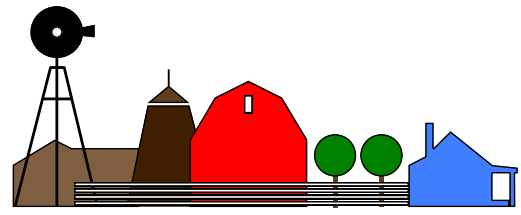


RUSTIC ROADS ADVISORY COMMITTEE

4th Tuesday of the month

7-9 PM Executive Office Building, Rockville

15th floor conference room



January 29, 2013

MEETING AGENDA

Reading and approval of March 5, 2013 minutes

Old Business

1. Darby Store update (Beallsville Road)
2. Trotters Glen photos and letter (Batchellors Forest Road)
3. Member replacement update
4. Guidelines

New Business

1. Longacres Preserve Phase 2 (Pennyfield Lock Road)
2. Batchellors Forest entry sign presentation (Batchellors Forest Road by Old Vic Road)
(7:30, Steve Crum, MHG)

Next Meeting:

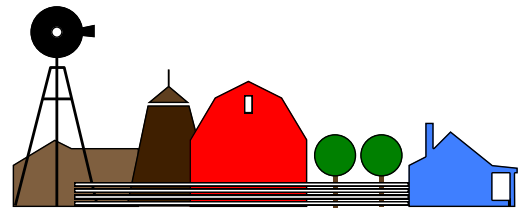
Tuesday, March 26, 2013, 6:30 pm

RUSTIC ROADS ADVISORY COMMITTEE

4th Tuesday of the month

7-9 PM Executive Office Building, Rockville

15th floor conference room



MINUTES

Meeting of March 5, 2013

Members present:

Angela Butler
Marc Miller
Christopher Marston
Bob Goldberg
Greg Deaver

M-NCPPC member: Leslie Saville

Staff coordinator: Jay Beatty

Absent:

Eric Spates
Greg Glenn

Guests:

Stephen Crum (Macris, Hendricks and
Glascock)
Patrick Williams (Pulte Group)

The meeting was called to order at 6:30 pm.

Starting at 6:30 pm was a change from the RRAC's past 7:00 pm start, so there was a brief discussion about responses to the new start time. Members preferred the new 6:30 pm start time, so that will be adopted as the new standard time for the RRAC meetings.

Correspondence

Two letters have been sent since the last meeting—Greenbriar Park (Glen Road) and Horizon Hill (Glen Mill Road). Copies will be emailed to the committee.

A general discussion of procedure on letters followed, with agreements made:

- Draft letters will be circulated to the entire committee with a deadline (48 or 72 hours?) for comments.
- On distribution, the chair will send out the signed original to the applicant, and email a scan of the signed letter to the committee, and the staff coordinator or M-NCPPC member will send out the cc copies.

Minutes

The January 29, 2013 minutes were approved as corrected.

Darby Store (Beallsville Road, rustic)

Christopher Marston reviewed the proposed plans for the parking lot and plantings at Darby Store. (Christopher documented the site of the store prior to it being moved, so he is very

knowledgeable about the site and its history.) He drafted a letter of recommendation for the committee's review. The committee suggested minor changes to the letter and recommended that the letter be sent.

Christopher and Greg Deaver will finalize and send the letter, with copies provided to members by email or at the April meeting.

Trotters Glen (Batchellors Forest Road, rustic)

Following the last meeting, the applicants sent photos of the proposed fence and entry features. In addition, a draft letter was discussed and edited.

The committee confirmed that the proposed monumental entry would not contribute to the rustic character of the road. If the applicants wish to propose a more rustic-looking design, the committee will review it. Signs should not be lighted.

The photos of alternative pavers/paving material to widen the culvert were not included in the material sent by the applicant. The committee confirmed that a paver or a textured concrete material would be preferred (as permitted by the fire marshal). The one-lane operation over the culvert should be preserved as it contributes to the character of the road, and because it is thought to help slow traffic down closer to the posted speed.

The M-NCPPC lead reviewer for the site plan asked the committee thru Leslie to comment upon several items related to the above topic:

- A proposal from Montgomery County Department of Transportation (MCDOT) would limit dedication of Batchellors Forest Road to a 30-foot right of way (ROW) to allow for the fence to remain in or near its current location without any liability to the County. Alternatively, the fence can remain in the normal wider 70 foot dedication until it degrades, and then be removed.
- MCDOT indicates that widening of the culvert should be done in asphalt. The fire marshal has indicated that a material that is a recognizable, maintainable surface is acceptable. (H-20 is the required load rating—pavers, cobblestones, or concrete can meet that requirement, as can asphalt.)

The committee agreed on the following:

- Dedication of the standard 70-foot ROW is recommended.
- The fence should remain in or near its current position, and it should receive needed maintenance.
- Minimize the negative impacts to the road from the proposed culvert widening. Maintain the one-lane operation for both the character of the road and for safety. Using an alternative material would mitigate the negative impacts from widening better than would asphalt.
- The committee understands that pavers or textured concrete can meet the fire marshal's requirements.

- If there are other alternative paving materials that the applicant or MCDOT would prefer, the committee would be pleased to be consulted.
- The committee understands that other considerations may override these recommendations.

The committee was asked to provide a letter to the applicant.

Batchellors Forest Entry Sign Proposal (Batchellors Forest Road, north of Trotters Glen)

Stephen Crum (Macris, Hendricks and Glascock) and Patrick Williams (Pulte Group) brought a proposal for entry signs to flank the roads leading into the approved development, currently under construction, along Batchellors Forest Road (a rustic road) at Old Vic Road (a new residential primary road) and Victoria Place (a new residential tertiary street). Before seeking a Site plan amendment from the Planning Board, they wanted to show the RRAC their proposal.

The applicants indicate that the purpose of the signs would be to provide identity to the community. The examples provided showed stone walls with a plaque bearing the development name, about 33 feet long and 3 ½ feet tall. They propose four signs—two at Old Vic Road and two at Victoria Place, all on private property, behind the truncation lines at the corners. They would probably have two lights on each sign.

The committee generally does not recommend monumental signs along rustic roads, nor lighted signs. The draft guidelines were shown to the applicant and the section on entry features was discussed. The applicants were encouraged to reconsider the design—if they want to have a feature at the entries, they may wish to consider designing something smaller, perhaps made from wood. A small pillar with just the subdivision initials was one suggestion from the applicants.

The applicants will review their options, and may return to the committee with an alternative design at the March 26 meeting. They did not seek a letter from the committee at this time.

Member Replacement

Greg Deaver's re-application has been received. For Bob's position, one new application was received, but subsequently we were told that the applicant may need to withdraw. Jay has been in touch and is awaiting a response. If the applicant does withdraw, the position will be re-advertised. Committee members have suggestions for possible members, so any re-advertisement will be sent to the committee for wider circulation. [Jay updated the committee on March 6—the applicant withdrew, and the position is being re-advertised.]

Rustic Roads Guidelines

Two ad hoc working meetings were held since the January meeting—Sarah Navid attended both and Jay attended one. All of the hand-written comments now need to be added to the digital file for the next round of review. Leslie is working on this. If time allows, those parts will be integrated into the text and emailed to the committee for discussion at the April meeting.

Final text changes will then be made and the maps, photos and illustrations can begin to be identified and added. (See also the next item regarding this project.)

Assistance with the Guidelines

Last year, DPS Director Diane Schwartz-Jones attended an RRAC meeting. At that meeting, she mentioned that there is a program to bring back retirees for a brief time to help train their replacements. The committee would like to ask that the previous staff coordinator, Sarah Navid, be brought back under this program to assist the committee in finishing the guidelines, since she helped the committee initiate the effort, and she is the primary keeper of the institutional knowledge about it.

Leslie will ask Sarah if she has the time and availability for this. If she agrees, the committee will draft a short request letter and finalize it at the April meeting.

Longacres Preserve Phase 2 (Pennyfield Lock Road, rustic)

The proposed development will replace a house that has driveway access from Pennyfield Lock Road with a small development that will have access from Longacres Preserve Court, which connects to River Road just north of Pennyfield Lock Road. The committee reviewed photos of the existing driveway and discussed how it should be closed.

Members recommend removing the asphalt from the ROW and grading for drainage to the least extent possible so as to retain the trees along the rustic road. If the applicant wishes to retain the portion of the driveway that will be on the newly created lot, thick wooden posts (such as those seen with chains in between at park entries) could be placed at the end of the remaining asphalt to prevent unauthorized use.

Staff will draft a letter for review and approval by the committee in April.

Annual Meeting with the County Executive

The annual meeting with the County Executive is scheduled for Tuesday April 16th at 7:30. In the past, some meetings have been useful for the committee, while other meetings have been done in a format that doesn't permit any individual or small group discussion with the County Executive. The committee would like to know what the format will be.

Greg Deaver is scheduled to be out of the country, so will not be able to attend on behalf of the committee. If needed, Marc and Bob volunteered to go. If a discussion is possible, the committee will take copies of the Biennial Report, the report submitted to the Committee Evaluation Review Board, and the draft guidelines.

Staff will request information about the format of the meeting, and report it to the committee in April.

Darnestown Elementary School Sign proposal (Turkey Foot Road, rustic)

A query about a monumental school sign for Darnestown Elementary School has been received. The schools are placing large, electronic signs at many of their schools, often with flashing, moving or changing messages. For this school, there is also a question of location, because Montgomery County Public Schools (MCPS) has not dedicated the full 70-foot ROW.

The committee does not generally recommend monumental signs on rustic roads, nor do members recommend the lighting of signs or signs within the ROW. A small wooden sign outside of the future ROW would be preferred.

This request was received via email. Staff will convey the RRAC's comments by return email.

Road Safety Signs

Bob had two concerns about locations that should have warning signs where there are currently none: the curve and bridge on Huntmaster Road and the ford on West Old Baltimore Road. Jay put him in touch with the correct divisions at MCDOT, and they have been assigned case numbers.

Bob will provide updates to the committee as the requests move forward.

Brown Street Name Signs

Following our request for brown street name signs for the rustic section of Stringtown Road, a series of emails were exchanged with the contractor and MCDOT, seeking to clarify the procedure for requesting and having the signs installed. The discussions are ongoing, but we should be able to have them formally approved, with their specifications, in the foreseeable future.

Leslie will provide an update in April.

Bridge Inventory

MCDOT released the 2011 bridge inventory; Jay distributed copies to the committee members.

Adjourned

The meeting was adjourned at 8:50 pm. The next meeting is scheduled for Tuesday, March 26, 2013, at 6:30 pm.

MINUTES APPROVED: March 26 2013