

## **RUSTIC ROADS ADVISORY COMMITTEE**

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

6:00-9:00 PM

Held on Zoom –



### **Virtual Meeting September 29, 2022**

#### **Attendees:**

##### **Members Present:**

Laura Van Etten, Chair

Barbara Hoover

Charles Mess

Anne Davies

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

#### **Guests:**

Roberto Duke, Montgomery Planning Department

Leslie Seville, Member Emeritus

Jane Thompson, Member Emeritus

Peter Ciferri, McMillan Metro P.C.

Greg Hunteman, Alder Energy

Gervais Baker, Project Developer, Alder Energy

Kevin Foster, Landscape Architect, Gutschick Little & Weber

Jody Kline, Miller Miller & Canby

Francoise Andre, Resident, Berryville Road

Mike Resabi

The meeting was called to order at 6:05 p.m.

#### **Action Items:**

##### **Gregg Road Solar Concept Plan 520220360**

Alder Energy Systems proposing community solar facility to provide 4.3 GwH (150 homes served) at corner of Gregg and Zion (rustic) Roads. Gregg Road is not rustic at that location. Company states that plan has been revised to move the solar panels off prime soils. Property is owned by Dave Stadler and is part of an old tree nursery. Applicant states that the solar panels will be screened from view from the rustic road by existing hedgerows and the lower elevation of the installations, described as being “in a bowl.” The driveway will be on Zion Road, and is stated to be 12’ wide at the road but widening to 20’ inside the property with a turn-around per FRS requirements. Applicant would like Gregg Road in this location to be designated rustic to avoid making improvements and upgrades. Committee advised them to write to the Planning Board during the open Master Plan.

##### **Game Preserve Road Proposed 90-bed Assisted Living Facility**

Mr. Kline described the business plan for a 3-story building to be constructed by Michael Wilcox just north of an existing church property at the corner of Game Preserve and Clopper Roads. Few parking spaces are anticipated as residents will not drive. The road is 17’ wide. Concern was expressed that a 70’ ROW is being sought but land across the road is owned by Parks, therefore all ROW is being sought on the applicant’s property, causing the building to be pushed back and the building height to increase to avoid losing 6 units. Committee members expressed concern that the assisted living concept would not survive and the building is likely to be converted to apartments, bringing much more traffic onto the road.

**Discussion Items:**

**Request for lower speed limit on Peach Tree Road**

Attendee at public outreach event requested that the road not contain segments where the speed limit was 40 mph. These segments are both north and south of Barnesville Road. Darcy Buckley to inquire about a speed study.

**Request for Equestrian Crossing signs on Peach Tree, Slidell, and West Old Baltimore Roads**

Committee to find contact person at Parks Department.

**Information Items:**

**MCA Ride for the Reserve – Booth at Linden Farm 9/25/22**

Successful public outreach event for RRAC.

**Master Plan Update**

Working Draft posted today. Hearing mid-November at Planning Board.

**Adjourn**

**7:30 p.m.**