

MEETING AGENDA
November 23, 2010
RUSTIC ROADS ADVISORY COMMITTEE
7-9 PM Executive Office Building, Rockville
15th floor conference room

- Meeting Minutes –September 28, 2010

Updates/Old Business:

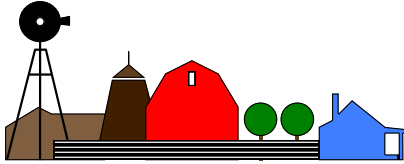
- Design Guidelines – New Landscape Screening and Existing Hedgerows

New Business:

- Darnestown Elementary School – Turkey Foot Road
- Lewis Property – Peach Tree Road
- Byrd Property – Sugarland road

Other:

- Upcoming vacancy
- Upcoming meetings



MINUTES
RUSTIC ROADS ADVISORY COMMITTEE MEETING
November 23, 2010
Executive Office Building – Rockville

Members:

Bob Goldberg	Leslie Saville – MNCPPC member
Fred Lechluder	Sarah Navid – staff coordinator
Kevin Foster	
Marc Miller	
Robin Ziek	
Greg Deaver	

Absent:

Eric Spates

The meeting began at 7:00 PM.

Minutes – The September 28, 2010 minutes were approved with a minor wording change.

The following items and topics were discussed:

Darnestown Elementary School – The Committee reviewed the proposed school expansion plans including two new driveways on **Turkey Foot Road** – a rustic road. No issues with the rustic road were identified. The Committee declined to recommend trees or other foliage in the grassy area between the road and the parking lot due to possible sight obstruction.

Byrd Property (#720080060) – This proposed two lot subdivision (one new house) will use an existing gravel driveway on **Sugarland Road**. The Committee recommended that the driveway remain gravel rather than being paved. The right of way dedication for this exceptional rustic road is based on 80 feet, not 70 feet.

Lewis Property(#720050280) – A five lot subdivision is proposed for **Peach Tree Road** north of Darnestown Road. Three new single family houses and two new driveways are proposed. The view over the peach orchard on the east side of Peach Tree Road is called out in the Rustic Roads Functional Master Plan. There was some confusion in looking at the plan about existing versus proposed driveways and residences. Sarah will ask the applicant to stake the driveways so that more informed guidance can be provided to the applicant.

Guidelines – Landscaping – Hedgerows

The Committee discussed the guidance that should be provided in the Design Guidelines for hedgerows along rustic roads. The definition of a hedgerow was debated – a row of mature trees versus mixed foliage along a fence line or field edge. The hedgerows that are called out as significant in the Rustic Roads Master Plan are of the more formal type, typically cedars. The Committee was particularly concerned with addressing foliage overgrowth and how it affects the safe passage of farm equipment and other large vehicles along many of the rustic roads. The guidelines should provide diagrams of how far back and how far up foliage and trees should be trimmed from the roadway and make a statement about preserving agriculture and public safety. Robin felt that even scrubby foliage could be part of the character of the road; Kevin was of the opinion that the “walls” of foliage that have grown up along 90 percent of the roads were undesirable. Further discussion of the use of foliage/trees for screening along rustic roads is needed.

The meeting adjourned at 8:40 PM.

Date Approved: February 22, 2011