

RUSTIC ROADS ADVISORY COMMITTEE

4th Thursday of the month

6:00-9:00 PM

Held on Zoom –



Virtual Meeting April 27, 2022 (Wednesday)

Attendees:

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

Members Present:

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

Absent Members:

Kamran Sadeghi

Guests:

Jamey Pratt, M-NCPPC
Leslie Saville, Member Emeritus and Heritage Montgomery
Jane Thompson, Member Emeritus
Caroline Taylor, Montgomery Countryside Alliance
Thomas Hartsock, Resident
Sean Hughes, Miller, Miller & Canby
Jose Alvarez, Applicant – Chapingo
Nelson Moskowitz, Staff Attorney – Chapingo
John Sekerak, Stantec Land Planners

The meeting was called to order at 6:03 p.m.

Minutes from January and February 2022 approved with edits.

Action Items:

12120 Prices Distillery Road – Conditional Use Application 22-07 – Chapingo, LLC

Applicant submitted revised plans to the Committee following the January 27, 2022 meeting. Application documents are still missing. Since January a driveway was installed, and members expressed concern over its installation and approval – apron is 70 ft, was wider than submitted on previous plans and paved with millings; Applicant claims that the widening was required by FRS; Committee to research. Plans include new forestation and confirmation that the views from Burnt Hill Road would be maintained. The applicant will ensure that use of the Burnt Hill Road bridge will be limited due to its weight restrictions. During the January meeting, the Committee requested information regarding the regulation for the use fuel tanks on the property; it was noted that for Agricultural use up to 660 gallons and storage of 50 feet away from buildings was permitted. Members took exception to the “agricultural” description, as the purpose of the CU is

commercial – follow-up by applicant was requested. It was also requested that stormwater management plans be included given that the driveway was widened. Committee deferring decision until further information is provided.

22900 Old Hundred Road – Cell Tower Balloon Test by Telecom Capital Group

A balloon test was conducted to examine the impact a cell tower monopole would have on the views from various Rustic Road locations. Members reviewed photos that were submitted (8); half the locations did not reveal the tower. The Committee also reviewed the Applicant’s maps, diagrams, and several signal coverage maps. Plans submitted did not include the Limit of Disturbance plan and Natural Resources Inventory. Members suggested a possible option to paint the tower a non-intrusive color. Also mentioned was the desire for screening the fence at the base of the monopole with evergreens, possibly Holly or Arborvitae trees. Committee agreed to draft a letter requesting Natural Resources Inventory, as well as requesting consideration of painting the pole and requiring screening at the base.

Discussion:

Site Visit Updates – Purdum Road, Big Woods Road and Wasche Road

Committee supports proposed repairs on Purdum, Big Woods and Wasche Roads.

Informational Items:

Master Plan Update

Committee members discussed recent Planning Board presentation of Draft RRFMP where Chairman Casey Anderson reported complaints from MAP (Montgomery Ag Producers) relating to commodity farming on Rustic Roads. Discussion took place about how the Office of Agriculture reports its data. The Office of Agriculture had previously raised maintenance concerns along rustic roads related to tree trimming and roadside ditches. Committee established that the Tree Trimming Guidelines agreed to by MCDOT and RRAC have resolved issues relating to tree canopies; rustic roads are not intended to have roadside ditches.

Adjourn

8:57 p.m.