

RUSTIC ROADS ADVISORY COMMITTEE

4th Thursday of the month

6:00-9:00 PM

Held on Zoom –



Virtual Meeting March 25, 2021

Attendees:

MCDOT Staff Coordinator: Darcy Buckley
Linsey Bryant, Executive Administrative Aide

Members Present:

Laura Van Etten, Chair
Dan Seamans
Bob Wilbur
Anne Davies
Kamran Sadeghi
Leslie Seville, M-NCPPC (non-voting)

Absent Members:

Bob Tworkowski

Guests:

Jane Thompson, Member Emeritus
Angel Cheng, MCDOT Engineering
Dan Sheridan, MCDOT Engineering
Deanne Archey, MCDOT Transit
Wayne Miller, MCDOT Transit
Sean Hughes, Attorney
Lauren Campbell, M-MCPPC

Lee Miller, Civil Engineer, Tara Solutions Eng.
Jackie Hunt, Property Owner
Tom Hartsock, Property Owner
Susanne Lenk, Property Owner
Nelson Moskowitz
Jose Alvarez, Applicant (Prices Distillery Rd.)
Patrick Butler, M-NCPPC

The meeting was called to order at 6:01 p.m.

Meeting minutes for January and February were approved unanimously.

Guest Discussions:

Tobytown Bus Turnaround – Pennyfield Lock Road (Rustic)

Staff from Montgomery County Department of Transportation's Transit Services and Engineering Division discussed two proposed concept plans for turnaround options for bus Route 301 at River Road and Pennyfield Lock Road. Currently, the bus must execute 3-point turn, backing around a corner within the community's parking lot in order to return to River Road. To accommodate the proposed turnaround, it must be multipurpose which includes a bus stop, as well as an ADA sidewalk for access from the community to the stop. Option one has the bus looping through the Tobytown parking lot, constructing a new driveway onto Pennyfield Lock Road as well as relocating the current bus stop but it would remain next to the community center. Removal of minimal trees may take place with this option. Option two has the turnaround located at the intersection of River Road and Pennyfield Lock Road, constructing an "access road" for the bus, along with a bus stop and sidewalk from the community to the bus stop. Riders from Esworthy Road would not have to walk as far on Pennyfield Lock Road to access the bus stop but riders from the Tobytown community would walk farther. Both options include new driveway access to Pennyfield Lock Road and installation of sidewalks. MCDOT anticipates construction by end of June 2021. Committee proposed a site visit prior to voting on either plan.

Coordination with Fire & Rescue Services (Patrick Butler)

Patrick Butler met with Department Permitting Services, Plan Review-Fire Department Access to review standards for driveway/aprons and guidelines along rustic roads. The committee suggested locations where concerns were observed, including Sugarland Road and West Hunter Road. Lauren Campbell also noted concerns at Glen and Query Mill Roads. It was agreed that this level of meeting may achieve some results and would be pursued again.

Action Items:

21721 Peach Tree Road – Driveway

Applicant requesting to add driveway entrance onto Peach Tree Rd. Committee has concerns about the intended use of the property and the need for a separate driveway entrance when there is already an existing shared driveway. Members conducted a site visit for clarification on the intended purpose/need of an additional access point onto Peach Tree Road. Members noted site-distance concerns; also, the building would affect the views from along the roadway. Committee approved motion to draft letter opposing new driveway access onto the Peach Tree Road. Also, noting that if the need is for conducting lawn business; not permitted.

Conditional Use, Landscape Contractor – 12120 Prices Distillery Road (Rustic)

Engineer for the applicant reviewed initial plans for the conditional use of four acres of the property; main purpose of the business is tree service. Currently, there are no plans for additional development (buildings, signage, etc.). The only possible change, if required, would be widening the driveway width to 20 feet. Explained weights of the trucks to be used on site. Members inquired about the disposal plan for off-site tree removals. Applicant stated he has accounts with four businesses where he disposes of trees off-site. Currently, there are no plans for well and septic as the use for the property doesn't require staff to be on-site for extended periods of time. Community members expressed concern over the current tree debris recently stored on the property, which was visible from Burnt Hill Road and Prices Distillery Road. Photos of tree debris in large piles confirmed this. Applicant stated he had cleaned up the debris in the last few days. Committee asked the applicant to provide additional information once formal application is submitted.

Zion Road Bridge

Bridge repair is currently in Pre TS&L (Type, Size, Location) phase of the planning process. The consultant offers three recommendations. A Special Rustic Roads meeting is scheduled for April 9, 2021, for further review by the Committee.

Discussions:

Glen Road over Sandy Branch (M-0148)

Glenstone community member raised concern about the proposed bridge repairs and the potential for frequent flooding. They raised concerns with the plans for a 2-year flood elevation; they feel a 25-year flood elevation would be more appropriate. MCDOT consultants looking into what an alternate plan would entail. Committee will attend a site visit.

Adjourn

8:42 p.m.