenue and Tivoli Lake Boulevard, along with a further reduction during school hours.

Paddy Cook reported that the Glenfield North community association has requested a crosswalk be placed at the intersection of Randolph Road and Heurich Road, but no response has been received

Presentation about electricity choice by Michael Reed of Groundswell. <http://www.groundswell.org/> Groundswell is a non-profit energy aggregator, exercising power of demand to get energy supply bids from alternative suppliers, providing an opportunity to get clean energy. Between now and October 22nd anyone can join Groundswell's RFP to electric supplies for a quote. The winning supplier will be selected the last week of October, those who joined before 10/22 will be contacted and offered an opportunity to purchase electricity from the winning supplier thru Groundswell.

Michel said when choosing an alternative electricity supplier, considerations should include: Fixed rates, Late fees, Charge to join, Cancellation fees, Automatic renewal, Term, Type of energy, Source of energy (energy generated elsewhere is not moved directly to Maryland.)

Dorinda Danneman spoke about the Board of Education's applications to the Planning Board for Glenallan Elementary School. The original 1966 building was 47,600 sf, on 11.57 acres, zoned R-90, has been replaced by a 98,700 sf building, including 3,800 sf for future classrooms. 1.6 of 1.8 acres of forested areas were to be preserved due to steep slopes and high quality forest, with a .39 acre planting requirement. There will be a community open house 10-14-2013 at 6:00-7:00 p.m. and the open house for parents is in the morning between 8:30-10:00 a.m. Peter Moran, Principal. 301-929-2014.

Marc Elrich spoke about the Zoning Code Rewrite. The original intent was to simplify the code. The Park and Planning Commission has changed the density and height of the commercial zones, and has included residential areas on top of commercial areas. 'Special Conditions' have been made into 'By Right' conditions.

Marc said the Council is passing plans out of conformance with traffic projections. Montgomery County is using projections that do not account for real world traffic, i.e. cars unable to proceed thru an intersection because of traffic backed up ahead of them.

An issue is properties converted from C-1 – increased density, increased height (often increased to 45' next to residential), increased FAR (Floor Area Ratio), changes in parking requirements and setbacks. Floating zones more narrowly specified, can be applies anywhere in the county, resulting in a lower level of protection.

The Planning Board has completed the large plans, with the new zones, and has about 20 small plans still to do.

The second public hearing on the zoning code rewrite is November 12, 2013, at 7:30 p.m.

The Glenmont Shopping Center – Staples and CVS have 'view shed' rights – no buildings can be places between them and Georgia Avenue. An incentive is needed to get property owners to give up a going concern and income for several years for redevelopment. There is currently no group plan, the Arcade owner is not participating.

Marc Elrich will return and speak again if invited; he may be contacted by e-mail with questions.

The Glenmont Sector Plan hearing is available on the Web. David Shaw submitted written testimony.

A food related store will be replacing the old Giant Food store in Plaza del Mercado. It will probably not be a Trader Joe's, and some businesses adjacent to the Giant may need to move.

Virginia Sheard spoke about Lot 13 in Wheaton. Still proposed for Park and Planning headquarters and housing, with about 1/3 of the lot for a town square.

Ms. Harris provided two handouts about the zoning code rewrite from Zoning Moco. <http://wearemoco.org/> Sign-ups for the council meeting November 12th begin in October. Call 240-777-7803 to sign up to speak. If unable to attend, hearings are available on TV and comments can be e-mailed.

The next Glenmont Exchange meeting will be held on October 28th, 2013.