

## **RUSTIC ROADS ADVISORY COMMITTEE**

4<sup>th</sup> Thursday of the month

6:00-9:00 PM

Held on Zoom –



### **Virtual Meeting October 28, 2021**

#### **Attendees:**

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

#### **Members Present:**

Laura Van Etten, Chair  
Bob Wilbur  
Anne Davies  
Barbara Hoover  
Dan Seamans  
Charles Mess

#### **Member Absent:**

Kamran Sadeghi

#### **Guests:**

Hank Hyde, Property Owner (Batchellor's Forest Road)  
Ruth Hyde, Property Owner  
Jody Kline, Attorney (Hyde)  
Frank Kingsley, MCDOT Highway Services  
Leslie Seville, Heritage Montgomery and Member Emeritus  
Ken Bauer, WMCCA  
Jamey Pratt, M-NCPPC  
Roberto Duke, M-NCPPC  
Katherine Nelson, M-NCPPC

The meeting was called to order at 6:04 p.m.

Meeting minutes: July – approved. September, Special meeting – approved.

#### **Action Items:**

##### **Driveway at 17125 Batchellors Forest Road, Hyde Property**

Property owner requesting support for installation of a separate driveway entrance along Batchellors Forest Road to provide direct access to his home at the back of the property. Currently a shared driveway serves that home and the home at the front of the property (brother's home). Owner is looking to sell the home and believes a separate entrance would be more desirable to buyers, as well as provide privacy for his brother's home. Review of the Subdivision Site Plan showed that the owner had accepted the restriction of a shared driveway in order to develop 13 new homes on the road. Owner and his attorney also expressed an opinion that the rustic character of the road was adversely affected by the existence of Good Counsel high school and its lighted football field. They did not disclose without prompting that this same property owner had sold the land for the school's construction. Some members were not supportive of an additional driveway entrance onto the road; it was suggested that a reconfiguration of the existing shared driveway to

establish a cul-de-sac with landscaping and screening might be an alternative. The property owner agreed to consult with his brother. Action is deferred until revision of site plans are submitted.

**Discussion:**

**South Glen Road – Asphalt Curb**

MCDOT Highway Services proposed installing asphalt curbs along South Glen Road near address 11007 to allow for adequate drainage, alleviating present standing water concerns. According to MCDOT, the installation of the curbs is intended to redirect water flow to the nearby culvert. Ken Bawer and Barbara Hoover expressed concern that the culvert had not been cleared and was the cause of the water on the road. Some members suggested that MCDOT investigate the possibility of regrading the road, others had concern about the effect on trees, and some were supportive if the asphalt curbs were angled so that bicyclists wouldn't be put in harm's way in the event that they had to leave the road quickly to avoid an accident. Committee recommended a follow-up site visit and will discuss at future meetings.

**Frederick County Rural Roads**

Frederick County has been modeling Montgomery County's Rural and Rustic Roads Program; however, it is limited to gravel roads. The Frederick County Executive is looking to expand their program to include scenic roads. Many of Montgomery County's rustic roads lead into Frederick's rural roads.

**Permitting Services Response Letter**

Committee received response from Permitting Services regarding their refusal to coordinate the review of driveway permits with RRAC. Additional action will be considered at the next meeting.

**Follow-up Regarding Subdivision Reviews**

Committee raised concerns about oversight of forest conservation requirements after subdivision plans are finalized and construction begins. Planning investigates forest conservation requirements, while Permitting Services is responsible for investigating the construction. Leslie Saville recommended that RRAC check DPS website to determine when driveways were going to be installed so that the construction could be monitored.

**Informational Items:**

**Master Plan Update**

Members completed updates of driving experiences along 18 roads and have 17 more; 5 of the 17 are drafted and ready for review. Members continue to review the remaining 12 roads.

Committee approved recommending designation of Triadelphia Lake Road as Exceptional Rustic.

**Video and Tour Brochure Updates – Historic Montgomery**

Members participated in the creation of Rustic Roads video tour brochure showcasing the scenic views and experiences along the rustic roads in the County.

**Adjourn**

**8:20 p.m.**