

APPROVED 05/12/10

**POOLESVILLE PLANNING COMMISSION
MEETING OF APRIL 14, 2010**

PRESENT: CHUCK STUMP, CAL SNEED, BOB BACHMAN AND GEORGE COAKLEY.
ALSO PRESENT WAS TOWN MANAGER, WADE YOST.

Call to Order

Mr. Coakley: The Poolesville Planning Commission Meeting of April 14, 2010 is called to order. Present is Mr. Sneed, Mr. Coakley and Mr. Stump and the Town Manager.

Announcements

Mr. Coakley: We have announcements with a CEDC member needed and if memory serves me I believe at the last meeting it was going to be some kind of arm wrestling or coin flipping or something between Mr. Sneed and Mr. Stump for this position. Has there been any such contest.

Mr. Sneed: The minutes reflect that Chuck was going to think about it.

Mr. Stump: Yes.

Mr. Coakley: Have you come to a decision?

Mr. Stump: Sure.

Mr. Coakley: Ok.

Mr. Stump: Unless Cal wants it.

Mr. Sneed: I wouldn't deprive you of that. Although I will say I intend to stop in from time to time. George got be thinking about it I am itching to hear what goes on there.

Mr. Coakley: It is a public meeting.

Mr. Yost: You probably should whoever acts from this Board to that Committee should act as a liaison and report back, I mean it is good stuff that goes on, they meet once a month, good stuff.

Mr. Coakley: And it does tend to be informal so if guests arrive or something like that it is not as formal as this so you come up to the table and share your thoughts and everything it is pretty open discussion.

Mr. Sneed: Thank you Chuck.

Mr. Coakley: Thank you Chuck.

Mr. Stump: No problem.

Mr. Coakley: Planning Commission training.

Mr. Yost: We are going to keep putting it on here so we can get updates and remind everybody.

Mr. Stump: Can you send back around the link to the online site?

Mr. Yost: Yes I will.

Mr. Sneed: And July is the deadline?

Mr. Yost: Yes it is.

Mr. Sneed: Thank you for reminding us.

Mr. Stump: George are you the only one that has done it so far?

Mr. Coakley: Yep as far as I know. I don't know if Bob or Link have done anything.

Mr. Stump: I forgot about it frankly.

Mr. Yost: I figured that.

Mr. Sneed: Is it worse to remember and not do it or to forget and not do it.

Mr. Coakley: I found it to be interesting and far better than I ever anticipated when I first heard about it.

Mr. Stump: I develop online training for work so I make play drives, (inaudible) delivery wise so next month it will come in handy.

Mr. Coakley: And an update on the Alternative Energy Ordinance Chuck was there last night and I was or Monday night, the Town Commissioners did pass with changes the Alternative Energy Ordinance and the major changes were that there would be no pole mounted wind turbines in the residential sections and zones and that all systems require site plan approval by the Planning Commission, did I miss anything?

Mr. Yost: No that was it. So roof mounts are allowed in commercial and residential and RDT, RDT you can have additional monopole or a roof mount and then in CBD you can have traditional only. And with the setbacks it is basically only one property that would be able to do that.

Approval of Minutes

Mr. Coakley: Ok and approval of minutes of March 10, 2010.

Mr. Sneed: Does that mean we are done with the announcements?

Mr. Coakley: Yes or do you have one.

Mr. Sneed: I actually have an announcement I am sorry. We were contacted and Wade had mentioned it here a couple months ago although I don't remember it but one of the high school teachers Jan Maloney, Wade informed us that she is a math teacher over there but she also teaches another sort of engineering, beginning engineering class and she is asking the Planning Commission for volunteers to hold a mock Planning Commission Meeting so that her students a group of 10 students in 5 groups of 2 could come and make a 10 to 15 minute presentation each on bringing a site plan with them on how they would develop Parcel 840 and so I volunteered and Wade has volunteered and I guess the announcement is...

Mr. Yost: Does she want to do this during the day or the evening time?

Mr. Sneed: I believe in the evening and June 1 and 2 are the dates she through out and dates that would suit her schedule and parents I guess parents will be invited, the student's parents and they are asking for use of this Hall so that it could be anywhere from 50 to 75 minutes as an estimate of time.

Mr. Coakley: And what were the dates?

Mr. Sneed: June 1 and 2nd, I think it is a Wednesday and a Thursday.

Mr. Yost: So I believe it is a developmental partial 840 at least that is what it was when we initially, so I wonder if she is looking for us to if something is not right they didn't follow the Code because we gave them copies of the subdivision regs and everything and told them they are supposed to follow these, are they looking for us to...

Mr. Sneed: Yeah she is looking for us to do whatever we would do.

Mr. Coakley: Just a regular review.

Mr. Stump: What is that Parcel, residential...

Mr. Yost: Its commercial.

Mr. Stump: Skatepark so it is commercial.

Mr. Yost: Commercial 3 ½ acres.

Mr. Stump: Ok makes it a little more interesting.

Mr. Yost: Yeah definitely.

Mr. Sneed: So if you want to let Wade know I guess or either one of us know I can be the liaison between us and Jan and if you are available and willing to do it I can let her know.

Mr. Coakley: And this would be in the evenings?

Mr. Sneed: Yeah. Well maybe that is a question I can pose to you guys, does it matter, does it matter would you want to do it in the evening at 7:30 our regular time here or earlier, 7 or 6:30.

Mr. Stump: I can't do a day because that is a Tuesday or Wednesday, either of those if you want to do it I would be available for an evening.

Mr. Sneed: 7:00 is that better than 7:30?

Mr. Coakley: Doesn't matter to me.

Mr. Stump: Doesn't matter to me either anytime after 5:30.

Mr. Yost: Some of the kids in the glass are in the Magnet Program also so they would have to commute.

Mr. Coakley: Yeah they may want to do it early so they don't have to go home and come back.

Mr. Yost: That is why I asked the question.

Mr. Sneed: How early could we do it?

Mr. Coakley: Well if I am here that day I could do it in the afternoon.

Mr. Stump: As long as I have a couple weeks to plan ahead I could do it as early as 5:30.

Mr. Sneed: Ok I think that might be helpful for that reason, I will let her know.

Mr. Coakley: That reminds me when I was at the University of Maryland one of my electives was urban planning and we had to we used Greenbelt Park that we had to turn into a mini town or city. Well that is good because I am also reviewing some of the environmental projects for that so I have a stack of research papers that I need to review and then we are going down one day to see the films that they have done at the new theater in Silver Spring and then they have a demonstration and other projects in the multimedia room up there so I might be heavily involved in school. June 1st or 2nd is school still in session then?

Mr. Sneed: Yes in fact graduation I believe is the 3rd.

Mr. Coakley: Oh ok.

Mr. Yost: It is like their yearly project or whatever isn't it.

Mr. Coakley: Ok any other announcements? Ok than do I hear a motion on the approval of the minutes of March 10, 2010.

Mr. Stump: I move we approve the minutes.

Mr. Sneed: Second.

Mr. Coakley: All in favor?

All: Aye.

Mr. Coakley: Ok motion carries.

New Business

Mr. Coakley: Ok election of Officers. I am not sure what Robert's Rules says, is all members supposed to be present for election of Officers.

Mr. Yost: You can put it off till the next one if you want to.

Mr. Coakley: Ok Brightwell Crossing entrance features.

Mr. Yost: The Parks Board did see this last week and the only comments they really made were they looked at the size of it and they liked the way it looked and everything but they did say they were concerned about the line of sight distance, I think Tom was going to do some work on that. I also went around and took pictures of all the other entrance signs in Town and the dimensions and you can see they are not that far off really from others in Town.

Mr. Kettler: For the record Tom Kettler, President Kettler Forlines Homes and Brightwell Crossing. With me is David Post he is with our landscape architect firm that works with us and has worked with me for a long time, helping me with entrance features. Before we start the presentation before I forget George talking about the high school students one thing you might be interested or the Planning Commission in general on Tuesday, May 11 I will get you more details there is a group of students coming up to the area from George Washington University that are doing a Master's thesis on and it is actually tied in with the Heritage Montgomery program so they are actually coming through Poolesville on I believe it is Tuesday, May 11th. I have let Cathy Bupp know as the Event Coordinator of the Town and I am going to try to show up since I am Board Member of Heritage Montgomery but I think they are bringing 15 or 20 students and I think they are going to develop strategies for heritage tourism and marketing ideas and so on and so forth so again George you as Chairman of the Planning Commission or any of the Planning Commission members it might be an interesting thing to sit in on and again if you are in Town that day, I have asked Cathy to check with Wade to see if Cathy is available because again she can talk about the kind of things we are doing, the Farmers' Market and the kinds of stuff the CEDC is doing so it just jogged my memory when we talked about the high school kids so if you want more information I would be happy to provide it for you but they are meeting at old Town Hall and I believe they will be here at about 11:00 I think they are visiting the county so I am not sure how long they will be here but my guess is an hour maybe or an hour and a half, from like 11 to 12:30.

Mr. Sneed: What was the date of that?

Mr. Kettler: I don't have my calendar on me Cal but I think it is Tuesday, May 11th if somebody has a calendar I think I am just going off of memory and it is at 11:00 in the morning and again you can email me or call me and I will be happy to get you more detailed information on it and Peggy Erickson is the Executive Director of Heritage Montgomery and that is the group that the Town worked through to get the \$100,000.00 grant for the bandshell that is currently being constructed so there is all this sort of synergy stuff back and forth, and I have been on their Board, I personally have been a Board Member for Heritage Montgomery pretty much since it got formed 6 or 8 years ago and a couple months ago they needed a new President so I said what the heck I'm not doing anything else, so I am now President of that Board and the exciting thing about the Heritage program is that Montgomery County has two heritage areas the one in Sandy Springs and the other in Poolesville and that is it for Montgomery County. Gaithersburg isn't one, Rockville isn't one and Poolesville and Sandy Springs are dedicated as certified heritage areas I guess which

George remembers back when we went through the Planning Commission process. So we will switch gears back to why I am here you all may think well didn't he do this before and the fact of the matter is I did do this before about 2 years ago I came before you and got approval on entrance design for an entrance feature out on 109 and Briarly Hall which is our main entrance into the first section of Brightwell Crossing. Since then we have redone our logo for the site and relooked at it and of course Winchester got started, watched what Winchester did and then I just decided to sort of change up what I wanted to do, frankly I didn't like the original design and wanted to go back and redo it and so tonight and also add another component to tonight and with that I am going to introduce David and let him kind of talk you through it. The first thing we are going to talk about is we have a couple different entrance points into Brightwell and a secondary entrance point which will be the primary entrance point for the first houses I build is going to be coming off of Dr. Walling extended and I apologize I meant to bring my color graphics but I didn't. You all know Dr. Walling goes down to the end goes by Selby Avenue and dead ends into Brightwell Crossing and that is the first connection that we will be making as we start construction, because all of the water and sewer originate come out of Tama so we kind of have to build out that way and work our way back around to the front, so even though you see construction entrance off of 109 now the permanent entrance won't be built for probably a year or so depending on how sales go, but I got to thinking since people will be coming through Tama into Brightwell sort of from the back side that we wanted to come up with a kind of a secondary way of --- the two communities in a fairly subtle way but in a definitive way so what we did and I will let David now speak to that who came up with this concept here today we will show you. Talk about that and then we will move from this concept over to the main entrance and with David I will let you talk, talk it through to them.

Mr. Post: This is Dr. Walling coming in here from about right at this point, so what we wanted to do is 2 columns or pillars that would announce the entrance to this part of the development at least and so we picked some materials that are similar to what is going on the houses, a combination of brick and stone and precast for the capping here. We have located them about 7 feet off of the curb line and gives a little bit of (inaudible) down here and down to the roadway and it slopes down on one side. So this shows the roadway and then as far as the height it would go 6 foot 10 ½ and then there would be the Brightwell logo, I will show you the bigger version of it which would go on the side of the sign as you are entering Brightwell and on the other side we would put a Tama sign so that as you leave Brightwell you are actually entering Tama. The Tama sign if you have seen it recently is kind of washed out, originally it was (inaudible)...

Mr. Kettler: Yeah it is a cedar sign put in about 20 years ago and again with the lack of a Homeowner's Association and clearly as we move forward with entrance features for Poolesville we are trying to design ones that require zero maintenance because obviously we don't want the Town to maintain it if there is no HOA so consequently the sign is kind of washed out and what we are looking to replace or repaint and do something.

Mr. Post: The existing sidewalk will be tied in and run kind of like this so we pulled the planting up towards the curb and part of this is kind of a long straightaway here

and below the low area this is kind of coming down hill and goes back up but we will talk a little bit about some of the traffic calming. As you enter the subdivision (inaudible).

Mr. Sneed: Is that a town easement?

Mr. Yost: A right of way yes.

Mr. Sneed: So we would maintain that.

Mr. Yost: Well every time there is a monument or a feature like that they will enter into an agreement that it will be up for 10 years and after that 10 years we don't have to, we can tear it down and redo it.

Mr. Kettler: Yeah that is pretty much standard operating procedure for the entrance features all over town. But these short of being run over by a semi shouldn't need any maintenance.

Mr. Sneed: You are talking about the towers?

Mr. Kettler: I am talking about the 2 pillars yeah.

Mr. Sneed: The pillars, I am talking about the plantings.

Mr. Yost: Oh yeah we do those, we do maintain those, and sometimes when he first does his plantings he may be putting flowers and different things in, we do kind of gradually get away from that and go to the perennial grasses and things that really don't need maintenance, we do mulch them all and then we have the volunteer groups also that help us do some of the signs, the Garden Club and different things.

Mr. Sneed: That is why I am asking, are there different rules for different subdivisions for example Elizabeth's Delight it is my understanding that the property owner on the corner maintains...

Mr. Yost: Some of those are all private property and some are not in the easements, so the ones that are in the easements we do take care of, the ones on private property we do not. Tama is a prime example also it is on private property and set way back.

Mr. Sneed: So we don't take care of that?

Mr. Yost: Correct.

Mr. Kettler: Yeah and we looked about pulling it back out of the right of way because normally we would move the pillars back but we went down there a couple weeks ago and kind of looked at the topo and that is why David is showing you that if we pull them way back you would really lose it one would start to fall down the hill the other would be kind of up the hill and again the traffic calming aspect of it and we recognize Preston and the ground crews have to work around these things but the idea is to try to keep it fairly simple so the mowing crews can just move down and head around it and keep on going so that is why we proposed but we also wanted to get enough off of the curb that there wasn't a problem with the snowplow or something jumping the curb and hitting them and we felt that 7 feet back was kind of a good compromise at all if it keeps it out of any kind of underground utilities because there won't be any under there those will be for the back.

Mr. Yost: This is very similar to what Hunters Run has, they have it up near the church they have a larger sign but then back near the ball field up at Tom Fox and Hughes there is 2 columns on either side of the road there also that is very similar, there are beds there we actually do mulch those beds also. Flowers or whatever they planted originally are probably gone but we do mulch around them.

Mr. Kettler: Certainly we will take care of it during the life of the job but my community Woods of Tama I think every year we have a group of volunteers to go out and kind of spruce it up in the spring, I think the Town is nice enough to drop off a couple yards of mulch and then sometime in April or May they go down there and again we typically will try to do more ornamental grasses, liriopae things that we know will come back and come back and come back. You all have seen the model not that particular stone but it has Eldorado stone so that although it looks like the real deal it is actually a concrete product with a coating on it and it looks fantastic I mean years ago I wouldn't have dreamed of using a manufactured stone product but these things have come a long, long way and the looks have improved so much and I think it will be a good application for that. Backing up where did we end up Wade there was some discussion about although maybe we will just see how it plays out the only thing from the traffic comment and that is relaying back what we heard from Parks, Streets and Rec is maybe where the pillars are there we might want to put a little bit of a plateau a traffic plateau so I don't know what your alls thought about that is I don't that might be appropriate there now it wouldn't be a crosswalk but I don't know if that matters because you have them in places that...

Mr. Yost: Nowhere that intersection well not the intersection but there is a long stretch of roadway that is going to be extending.

Mr. Kettler: So it might help to keep people from building up speed as they are pulling in there, so pull the columns in and put the little humps to kind of remind people hey you can't be doing 40 or 50 miles an hour through here. I mean if you all think that is a good idea we certainly are adverse to it.

Mr. Post: The main entrance will be on Route 109 the model houses (inaudible).

Mr. Kettler: Elgin Road goes straight through and the Planning Commission is very familiar with it, this is the group that worked on the intersection for a while so they know it as well as I do.

Mr. Coakley: 79 times.

Mr. Post: So this is Briarly Hall and what we are proposing is plantings from the fence here to the sides on these posts of the stone wall as we go along here and then a little bit of something here.

Mr. Sneed: And the homes face the wall right?

Mr. Post: They are actually facing that way (inaudible).

Mr. Sneed: Because that is the thing that occurred to me when I looked at the package over the weekend is that it seemed awkward that you would be looking to the back of the fence essentially for the wall.

Mr. Kettler: Although they will be pretty well landscaped most of them will be looking at trees. But it is kind of a catch 22 because you want to orient the houses a little bit to the road so you are not looking at the sides of houses but I think what Dave is saying is we will probably rotate them a little bit not completely perpendicular I mean not completely parallel to Briarly but more of an angle than they currently are at and I think that makes sense.

Mr. Coakley: I think the slight diagonal does add a little.

Mr. Kettler: Yeah it definitely does especially if you are driving down the street because we don't want the side of the house presenting itself as the main feature to 109 we were sensitive to that.

Mr. Post: So this is the actual wall feature itself, this from here to here is basically this, this angle is a 45 degree angle and that is a bend in the wall that points to the brick or points back --- and then at the end of the piers starts a fence and another pier, 2 more piers, fence here running into the development and along 109 (inaudible). These piers would be the same material and the same style as the ones at the other entrance but slightly taller. And the total height at this feature is 7 and the letters in the sign itself would be 9 inches tall. Overall this height of the wall here is about 5 feet and then it is steps down to here to 4, so the average height of the wall is probably closer to 5 ½ it only bumps up to allow a logo there. We are putting a brick cap on the wall and using a couple of molded bricks between caps, molded bricks create the water (inaudible). We are still working on the material for the sign itself trying to find a blue granite at the moment we are not sure we have found that yet with engraved letters in it. The idea is we are going to have a blue sign with white letters.

Mr. Kettler: And what you see there is mirrored on both sides, you see it coming from the north and you see it coming from the south and getting feedback from the Parks Board last week we actually reduced the map of the wall a week ago because they were concerned that the wall was looking kind of massive to them although we pointed out that Winchester had a pretty massive wall but that is another story.

Mr. Coakley: Rumors of wall envy.

Mr. Kettler: I will deny it. But Dave will show you what we did we took one of the sections of wall we took out and replaced with fence coming off of the main...

Mr. Post: Actually when we started this was all wall totally across, so this total distance wrapping around at the angle (inaudible).

Mr. Yost: I think that fencing looks a lot better than the wall too I don't think Winchester's wall looks that good.

Mr. Kettler: Basically the fencing again is an attempt to kind of pick up on what is going on locally and certainly there is a lot of wooden three board paddock fences, work fences and that is what we will do, it will be oak I forget but whatever and then be painted black. We will do whatever my landscape architect tells me to do, whatever he tells me that is what we will paint it. Oh and the other issue too Dave can we speak to it, the one concern was site distance if you can address that. This again the Parks Board was concerned about this visibility coming out front and...

Mr. Post: State Highway's guidelines for safety are for 30 mile an hour, most people run at 40 miles an hour with a 445 foot line of sight. So we have actually drawn it on here...

Mr. Sneed: Was the height scaled back as well or is the height its original height? And the Parks Board didn't have any issues with the height of the stone?

Mr. Yost: No I think as the wall was going it was still well over 5 foot going out all the way.

Mr. Stump: The Tama sign has got to be pushing that same size limit.

Mr. Yost: Yeah and the Woods of Tama sign is actually one of the longest because it has --- between all the columns.

Mr. Kettler: Oh yeah that is right.

Mr. Post: Well when you measure the sign you just measure the sign.

Mr. Yost: Well technically for the sign yes.

Mr. Coakley: I was a little surprised at the Town Commission Meeting Monday night that at least one Commission Member had about the size of the sign.

Mr. Yost: Yeah Tama is 7 feet tall, 32 feet long.

Mr. Stump: The point being why doesn't it conform with the...

Mr. Coakley: The Sign Board regulations.

Mr. Stump: That being not a sign it is a...

Mr. Coakley: An entrance feature.

Mr. Yost: And that is why the Sign Review Board doesn't look at these, they have to be approved by the Planning Commission it says in the book.

Mr. Sneed: Well is there a law could you put a 20 foot wall up, sign up, one of these up, is there any.

Mr. Yost: It would have to get past the Planning Commission to approve that. But the only thing you look at is when does that wall actually become a fence as it goes down. Like Winchesters technically is a fence a stone fence but at that point...

Mr. Coakley: Or they could call it a retaining wall. I looked at it the other day and I was thinking you know if they wanted to they could say that was a retaining wall.

Mr. Kettler: That's been done before too, we'll just push some dirt up and call it that.

Mr. Post: Well if you put a sign on a retaining wall (inaudible).

Mr. Kettler: Good evening Mr. Bachman.

Mr. Bachman: How is it going?

Mr. Kettler: Good.

Mr. Coakley: Let the record note that Mr. Bachman has arrived.

Mr. Bachman: Sorry gentlemen.

Mr. Coakley: But you are here.

Mr. Bachman: I am here.

Mr. Coakley: We are discussing the entrance feature of Brightwell Crossing. The biggest difference is that the original had a longer stonework and this has more fencing and smaller stonework.

Mr. Kettler: Yeah I presented this last week to the Parks, Recs, and Street Board and taking some of their comments I sent Dave back to the color pencil board and he basically as George said reduced the map of the wall itself and put some fencing coming off the 2 corners. We also intentionally hold the fence off, we all like the detail where we halfway run fences into post and they look very contrived and doesn't quite line up or not close enough so we intentionally hold it back, as you can see in detail there is a little bit of relief it is not encasing something not enclosing something it is more of an open field to it.

Mr. Stump: I like the looks of it and the size it looks better than the Stoney Springs entrance and I really do like the other entrance features back off of Dr. Walling because I walk by there pretty much every other day.

Mr. Kettler: Yeah just a quick update while we are looking back here the model home just FYI will be open, grand opening on May 1 so that is two weekends it is a Saturday. We are virtually done or mostly done so it is very close to being done and you all are welcome to come on by, give me a call if you want I would be happy to take you on a tour before the 1st of May if you like, otherwise after May 1 we will be open to the public in general. And we are starting development on coming out of Dr. Walling and we will be developing approximately 21 lots in the first phase of phase

1 of Brightwell Crossing, again with some restrictions as to how much we can develop at one time and a lot of that is simply driven by the banks and financing, they will allow you to do certain amounts they don't want you to go out and pave 70 lots or 80 lots when you are not going to building. I think Winchester paved 19 lots in the first section so it is pretty comparable with that. And we are in development now of course you all have seen if you have driven by we have dirt moving operations, sediment control, stormwater management, all of that is happening now under the direction of Rick Watson with Montgomery County Department of Environmental Protection building bases and traps and all that but I don't need to digress just thought I would give you an update while I was here.

Mr. Stump: Your construction is going to stay up at 109 right?

Mr. Kettler: Correct and we anticipate I mean we hope to be paved in the first section sometime I am just saying fall I am not going to let anyone pin me down, fall is like September to December but sometime in that window this fall we should be paving those first 21 lots and there is a wetland area in there on Dr. Walling, not too far past these pillars so we are basically restricted from working that area until after June 15 based on --- and the Maryland Department of Environment there is a kind of wetland corridor through there and they have a period in the spring that they don't want you working there so we have cordoned that area off and won't be in there until after June 8 so we are working on that. So I will be happy to answer any more questions you have or let you get on with the rest of your business.

Mr. Bachman: The diagram that you provide on the 109 entrance the main entrance it still contains the left turn lane coming from Beallsville?

Mr. Kettler: Correct.

Mr. Bachman: And still contains the acceleration lane coming from Poolesville.

Mr. Kettler: Yeah the road network all of this work is done, all of those roads approved and designed have been completed and approved through MSHA and the Town and the County so all three are involved with that, because you have got Elgin Road, most of Elgin Road is a State road as you all recall, a little portion up there to the up by the pump house is a County road and of course we have got Town roads connecting, yeah Bob look you can see the left hand turn arrow as you are coming to the south, the left turn lane, so all of that is maintained yeah.

Mr. Bachman: My best wishes for a good start.

Mr. Kettler: Yeah the model is just spectacular, every time we build a new model we try to make it better and this model will be the best we have ever done, so we are hoping people will come out and buy a couple, because I have been working on it for a long time, spending money for many, many years with the ultimate hope of building and selling homes and creating new communities.

Mr. Coakley: Well my wife liked it but I don't think I am going back to work full time to afford it.

Mr. Kettler: Well I may call her up and we will have a personal tour with your wife you may change your mind, that is our objective to make the wives change the husbands minds.

Mr. Sneed: This has nothing to do with the wall but I noticed on the diagram that is up on the stand that the houses that are indicated at the top of the diagram the very top are those actually representative of real structures that are going to be built.

Mr. Kettler: Yeah in fact those three are actually on the sole remaining pipestem in Brightwell Crossing, those have space up into the park so they may be built like that I mean we have seven different designs so it could be that it could be something smaller it could be a little bigger.

Mr. Sneed: Because as I remember the discussion of a couple years ago I thought that as you get around what is currently that short road there...

Mr. Kettler: Elgin Road.

Mr. Sneed: Yeah just as you get around I thought there was a parking lot that opened up on the right that would look to me to be right in front of that yard of that house.

Mr. Kettler: That is further up.

Mr. Sneed: Is it much further?

Mr. Kettler: Yeah it is up a little ways and I apologize I have the color --- of that site and my apologies it is in my garage.

Mr. Post: The driveway sort of comes in like this (inaudible).

Mr. Kettler: Parallel to existing Elgin Road.

Mr. Stump: Where are you going to put the bridge?

Mr. Kettler: The bridge is further up there. You see where the pump house is, the trail is near the pump house but on the Jerusalem Road side of it so there are two sort of dry streams that come through there, one will be piped in for the soccer field, the other one again is to the north of the pump house is where the bridge is so the trail will go through there and go through and over the bridge and on that side you will have the picnic pavilion, the basketball, and tot lot I think are all on that side toward Jerusalem.

Mr. Sneed: So are we voting or are we just saying, we are.

Mr. Coakley: Do I hear a motion?

Mr. Stump: I move we accept the Brightwell Crossing entrance features as presented.

Mr. Sneed: I don't mean to speak over you Chuck but Bob did you have any questions since you got here late, did you have any additional points?

Mr. Bachman: No.

Mr. Sneed: Ok I second that motion.

Mr. Coakley: All in favor?

All: Aye.

Mr. Sneed: Tom do you mind can I ask you one unrelated question, do you mind if I...

Mr. Kettler: Sure I may give you an unrelated answer but we will try.

Mr. Sneed: As you know the Planning Commission has started the review of the new Master Plan and I would ask you from your expertise and experience and as a resident of the Town, long standing resident of the Town, can you give us one or two things that you think we could have in this Town that would draw visitors?

Mr. Kettler: Well I think the Town is actually working, I think as you all know I am just finishing up a four year term on the Community & Economic Development Committee, George also served and I think the types of things that are going on within that Committee is helping to draw people, make events available for people in Town as well as give people reasons for people outside of Town to come in,

whether that is the concert series, or the summer movies or this summer they are experimenting with a Farmers' Market you know all those types of event type of things are all, the Holiday Lighting which 4 or 5 years ago the guys went over and flipped a switch and lights went on and everybody said great and they decided hey we ought to make an event out of it and everybody has seen what the Holiday Lighting Event has become in the last couple of years. Now again that is for the residents but to bring people in from outside of Poolesville?

Mr. Sneed: Well I mean for the purpose of business. What you are saying I am aware of and so they seems to have been progress but nothing really to write home about necessarily. Maybe the better question is or maybe I will relate my experience to you and I actually had an opportunity to drive around Town with this very question in mind with some people, some friends and some family people and the thing that strikes me about driving through Town because I did it before I bought a house here, I did it several times and I decided I wasn't living here because it was too far away from downtown Washington where I worked at the time and so I said I wasn't going to live here and then I realized I couldn't afford to live any closer to downtown 15 years ago when I moved from Philadelphia here and I ended up back out here, not because I thought it was, I thought it was a fine Town just the fact of the matter was I could afford to live here that was it, but now as I drive around Town it strikes me that when I am driving down the middle of Town at any given time if I was a visitor, I mean if I was a drive through like I was 15 years ago, there is no place in Town where you get to and you say pull over, stop here, there is no reason, you know what I am saying, and we don't have the advantage of a block, we don't have the advantage of a strip, whether it be a one block strip or something that we don't have the advantage of saying if I'm driving with my wife, my wife says oh stop the car pull over look at that street or whatever, we don't have that..

Mr. Coakley: I don't mean to interrupt Cal but I grew up in Baltimore and the block and the strip meant totally different things over there and they certainly attracted a lot of visitors.

Mr. Kettler: Well one thing I think and I have introduced this concept actually to the Parks Board when I was there last week and I know all of the Committee is going to be working in cooperation with you developing the Master Plan, one thing I felt very strongly about and I talked to the Parks Board about it last week and gave a little presentation which I will pursue with them is a improved signage program for the Town, way finding for the Town, I don't know if you all know what way finding is but basically it is like this way to the library, this way to the pool, this way to the Poolesville Golf Course, Poolesville if you think about it has a lot of things going on that the average person cruising through may or may not even know about, the public library, we have a fantastic pool, we have a public golf course within a half a mile, we have Whalen Commons which this summer will be a new and improved bandshell, we will have a skatepark, rec facilities in town are really second to none, I think if you go anywhere else in Montgomery County you know town for town I think Poolesville has the best rec system probably of any town and I was born and raised in Montgomery County, born and raised down in Bethesda and I know what was available to me as a kid growing up and Poolesville just has them all beat to heck, not to mention great snow removal. But your point is well taken on terms of

there being reasons to stop and whether it is someone sees the antique store they may stop, Jo's Frame Shop, people want there is more retail stuff, those kinds of things more business reasons, more reasons for somebody to pull off the road and now again we have one antique store we don't have 20 of them.

Mr. Sneed: Well I will tell you what is great about that observation on your part and this is what I have told other people this, we have a street, we have a street in Town that could play that role if it ever got developed the right way and that is Norris Road, Norris Avenue, that right there I mean I think the antique shop could be a little cleaner in terms of the property and that is coming I hope but if you are driving down 107 and Norris Road, Norris Avenue rather is indistinct little road where there is no past the lawn care or the nursery there is nothing from there to the corner, but that little strip, that little avenue up to the high school could be, that could be a place, it is the only place that I can find in Town where if drive thru were occurring someone could look down that street if you look a certain way developed a certain way, had shops in a certain way that people could look and the wife could turn to the husband and say pull over here you know what I mean but that is really the only place right there at that corner and that street.

Mr. Kettler: Maybe do it on Willard property right across from here I mean there are some other options.

Mr. Sneed: But you don't have the intimacy of a small street and to me it is different when you have an open area like those areas, the draw is not as great to me when you have a compressed quiet little street but anyway I appreciate your...

Mr. Post: (Inaudible).

Mr. Coakley: The Post Office and the Antique Store.

Mr. Sneed: Well you see but you are right that is not walk able. Right but the thing that is going to drive that intersection is something else, like Norris Avenue but you are absolutely right there has got to be a reason for someone to pull over and get out of their car and right now we don't have that. You pull over one spot, you want to go from point A to point B in Poolesville typically you get in your car even if it is like right there, if you are going to the next parking lot over, but if you had that, that was sort of my point if you get out of the car and walk that little street that is what you need and then you could I just think...

Mr. Post: Imagine all the people walking from Brightwell Crossing all the way downtown (inaudible).

Mr. Kettler: Clearly the last 10 years the Town has done a much better job of connecting the sidewalk, I mean 10 years ago Fisher Avenue you couldn't walk, you could walk Fisher Avenue because there was sidewalk there was sections of it, but Wade worked very hard and you guys worked very hard, the Commissioners worked very hard and it is not complete yet but the portion of the sidewalk being build so somebody can actually take a stroller and a kid and go on down the way. Making it more pedestrian friendly, making it more scale out a section where people do want to stop and get out of the car and walk around and not drive from point A to point B to point C.

Mr. Post: (Inaudible).

Mr. Kettler: Yeah and that goes back to streetscape and lighting and signage, way finding, banners, I mean it is all kind of connected to get a sense of that there is something here.

Mr. Sneed: Well you are familiar with that street right?

Mr. Kettler: Norris.

Mr. Sneed: Yeah empty lots and somebody owns those lots and he has come to us about we have had 2 proposals, idea proposals, one was to build two story single dwellings with sort of a dual purpose or multi-use where you sort of live up stairs and you run a storefront, porch front store on the first floor and I think there are 3 or 4 lots.

Mr. Yost: Yeah 4.

Mr. Sneed: Four on Norris. And so I thought that idea was terrific and then the next time we saw that guy he was talking about putting a senior resident facility there and that was a couple years ago, but so you are a developer what would you do with the amount of space you have there, currently it is 4 properties from the garden center to the High School, so what would a small street like that look like.

Mr. Kettler: I mean certainly a long standing desire of the Planning Commission and Master Plan was some sort of senior housing and certainly that tract might be a candidate for that now what does that do for what you want to do which is create it doesn't do that but if you are finding chunks of land that are close to the center of town where a senior could live and actually feel like they could walk down the street and not have to get in a car that, there are not many tracts like that left and certainly that is one of them and whether you could have 20 residences there I don't know, about the density and zoning and that when you go in to do the Master Plan might be a consideration, being more creative, live work and something zoning and right now it probably prevents you from being able to but and it goes back to the economics of the fact that we still have storefronts that have been vacant in this Town for years and years and years and we have been losing businesses, we lost Domino's, we lost the gas station although I guess it may open back up, we lost the Video Store although now we have an Organic Market so there are new things happening and things morph and things change.

Mr. Yost: You have to create more people for those businesses, if you are going to be able to walk around the thing and one thing we have talked about and the CEDC has a little bit also with the County is a program maybe tax incentives to have an employee based business come to Town and maybe have offices set up there is a couple properties that could build office buildings maybe a State Farm that has 100 employees, something of that nature, the County had an incubator program that they entice biotech and everything through 270 up that corridor and having some kind of business to come in is something we should probably think about as we go through this Master Plan to increase that possibility. There is a couple Commissioners talking about it and I know you guys have talked about it before.

Mr. Kettler: Well yeah bottom line the middle of the day in Poolesville its I think the survey said 90% of the people George leave Town.

Mr. Coakley: But there is still a lot of traffic in Town. There are people either passing through or conducting business out here or something.

Mr. Kettler: We are along the economic hub of the Ag Reserve I think that is the one thing we have got, we have got 90,000 acres around us and a bunch of farms and then and Poolesville is the --- and you have got that and then at the other end Damascus but between us and Damascus not much.

Mr. Sneed: All right well thank you I appreciate your taking the time.

Mr. Kettler: Thank you.

Mr. Coakley: Ok next on the agenda Dr. Dillingham Park Master Site Plan.

Mr. Yost: Ok in front of you, you guys all have the sheet we gave out but I can put it up on the board if you want it bigger to look at just let me know. You have seen this plan already for the skatepark aspect of it and we approved that portion of it, what we want to do with input here is have this concept this Dillingham Master Plan Concept Plan get this approved all the way through so everybody is on board with it and for a couple reasons, one is the Parks Board definitely wants to take these different phases and sections and plan what they want to do with them and also in the budget we have money set aside it won't happen yet for a couple years but it is definitely a line item for a Community Center and for future development for this property, but having at least a concept plan up on the shelf of what we are thinking about doing with this piece of property is important to have. The only thing that has changed since the last time you have seen it with the skatepark, the Parks Board right next to the skatepark area you see that red dot in the right hand corner up there, do you have this Bob, right to the left of the skatepark you will see a large area, we divided it in half and have a tot lot and a pavilion kind of planned for that area. One of the options I think the Parks Board is looking at is going to be a small half acre dog park also which will go in that other box right next to the pavilion, they moved the sidewalk down a little tighter to the parking areas to widen it out but other than that this is the same plan we have looked at, but this time we are looking at it as a whole rather than just a part of the skatepark or something else.

Mr. Bachman: Wade what is a dog park?

Mr. Yost: Basically it is a fenced in area that dogs have especially in the townhomes so they are looking for a couple places to put it to let their dogs loose, it has special gates in it, it has doggie bags and water bags where people can actually go meet with each other, it is actually a community place that people go and they let their dogs go and run inside the fenced in area basically that is basically what it is.

Mr. Bachman: Thank you.

Mr. Yost: And that is just one of the ideas they are tossing around right now, of course they would have to come before this Board as they begin filling in the blocks and hopefully trying to get some allocations from the Commissioners to build it.

Mr. Sneed: To build it? See I don't understand how we get to, I don't understand often in this Town Government how we get from point A to point D without the middle stuff B and C and this is one of those examples, I am venting here a little bit but as you know I sat on the group that put the initial plan of this together and there was one dominant personality in that room that wanted a building, even against the wishes of some people in the group who had no interest in a building for a variety of reasons and then like letter E there is a drawing with a building when it has never been, the building is a dream, the building is a possibility, it is a potential, it is

something that I have heard people say it is at least 10 years out and so to me it is premature to have this, so why is it important to have this done now?

Mr. Yost: You have to start with a plan --- if we are going to request any type of funding for grants or work with the County to partnership, or to have money in the budget something you are putting money towards, if you don't have something to show the public what you are putting that money toward...

Mr. Sneed: I understand that, here is my problem with that. The community hasn't decided they want buildings yet, a small group of people have decided that the potential exists to put a Community Center or building and there was just as many people in that group who said why do we need this when we have all the churches in Town that provide the same services, we have a library, we have this and we have that in Town and the Commissioner there on the site did not listen to those positions.

Mr. Yost: I would have to disagree with you on that I think that by the time the committee finished up there it wasn't unanimous certainly but the majority said ok we like the site plan with this building of where it is placed and everything like that.

Mr. Sneed: Let me tell you my recollection of it, my impression of it. We got to this because there was a dominant personality pushing the idea and people in the room didn't want to argue against it and the next thing we know there is a drawing, that is what I mean about getting from A to E I am serious about this, this is my perception so I am not saying you are wrong I am just saying my perception of this and I bring it up because I am starting to see, I have what been on this Board 4 years and I got to say I am starting to see a pattern here, I have been here long enough to see patterns develop and the pattern here is I am not so sure the Town of Poolesville wants these buildings and so I feel like it is premature at the same time I understand that you think there is a need to have a drawing, but to me to have a drawing means that we have every intention of building these buildings.

Mr. Yost: I think the Elected Officials do because they just adopted a budget that had a line item with the Community Center in it and in 2014 they put \$50,000.00 towards it and they have been working with the County trying to secure a partnership with them.

Mr. Sneed: To build a building?

Mr. Yost: For a Community Center yes.

Mr. Sneed: Really see and that is exactly my point because I don't think that is a representative, that is not representative to me my impression of the initial group and it is not consistent with the idea that we were told that this is 10 years out, so there is a credibility problem here for me, is it 10 years out or is it not that far if we can get money to build it.

Mr. Yost: Well that is always the case.

Mr. Sneed: That is always the case ok but then we circle back to if we were ok with this drawing because we thought it was going to be 10 years out right this is like we don't have to vote on windmills because they are not going to approve windmills, to me it is the same thing, low and behold whoops windmills, it is the same thing.

Mr. Yost: But you guys did vote on windmills here.

Mr. Sneed: No we didn't what I mean is the part where we didn't complete the chart on the windmills because there was a sustained belief here that the Commission did

not give signals that they were going to approve windmills in Town and so we didn't necessarily debate that piece of the chart and it went forward...

Mr. Yost: The second time correct yes.

Mr. Sneed: To me it is the same thing here it is the same sort of thing and so I guess what I would say about this is, is it important to have it done tonight or is it something that should wait until the Master Plan is done and in the sense...

Mr. Yost: This is exactly why I brought it up just for that purpose right there for the Master Plan it is something we are considering, the Master Plan currently I think does say something about a Community Center in the future so this is in line with what the Master Plan says now.

Mr. Sneed: Well yes.

Mr. Bachman: Is that based on the survey Wade, the desire for a Community Center was based on the survey?

Mr. Yost: I don't recall exactly how it got in the Master Plan, I don't recall.

Mr. Coakley: I do.

Mr. Yost: Ok.

Mr. Coakley: And I can empathize with Cal because when we were drafting the Master Plan it was shortly after I was on the Planning Commission and I raised the same issues that Cal did that people were saying well we should have a place where kids have something to do after school and those sorts of things that and I raised the issues that well right now we have between the high school and the Baptist church there is at least 3 indoor basketball well more than that because you have the middle school and the elementary school also have basketball courts for various levels of play and stuff and so my question was well what would it be, what is a Community Center going to provide to the community that either isn't already available or with a little configuration and staffing can't be provided with the facilities that we currently have. So I was a little hesitant and there were several other people on the Planning Commission at the time that felt well gee we ought to put it in the Master Plan anyway type thing so the consensus was to put it in the Master Plan but I would still like to see what purpose and activities the Parks Board feels that a Master Plan would provide because much like I think Cal is thinking right now I see a 2 million dollar building that is either going to be staffed with nobody there or unstaffed possibly with nobody there most of the time. I mean is it going to be set up where the elderly are going to be fed or the indigent that live in this area are going to have meals like they used to do at Owens Park prior to its closing, are there going to be pool tables in there and ping pong tables for kids to come and play and I've seen a lot of Community Centers that have done that and two things happen or three actually so the best of the scenarios is that its well staffed, well managed and kids do come there and recreate and have a little bit of fun and stuff, the other part is that it is poorly managed and several thugs end up making that their home turf and scaring away the kids who don't want to be associated with them or intimidated and the third is that nobody comes there and it's a wasted building. So I think prior to any serious consideration of constructing a Community Center I think there has to be basically a business plan, what do you want this to do and the Commissioners raised that with the Farmers' Market and a few other things, their mantra was well you want us to spend money on this but we want to see a detailed

business plan outlining exactly what is going to take place, what is the cost going to be, what is the outlay going to be and what are the returns going to be and we are talking about a sizable chunk of money for the Town to spend, I think more thought ought to go into a business plan for what are we building for.

Mr. Bachman: How much money would the Town have to put up for these two proposed buildings, there is two buildings here right.

Mr. Yost: No this is just a footprint and there is not any estimate, you don't know what is in them, you don't know how tall, it is just a footprint that a building could go here that is all it is.

Mr. Bachman: But why do you write in a footprint when no decision has been made to do it and there has been no process of evaluating whether it is needed or not.

Mr. Yost: That is what this is.

Mr. Bachman: No this is not, this is a picture, I mean the issue is every picture tells a story, well the picture here says we are going to build a building, most planning processes don't allow you to sketch in a building until a decision is made to build a building.

Mr. Sneed: I mean even the, it says proposed building right on the sketch right.

Mr. Bachman: It is premature. One way to look at it is to say that it is premature to pencil in a building when I don't know that there has been any decision to build a building.

Mr. Sneed: I mean I think the first thing I want to do is help you do what you need to do as a Town Manager, only you, and so tell me if there is something you need us to do, I would be just as happy to see the right side of this diagram reflecting what is being done and what we know has been accepted, the dog park I am ok with that but I don't have a problem with having a third of this drawing be marked as undesignated...

Mr. Yost: Future use.

Mr. Sneed: Something of that nature.

Mr. Yost: Got you ok. Unfortunately the parking lot everything is designed around a building even though a parking lot is not going to be built right now, but you kind of added pieces in, how could you not build a parking lot if you didn't know what some of the future uses are, you could build a small parking lot and end up tearing it up later to put in the one you would need for something else, so you kind of have to have a big plan picture of what this could be.

Mr. Sneed: And Bob's point is just that way so you put a parking lot in there to sustain that building and so the next thing you do is build that building for the parking lot you just put in so its kind of in some ways putting the cart before the horse.

Mr. Bachman: Would the parking lot actually be built to these specifications prior to the building being built?

Mr. Yost: No well depending on what you have on the lot dictates how big the parking area has to be.

Mr. Bachman: Because you are going to open a skatepark that is for sure.

Mr. Yost: That is for sure.

Mr. Bachman: Are you going to open a tot lot is that funded?

Mr. Yost: No tot lot yet.

Mr. Bachman: Ok so the skatepark is for sure where are they going to park?

Mr. Yost: There is going to be the top portion of the parking area, the entrance will be placed in asphalt and then the top portion will be graveled in.

Mr. Bachman: The top portion of?

Mr. Yost: Of the parking lot.

Mr. Bachman: So you divide the parking lot in half and the top part will be there the bottom part will be green space. Well that is impressive because the space has been designed for a Community Center that hasn't been approved is that right and in fact the footprint of the Community Center is the most dominant element of this site plan and it basically forces you to put a parking lot in the front of the space where a lot of planners would say put the parking lot in the back let the buildings be constructed in a way where they provide a streetscape like when you are going down a street and see buildings in a downtown put the buildings up front here so it fills the cavity along Wootton Avenue you actually have a sense of a streetscape but it has all been sacrificed because we want to make sure there is space for a building. And the closing of Owens Park of course it is not in the downtown of Poolesville so it is not the same but I have to say its that and the potential closing of Beallsville Post Office and the closing of some businesses in Poolesville I think that is the message that is the message that we ought to be paying attention to is that we are not everything that I hear says that we are going to recover from the recession we had but we are not going to recover the same way we have from previous ones because it is being driven by a housing crisis which is affecting tax revenues at every level right down to municipalities like Poolesville so we are not going to have any kind of measurable pump bump as we leap over the problems we are having, it is going to be a very gradual process and I am not sure you are going to have the resources to do this and I am not sure that it is going to be the greatest need for the community. That is my few cents.

Mr. Coakley: Well I try to see both point of view and that is like with streetscape, a certain amount of money had to be spent and you had to have plans available so that when grant money is there you can jump at the opportunity and you have the tools necessary to apply for the grant where you can't start when you hear about the grant to try to put all that in process and I can see where that might be a necessary element in saying well gee we are thinking about a community center so we need to do certain things to gear up for that but like I said I am still a little hesitant as to whether or not the entire concept is a good idea for the Town in the foreseeable future. Now you certainly have more access to the Town Commissioners and the people in Town and everything in your mind what would you envision the Community Center consisting of?

Mr. Yost: It is going to have to have a computer lab, afterschool programs, it has to be staffed, if you don't staff it and have the programs it is not going to be successful I don't care how big of a building, how nice of a building it is, we have been talking with the County and they would actually they do it right now they bus seniors to different locations for square dancing or whatever so we would be in the loop potentially with the County on that. Some of the rec teams in town are having a real hard time and there has been talk by one of the Commissioners about maybe the Town helping out and being --- the don't have any Board members for PAA, all the

Board Members have quit and the whole thing is going to crumble down, have a lot of coaches but no one financing the money or anything like that, so they are having problems they have talked about the Town taking that over, which would be a huge job especially if we take that up and actually do that but as the Town grows...

Mr. Coakley: How does that tie in with the Community Center?

Mr. Yost: Because you would have all your meetings there, your coaches meeting, your uniform pickups the Recreation Specialist would be the person doing the sign-ups, collecting the money, just like Germantown did the same thing.

Mr. Coakley: That couldn't be done here?

Mr. Yost: No, well possibly this room is booked all the time.

Mr. Bachman: Do you know what the square footage is of the Community Center up at Beallsville?

Mr. Yost: It is not really a Community Center it is a small room, we rented it out a couple times for birthday parties, not much bigger than this, Owens Park you mean?

Mr. Bachman: Yes. What would you estimate the size of the room there, about twice this size?

Mr. Yost: Maybe.

Mr. Coakley: If that much.

Mr. Bachman: So square footage wise?

Mr. Yost: I don't know.

Mr. Coakley: I would say the open room is no bigger than this and then you have the kitchen and restrooms in behind there.

Mr. Bachman: The building you are proposing is 23,000 square feet right, the two buildings together?

Mr. Yost: I guess I am not for sure.

Mr. Bachman: Maybe I need to back up and ask looking at the agenda we are seeing this for what reason.

Mr. Yost: Basically just to approve a concept plan.

Mr. Bachman: And who has approved this plan?

Mr. Yost: The Committee them first, the Parks Board looked at it, and now you are looking at it. I was accused of not making sure I was getting people looking at the plan so I am doing it now.

Mr. Stump: Darned if you do, darned if you don't.

Mr. Yost: I don't care if you approve it or not, wipe off the building it doesn't matter to me.

Mr. Bachman: Is it a Community Center or is it a Recreation Center?

Mr. Yost: Both community recreation center and a potential bowling alley on one side.

Mr. Bachman: If it is a Community Center is the principal responsibility for it in the rec department, Parks and Recreation at this point?

Mr. Yost: It probably would be, most community recreation centers are.

Mr. Coakley: Well the operation of it and everything fall under their purview.

Mr. Yost: The Parks Board has a portion of the Master Plan that we started working on earlier this week to tackle some of what are the needs of the community that is one of the things they are going to be including in their portion of the Master Plan.

Mr. Bachman: So the Master Plan has been delegated to the various committees in Town?

Mr. Yost: The Parks Board does their little section.

Mr. Bachman: Is that right is that what we have done George?

Mr. Coakley: Well for input.

Mr. Bachman: He said they are writing a portion of the plan even for the input so have...

Mr. Yost: Input yes Bob we are reviewing it and it will be recommended to the Planning Commission whatever the Parks Board would like to see as far as their portion of what they usually have input on.

Mr. Coakley: And we don't accept it unless we want to verbatim whatever, we have the overall authority to and responsibility for accepting it or altering it or sending it back to them and asking...

Mr. Bachman: But have we officially asked those committees to prepare these reports for us.

Mr. Yost: It was the Town Manager's idea because we need to have this approved by 2011, so they need to get their stuff to you guys so you can review it, but no you didn't, I asked them to prepare it.

Mr. Bachman: For the Master Plan?

Mr. Yost: Correct for you guys.

Mr. Coakley: And the Town Manager and the Town Engineer have their portion that they need to work on with...

Mr. Bachman: The reason I am curious, we are not working on the Master Plan very much as a Committee here, when do we begin...

Mr. Yost: It was on the agenda last month and we didn't get to it.

Mr. Stump: We are just starting that process now it is going to take a long time.

Mr. Bachman: Ok I have no other questions.

Mr. Stump: So refresh my memory going back a while what tools do we as a Town have ourselves to gather a persons input on things like the skatepark or the dog park or the proposed rec center. I know we just did the focus group that was slightly different, more general, how bout more specific contents like this like the skatepark.

Mr. Coakley: Well we could do a focus group on the aspect that we felt was necessary to get citizen input.

Mr. Yost: Public Hearings, surveys.

Mr. Bachman: Surveys?

Mr. Coakley: Well prior to the last Master Plan we did hire a firm to do a telephone survey but I believe that cost then like \$10,000.00.

Mr. Bachman: But it provides a baseline of data. One of the purposes of a survey well done if you intend to ask the question or if you intend to do the task informed by the survey again periodically one of the concepts is you redo the survey to see whether the people, you do two things you ask the same questions again and see if there is a deviation in response to let you know what direction the Town or the group is going in as part of the subject at hand, but two then you can add new questions that relate to new ideas on where you want to go. I was surprised to hear that we are not considering doing a survey for this Master Plan because such an

important investment was made in doing the survey for the last Master Plan and it is a very good survey it covers very comprehensive, I guess my thought was you would want to continue to reinvest in it because you would then have a base line of citizen responses with core issues the Town is going to be working with for decades. --- this bad decision not to do that.

Mr. Coakley: Well I more or less made that decision because all the items that you mentioned are very good points, the fact that the Town had \$300,000.00 less in their budget I thought was another very good point, now I am sure you could argue one way or the other that the \$10,000.00 for a survey would be a good investment and other people may feel that in a time of financial recession and everything that really wouldn't be the time to spend that kind of money. And some of the mini surveys that were done at Poolesville Day and those sorts of things over the past 6 years have reflected pretty much what the original survey was, people want the small town atmosphere, they want to be able to walk in Town, they want their water and sewerage to be available when they want it to turn on their taps and flush their toilets.

Mr. Bachman: But the reality is you had a professional survey with a certain established validity, I don't understand why there wasn't at least a discussion of whether there was no value in repeating it, that is one of the things that impressed me most about our Master Plan was that it was based upon a survey of the citizens, so it is kind of a core concept for doing Town planning, Master Planning.

Mr. Coakley: And I felt this year that because of the financial situation that trying to do it with focus groups to get input even though it may not have the same validity as a professional survey would give input but would cost little or nothing.

Mr. Bachman: Yeah the focus groups are a very useful tool but they are mostly used when you present a specific concept to a group of people who have never seen it before and then ask them what their reactions are to it, you don't even lead them anywhere, our focus groups gave people some information about what we are doing and then said what do you think, that is not a really the best utilization of a focus group as I understand it, you are going test the public with a --- ad or a new idea for a product on how you are going to package it or the slogan you are going to use to advertize a new car, you bring a group of people into a room and you say we have a new car we are going to put together here is the car, they show you a picture of the car and say here are 5 jingles that we are thinking of doing and they play them and they say what do you think and they just listen, they provide no direction because they are trying to get a sense of honest reactions to basically new information, whereas a survey gives people multiple choice questions they can answer any way they want and it gives you a sense of value because they are given specific things a list, they can add value or prioritize and you have some confidence about what people think about certain things.

Mr. Coakley: And I agree with you. But it is like the Community Center if you have 2 million dollars that you don't know what to do with a Community Center is probably a good idea.

Mr. Bachman: Well that is not the case, not the case, we have already built the survey, we already have a constructed survey, we've used it, we invested a lot of money in it, we built a Master Plan around it and so it is not as if we don't have it, we

have it, we are deciding to not utilize it and I think that is a question, a decision that needs to be discussed, it doesn't make sense to me to build the Master Plan on random focus groups which there were very few, one, how many people?

Mr. Coakley: About a dozen.

Mr. Bachman: How many people took the survey?

Mr. Stump: Three hundred responded in general.

Mr. Bachman: I mean you can't have much confidence, there is a difference in the level of confidence you can come away with from surveying a dozen people versus surveying 300 people or listening to a dozen people versus listening to 300 there is a whole difference of confidence levels and a sense of nuance that we are not going to be able to accomplish.

Mr. Sneed: George if we had had the money would you have been in favor of redoing the survey?

Mr. Coakley: Possibly yeah.

Mr. Bachman: No one ever said we didn't have the money I never heard any discussion of this issue one way or the other, if we wanted to do it we could propose to do it and someone could say you don't have the money, but the decision was made not to do it, as far as I was concerned I never heard a discussion one way or the other.

Mr. Yost: We did discuss it when we talked about doing a focus group we said instead of a survey, we would do a focus group, I do recall that.

Mr. Bachman: I don't remember any specific discussion that we were setting aside a survey, I did hear us talk about a focus group but that is a different kind of a process.

Mr. Yost: I remember talking about it.

Mr. Coakley: I know it came up because we discussed it to a certain degree and then Link said well he had done a number of focus groups at Verizon and he wouldn't mind helping out and that sort of thing but we didn't have a --- discussion on it.

Mr. Sneed: I'm wondering Bob's point about the fact that we have a survey already might it reduce the cost or maybe keep it the same that it was 6 years ago I don't know is there any possibility of looking into what it would cost and whether we have the money if given a fair price is that something you would support doing it quickly if we looked into it.

Mr. Coakley: Well I wouldn't mind getting the information but I would venture to say it would still cost about the same because a lot of it was what they charged for telephoning...

Mr. Yost: Yeah we came up with the questions when we sat down with the firm in a couple different meetings and then they actually went out solicited and did all the phone calls and it took about 3 or 4 weeks I guess and they compiled the data and brought it back here.

Mr. Stump: So that was decades ago in modern times so why not take this exact same survey and use one of the freely or inexpensively available Internet tools for doing surveys that most businesses use nowadays and do the survey, I will grant that that will disenfranchise some small portion of the population but you only had 300 responses before you can probably get a order of magnitude greater response in an Internet survey.

Mr. Bachman: You mean like Survey Monkey or one of those.

Mr. Stump: Yep.

Mr. Bachman: I thought about that it takes all the manpower out of it.

Mr. Stump: Especially all the expense would be certainly --- people do it the compilation of the content.

Mr. Yost: People would probably be more receptive to it because I hate when someone calls me.

Mr. Stump: I won't answer the phone that is why I think around 300 looks like responded for an average based on the questions and nowadays I bet you would almost get less response by phone and you might be able to get more this way. There is ways to do this too you might need a professional just to make sure you don't have someone stocking the ballot box with the survey but there is ways to do that as well, make sure you don't have someone who is trying to push their agenda by responding umpteen hundred times but there are ways to address that.

Mr. Bachman: And you can also, you can send a, people would select themselves to do the survey which might add some bias but we could send a postcard to everybody in Poolesville and say on these dates this week or 2 week period, you go online and key in this number we will have a survey online and you can fill it out.

Mr. Stump: You could do the monthly newsletter.

Mr. Yost: Every two months.

Mr. Stump: So there is that, Poolesville Online the website the blog which I think gets an ok amount of traffic...

Mr. Coakley: In discussing with the companies that we were considering doing it that is some of the things that came up when you talked about validity if you ask people to respond they said that you tend to get responses from people that in general may have more negative to say than positive or you might just get polarized either those who are super fond of the Town and want to let you know about it or are ticked off at the Town for some reason and want you to know and you are missing out on the whole middle group, they are the ones that never come to the meetings, those are the ones who think it is a great place to live and are happy being noncommittal and just involved in their families and their jobs and everything else but those are the ones who you want to get the information from so your validity goes way down when you ask people please respond, if you just sent postcards out to everybody or you mail something out to everybody and that is what we considered and they decided that selecting people at random and trying to contact them 2 or 3 times by phone to try to get a response is consistently the best mix of...

Mr. Bachman: That is the right way to do it, you are right if you have the sources that is exactly the way you want to do it, however, not doing it at all though I think is no information and I don't think that is something, if you have a way to get a middle ground and also the thing Chuck brings up this idea of this automated system and I completely forgot about, there has to be some experience with these automated systems to address the problem you just raised. It seems to me if automation is taking over a high manpower activity and trying to call people 2 or 3 times and sort of encouraging them to talk to me to do the survey that these companies would come in to provide it, you know go to your computer and do it, they probably have

some techniques for trying to bring in the validity and trying to make sure you don't get just the extreme, I don't know that but I would...

Mr. Coakley: But you have to advertize to have people contact the site, it is not like there is a miraculous way of getting peoples email addresses within the Town.

Mr. Bachman: How did the group decide who to call last time?

Mr. Yost: They had the directory and I think they did random...

Mr. Coakley: They were given the list of...

Mr. Yost: I think it was just random they chose somebody out of the phonebook.

Mr. Bachman: Yeah well you could choose your postcards randomly too, you could do the same thing, you would be issuing the invitation with the same element of randomness, still you can't force anyone to talk to you on the phone or do go to the computer and do it but if the postcard is persuasive we need everybody, all different kinds of people to respond, and that is why we came to you then I think you might get a higher level of response across the board.

Mr. Stump: To recap this, 1,350 households contacted, 100 declined, 950 they left a message and never got a call back.

Mr. Bachman: 950 left a message and never got a call.

Mr. Stump: Yep they left a message and the household never responded.

Mr. Yost: They called 1000 households.

Mr. Stump: 1,350.

Mr. Yost: That is almost everybody. There is 1600 households in Town.

Mr. Stump: This was 2002.

Mr. Bachman: How many didn't respond?

Mr. Stump: 100 declined to participate, 950 never called back, followed through, so 300 actually talked to them and gave responses.

Mr. Bachman: It makes me get at the point of I don't know whether during the last survey we knew how comprehensive we have been based on the low response rate, so I have a hunch that we could get as much or more this way because you are not bugging them with a phone call. The question would be how cheaply can you do it.

Mr. Stump: Not counting the advertising part I can look into the survey aspect of it both the mechanics and a little research on the validity aspect of that kind of thing, that is the type of thing I do at work for a living so I can do some of that and bring some advice to the next meeting.

Mr. Sneed: I would love that.

Mr. Coakley: Well when I used to do it at IRS my statisticians always told me you need 400...

Mr. Stump: 400 responses?

Mr. Coakley: 400 --- your samples so it would be responses basically.

Mr. Bachman: Our sample was 300.

Mr. Stump: That is what it was 300 responses and on some questions some people chose not to answer certain questions.

Mr. Coakley: So your universe might be 10,000 or something like that but they would say you basically need a minimum 400 to come up with a certain degree of validity and I forget now its like 2 basic elements you have to have...

Mr. Stump: Yeah I should know this. I will see what I can pull together maybe it will say that for doing this type of formal survey for municipal purposes this isn't a good

idea but it should be pretty easy to find some input one way or the other on that and I would be happy to do that. I do a ton of research for that kind of stuff.

Mr. Coakley: But we certainly still have time a certain amount of time to do stuff like that and we have time to hold additional focus groups if you want to be more specific to a given topic or something like that we can do that.

Mr. Bachman: It would be very hard though to cover all the territory covered in that survey with focus groups that would be a challenge.

Mr. Sneed: Well should we get back to the sketch? I guess to answer your question we are not inclined at this time to approve the sketch.

Mr. Yost: That is fine you all have seen it and no surprises on there that is all.

Mr. Stump: If I can wrap it back to something Cal said earlier, dog parks are interesting and believe it or not those things can draw people in, I know people that go up to the dog parks in Frederick from here and they go down to the one, well the one down in Gaithersburg is actually not real...

Mr. Coakley: Safe.

Mr. Stump: I haven't been there but that is a different topic an interesting element down there but they tend to draw people in, to get back to what could draw people to the Town, I mean it won't be a big draw but lots of little draws and those little draws add up.

Mr. Sneed: Trying to remember that was my suggestion at the meeting in the group.

Mr. Stump: Dog Park?

Mr. Sneed: Pet park just saying.

Mr. Bachman: There it is Cal.

Mr. Coakley: Naming it a pet park could be exciting because the one person who brings their cat.

Mr. Sneed: Well you also bring up a good point Wade, you are saying this is floating around so I guess what we are saying we want to be clear that we don't approve of this sketch with the building included for the record.

Mr. Yost: If that is the way you guys feel you should probably say that yes.

Mr. Sneed: Do we feel that way unanimously, that it is premature?

Mr. Coakley: Well I am not opposed to the building, I'm opposed to a building that is being proposed without a decent purpose or business plan associated to it.

Mr. Stump: That is more --- because a big difference I think tonight...

Mr. Sneed: I would add to that the reason I think it is premature at this stage is we are over the next few years increasing the number of homes by about 25% in the Town and then over the life of the next Master Plan or at the end of the next Master Plan period we may have a better sense as to the need for this.

Mr. Yost: That is very true.

Mr. Stump: Is it 25%.

Mr. Sneed: Yeah I did the math, 400 homes 1600 and 400 more.

Mr. Stump: Is it 1600 currently still?

Mr. Bachman: It's about 20%.

Mr. Coakley: Whatever.

Mr. Sneed: Don't contradict me on that.

Mr. Coakley: And as far as the parking I view this area as municipal parking about the only time it is really used I think would be for Poolesville Day but any other

significant events and if the Town business or event items come up that require parking and everything I would view this as the Town parking lot more or less...

Mr. Yost: Yeah for the bike clubs and that kind of thing. And each time any portion is being developed or contemplated being developed a plan will come before this Body either way.

Mr. Sneed: By the way what ever happened to the width of the street question that John Strong the last I remember was going to check the drain and we talked about widening there another 5 feet.

Mr. Yost: Right and it went to the Commissioners and they said that they felt they were very much against widening that street because you couldn't widen the whole street number one and number two you are going to widen it and create a lane where people already speed and you are going to cause people to go faster and faster. If traffic gets worse once the subdivisions come online making it no parking through that area would be the best thing to do and then people could park over here in the overflow, but that was kind of the what came out of that. And that was a unanimous vote by the Commissioners.

Mr. Sneed: I actually went up there and looked afterwards and the more you look at it you don't really need it widened there, if you take the curb where it is sketched here, as long as I mean the point of this discussion was the future, not in front of here but the future from the corner to the next corner that was the issue and really if you look at this curb where it is and if you just extend that up the street to the corner as long as they widen up there for the stop sign that is really where it needs to be widened I think at some point in the future in any Master Plan.

Mr. Coakley: So yeah on this I would just say maybe instead of buildings should show blank future development or something.

Mr. Yost: Ok.

Mr. Stump: Along with that do you turn back on the parking lot a little bit or just move out of this.

Mr. Yost: How bout I just make the recommendation to them I prefer not to spend more money on the plan, it is not really going anywhere.

Mr. Coakley: Well I don't anticipate you would be building the parking lot anytime soon anyway.

Mr. Yost: No.

Mr. Coakley: Except for the skatepark.

Mr. Yost: No unless grant monies come through I don't see anything happening on this parcel for another couple years.

Mr. Sneed: So on that question though again getting back to my earlier point, when you say grant money is the Town considering asking for grant money to build a building currently.

Mr. Yost: No not right now no. There is no money.

Mr. Sneed: So could they, they could without the going steps B, C, and D as I mentioned earlier.

Mr. Yost: No they wouldn't, I don't believe they would do that, similar to the skatepark we didn't have the money we did put in for grants, we went through the process and had a public hearing, public meetings, had the community come in, had the skatepark people come meet with the kids and talk about the design and went

through the whole thing so every time we build something same as the Town Hall when we did that we did get grant money for it, we had it in the budget for a long time, we don't have any funds accumulated for this building here, not to say they couldn't go out and get a loan for it tomorrow but they want to go through the process, because we've had discussions at that level also that build whatever you want if you don't have the programs in place than the plan is going to fail. In our meetings with the County and everybody else they are saying the same thing. It is more of a pipedream that is all it is right now.

Mr. Sneed: I understand that.

Mr. Coakley: So Cal what do you picture as B, C, and D?

Mr. Sneed: Well it is disturbing to me that while this Body sits here and says has a sense that the building itself is not justified at this time, what you were sort of saying, and it is disturbing to me that the Commissioners could go disregard that sense of the Planning Commission, go forward try to get grant money to build a building that we feel is not justified and then later come back with a Site Plan for a building that we never thought should have been here in the first place. And when I said earlier about starting to see a pattern that is the pattern I am starting to look into the future and say the next thing that is going to happen is someone is going to come in here or the Commissioners are going to come in here with a Site Plan for a building and we are going to say wait a minute what happened to B, C, and D, I thought there was some consideration, I thought there should be focus groups, there was a focus group that was 2 years ago, again I was on that group and my perception of what came out of there was this was not justified and furthermore the way it we got out of the meeting was that there were statements made that this is a 10 year out thing, so the group you walk away I mean what do you do.

Mr. Bachman: No windmills though.

Mr. Sneed: That is what I said before you came in.

Mr. Yost: I understand completely what you are saying.

Mr. Sneed: You know I said this at the last meeting, sometimes I sit back and say you don't need me here, the Commissioners don't need me here sometimes and I sit here and think why am I here I mean really, I said that the last meeting and this is the kind of thing I am talking about and so I'm just paying attention.

Mr. Yost: There is no intent to move forward with it at all and I am trying to think of how it involved the Planning Commission the Town Hall was a plan and basically we had surveys on that and some people said no it is a waste of money and it was about 50/50 I guess wasn't it George, and we got some grant money, we had money we saved up over the years and I am not for sure if the Planning Commission how they weighed in on that, the Master Plan always said we needed it to be built.

Mr. Coakley: Well just amend what was in the Master Plan and then just reviewing that Site Plan was brought before us.

Mr. Yost: I brought it to you.

Mr. Bachman: But you had when the discussion was made of having a Town Hall, you had a pattern of meetings that were held every day of the week or many days of the week plus staff, town management requirements for space and being able to function, so you knew that if you built something it would be utilized.

Mr. Yost: Sure it was on the books for 15 years before we got to that point though.

Mr. Bachman: But that is the unfortunate thing, the Town could have used a separate Town Hall earlier than the one that you built and used it effectively.

Mr. Yost: But a lot of people thought it wasn't a need.

Mr. Bachman: Right I understand that but there clearly was a function that couldn't occur anywhere else but in a Town Hall depending no matter where you put it at, in a shopping center across the street, or in an old building.

Mr. Yost: That is where it was for those 15 years.

Mr. Bachman: If your building improves the, the function would be executed better with better space it is really pretty clear and this has been a success, but there is not much of an example to my mind of a lack of community center space or recreation center space in the same way that it was clear that you had to have a place for the Town to function administratively and in terms of elected and appointed officials.

Mr. Coakley: Well from a linear standpoint we had a committee that I helped serve on that was looking at alternatives for the Town because at that time they were saying that the old Town Hall didn't meet disability requirements so you had that and they were renting space in the churches in the Town, mostly the Episcopal and Methodist churches so you had that cost in addition and there was an ice storm or snow storm that caused some damage to the roof of the old Town Hall and then they had to permanently rent space over at the shopping center across the street, and records had to be stored in another facility that they were paying rent on so there were a whole bunch of factors well the report that we put together covered all of that and initially looked at alternative places to rent in the short term and then we looked at all the property that would be available, primarily among Fisher Avenue for a new site for a town hall and checked with some of the owners and tried to get a feel for what type of money they would be asking for and that sort of thing, so we had a fairly comprehensive document that we put together with recommendations to the Town Commissioners as to what they should do and once they decided upon this site then they went ahead and started proceeding with that and held public hearings and meetings and informed the public and everything but it was still like Wade said probably 50/50 that everybody thought the old Town Hall was certainly adequate, that renting space in a shopping center even though if somebody had to go to the restroom during the meeting or something like that it was like right next to where you were sitting and if you needed any records you had to go down they were renting space in front of Tad's shop to house records and stuff and everything so and people were still saying well that is fine, what does Wade need a big cushy office for, what does Bobbi need a cushy office for and all that, you can fit 5 people comfortably in the shopping center storefront there what do you need a new space for and stuff. But the Planning Commission had very little to do with any of that other than looking at the site plan and making some recommendations on that like we do any other site plan and I guess to put things in perspective Cal the Planning Commission has to operate within a certain framework and our job is to look at the site plans and to make sure that they fall within the Code the way it is written up and stuff and everything. For us to try to be lions at the gate and say that well we don't think the Town is in favor of putting this here or that there, that I mean we can discuss it but that is really nothing for us to be decision makers on, if the Town Commissioners decide they want to put a monument or something in the middle of

Whalen Commons we may decide that we don't think it would look good, that aesthetically it wouldn't fit in, the one they were designing didn't really fit in with the ambiance of Whalen Commons and stuff.

Mr. Sneed: But it wouldn't matter.

Mr. Coakley: But it wouldn't matter no unless we could show that there was a health safety issue or...

Mr. Sneed: Well I am glad you are giving me that perspective.

Mr. Coakley: And we are appointed and they are elected so if they do something and the Town doesn't like it than the Town can let them know about it by not reelecting them.

Mr. Sneed: And thank you for reminding me of that because I do sometimes lose sight of that. What I would say in this particular instance is having been on the group you have the benefit of my experience of being on the group and I am giving my perception of what really happened, what really happened in my mind and in my mind this is not something that was really a group effort and so thank you.

Mr. Coakley: Ok I think we are done with that.

Mr. Yost: Well I am still glad I got to show this to you guys and had a discussion come up because the point is going to be in the Master Plan as you start going through it regarding what the future does hold for certain things so that is the time and the place for it.

Old Business

Mr. Coakley: All right a good segway to Master Plan Review. I have a question, do you have in electronic format the Municipal Growth Element and the Water Resource Element?

Mr. Yost: Yes.

Mr. Coakley: Ok could you send those to us.

Mr. Sneed: I thought you were going to ask for the Master Plan itself.

Mr. Coakley: You should have that.

Mr. Sneed: Electronically.

Mr. Coakley: Yes.

Mr. Yost: I sent that out.

Mr. Coakley: Wade sent that out.

Mr. Sneed: Oh ok.

Mr. Yost: If you don't have it let me know and I can get it to you. Does everybody else have it?

Mr. Stump: I remember getting it.

Mr. Coakley: Uh oh.

Mr. Stump: I did most of my initial markups, I use different approaches, I got pencil and paper first.

Mr. Coakley: I went through and made a few suggested changes to the vision statement portion and I think a couple of items that are going to take a lot of our time in discussion is whether we want to reconsider the ability of Poolesville being a historic/tourist destination. And then maybe concentrate on what we can do to make Poolesville be the best bedroom community in the area.

Mr. Sneed: I agree 100%.

Mr. Coakley: And I think the other big item is housing for the elderly and affordable housing. Now this came up it was in the last Master Plan and it came up probably about 2 years ago maybe 3 years ago the Town Commissioners asked or it might have been longer because I know Monday was still, Trish Monday was still on the Planning Commission, I forget how long ago that was but Town Commissioners asked us to look again at housing for the elderly and affordable housing and what we came up with was that housing for the elderly means a lot, well both mean a lot of different things to different people but for housing for the elderly some people had in mind that it would be a full service facility similar to what is up at like Buckingham's Choice up near Buckeystown up in Frederick County where they have various levels of housing either from partial assistance to almost full assistance, they have buses that take them to Frederick for shopping, to Charlestown Races once a week for slots and horse races and stuff to New Market for antique shopping if they want, so they have all kinds of excursions and outings and stuff and then they also have full food service available. What we came up with at the time was that we would need a minimum of like 55 units in order for a developer to feel it was worthwhile to even provide food service let alone the other amenities that a lot of these places have and then some people were saying well housing for the elderly just means having your master suite on the first floor and I know in response to that I think Winchester Homes and Brightwell Crossing have come up with at least one house plan that has a first floor master suite and stuff so how we are going to address that in the Master Plan I think is going to take a little bit of extra discussion and as far as affordable housing that is a very nebulous term because everybody says well gee it would be nice if my recent college graduate son or daughter could get a place in Poolesville or something like that so they didn't have to move to Germantown or Gaithersburg or something like that but I don't think anybody is going to build a townhome or something like that in Poolesville for less than 300 or \$350,000.00 minimum, now I don't know about how your kids are but I know neither one of mine could probably afford a \$350,000.00 townhome at this time.

Mr. Sneed: And as the people in the focus group said it is affordable housing here already relative to down county and then there were other comments the idea that well we are such a small community limited in our response and some respects you may have to sit back and say this is Poolesville this is the way it is we can't be all things to all people which is a quote from the focus group so it is difficult. But I like the idea though the question came up what can you do, what can the townhomes do to better their situation, the current existing townhomes so that there was a sense in reading your focus group minutes there was a sense that gee I don't know if I want my kids living over there my grown kids but the other sense was that maybe if they spruce it up a little bit maybe my kids would like living there so I don't know if that is inappropriate if it goes in the Master Plan owners of townhomes paint your houses or I don't know where to go with that, well there may be some value in freshening up those developments maybe.

Mr. Coakley: Well one problem that surfaced when they were asking the Town to take over their parking lot because it needed fixing and stuff is that quite a bit of those homes are not owner occupied or occupant owned, they are rental properties

that were bought for investment and the investors don't want to put that kind of money in to them.

Mr. Yost: Yeah because we were looking into grants for some money to repave the parking lots but everybody was going to have to sign off on it and they couldn't get the community to come together to sign off on it as a whole themselves through the Association.

Mr. Sneed: Can the Town force that issue?

Mr. Yost: If it was bad enough we could like blight, which some of the individual ones are.

Mr. Stump: But as a whole though.

Mr. Yost: And we are addressing the ones that are.

Mr. Sneed: What about streetscaping over there do we have any control.

Mr. Yost: It is all private property the Association owns it all.

Mr. Stump: Well my reading a lot of the 6 year ago thoughts towards encouraging affordable housing mostly dealt with new developments and we are pretty much done, there are a few minor things here and there but in general it is a done deal that flavor probably needs to come out, I just hate having a document that has something that you know just sounds good makes you feel good but is totally unrealistic.

Mr. Bachman: George can you clarify for me I think you made a comment about the part of the Vision Statement that talked about Poolesville as a historic designation, do you know where that is specifically, is that number 5 or is it number 4 where it says this plan provides support for initiatives to grow Poolesville as a day tripper weekend destination.

Mr. Coakley: Yeah.

Mr. Stump: 5 I think is the heritage area.

Mr. Coakley: Yeah 4.

Mr. Bachman: So you would take what, I mean would you take 4 out completely or would you just take the beginning with this plan.

Mr. Coakley: Well I think we need to discuss it I mean that is just my personal opinion at the moment.

Mr. Yost: 5 is specific language for the Montgomery County which was a State funded program and created a target investment zone in Poolesville for the Commercial district and they want to do things where those folks can actually go in and get tax credits for store properties fix them up and put some --- on the thing, this was specific language requested by that agency so they could bring that target investment zone to Poolesville.

Mr. Bachman: So we are probably not going to take that out.

Mr. Coakley: Well 5 I would probably leave alone.

Mr. Bachman: It is the business about us being make Poolesville a Washington area historic and excursion site that becomes well known. You know Poolesville does have a historic identity it may not be sufficient to relate to the 2 sentences we have in number 4 and I don't think I would want to diminish, I wouldn't want to discourage people to try to preserve what we have because I think it is valuable, but to think we are going to be a destination I think that was a bit of a stretch and therefore expectations were raised and now they have been disappointed.

Mr. Sneed: George in the last meeting you had said you were thinking about breaking into several different areas and things that in the Vision Statement that had been completed or may need to be updated, things that should be removed, things that should be added and I think I added a fourth one of things maybe that just need to be edited and what I did was since the last meeting I went through and filled those in, so I wonder would it be alright or would it to an advantage to you if I took this and maybe produced sort of a written addition of this and sent it to you later between meetings here and then we could either agree or disagree through emails for example what things are important, break them down into these categories and then we could agree and then next month we come back we sort of build around that.

Mr. Stump: Focusing on the Vision Statement area?

Mr. Sneed: Yeah we are still on the Vision Statement right?

Mr. Stump: My point being the Vision Statement really drives everything else, well that and or the survey, so yeah.

Mr. Sneed: So I am happy to do that if you want.

Mr. Coakley: Ok yeah because what I am doing is going through and then like at the very beginning I wrote rewrite paragraph to delete reference to the opinion survey because we didn't do one this year, mention Magnet Programs at Poolesville High School because that first paragraph in the Vision Statement talks about school enrollment and making sure that our school primarily the High School had the same courses or similar curriculum I guess to what down county schools have and I have safe water question mark I don't know if we wanted to address something in there about taking steps to ensure that the radio nuclei or something like that has been, well we need to discuss whether it is a good idea to even mention that.

Mr. Sneed: Well right now it is under Wellhead Protection, we can kind of make a general reference to it in the Vision Statement.

Mr. Coakley: Well Wellhead Protection doesn't really cover that because that is an act of nature not an act of man.

Mr. Yost: The water resource portion of it may include it.

Mr. Sneed: And I started to do what you did and I found myself rewriting and it just got to the point where I was rewriting it so I figured rather than do that and come here on a monthly basis and say do you guys agree with changing number 4, if we get an idea, we all agree to --- these 10 things than we can just strike them all together, do we agree that these 20 things just need to be updated, yes and so on, you follow Bob?

Mr. Bachman: Well I am I am trying to figure out what our process is for writing a new Vision Statement. Are we going to have this on the agenda every month for the next 5 months to get it done?

Mr. Coakley: Probably.

Mr. Sneed: Or more.

Mr. Bachman: Because I found the process for the Alternative Energy Ordinance to be it was a random process sometimes it was on the agenda, sometimes it wasn't on the agenda, but it was a very big issue but it didn't get the kind of attention I think that it ultimately deserved in terms of a process of attending to it in a narrower period of time.

Mr. Yost: We could have specific work sessions I think we did a lot of work sessions last time.

Mr. Bachman: Yeah that might be helpful too to move things quickly to where we want them to be to put this thing together.

Mr. Coakley: And the other thing I have here is the uncertainty of Monocacy Elementary School so that is going to affect some of what is in that first paragraph, and then one of the big things that came out of the focus group that we had was people would like to see improvement in the Central Business District, almost all of them felt that when you are driving in Town like your aha moment or something where you say oh dear lets pull over and take a picture or look at the town or something that if you had money to buy the property and fix it up or something yeah I think a lot of us have in our mind boy you could really like Jo's Frame Shop and everything I mean if I hit the right 6 numbers and had like 200 million bucks or something I would probably buy Jo's Frame Shop, tear the building down and put something up there that is more in keeping with the look of the town and stuff and everything, the Healthworks would come down, and an old style and probably a couple buildings along there too maybe including the Tire Center or something you could take all that down and put something really nice and attractive up there.

Mr. Sneed: I mean you cross the street go past Bassett's you have that very nice brick walkway on the other side right down by the Nessul's beautiful brick work too bad no one ever gets to really walk it but in your scenario some day in the future you could bring the brick walk up through Town there, make a few changes, I mean the property values it is just a domino kind of progress.

Mr. Bachman: Another way to think about that issue though George with like Jo's or looking at Healthworks which was, it was...

Mr. Yost: Selby's.

Mr. Bachman: Jo's was a High's Milk Store was that what it always was?

Mr. Coakley: That is what it was built as.

Mr. Bachman: Built to be a High's Milk Store are there any High's Milk Stores anymore?

Mr. Coakley: I have no idea.

Mr. Bachman: They may be gone but the reality is there are thousands, maybe hundreds of thousands of people in Maryland who know what a High's Milk Store is and remember going to one and they are gone, so one idea would be instead of saying I am going to tear down Jo's and put something up, work with Jo to get her to let the façade of the building go back to looking like a High's Milk Store which people would have this great nostalgia for, it is still Jo's Frame Shop right but at a High's Milk Store and even the same thing with Selby's of course I don't like the building, the truth is I like the old Selby's which is now the gift shop or the craft shop but in a way Poolesville could embrace its real history and what we have now with Jo's is that you look at it and go that doesn't look like a frame shop, it looks like something I remember, I have seen this building but from the looks of it exactly like Jo's (inaudible) you could make it interesting without and also acknowledge the real history.

Mr. Coakley: I don't think I share your nostalgic cache of a High's.

Mr. Bachman: You got to think out of the box, I mean there are people who would go to see a White Tower hamburger stand because they have this memory and I hate White Tower but it's a concept for taking architecture for what it really was and sort of putting it back up there and saying hey remember when.

Mr. Coakley: The parking lot is not configured well.

Mr. Bachman: No it's awful.

Mr. Yost: Bulldoze it huh.

Mr. Coakley: So yeah I mean there are a lot of things that could be done to improve the looks of the Central Business District and then you get to the gas station on the corner doesn't look, that would be a nice one I think to go back and fix up like if you could make it look retro like a 1940...

Mr. Sneed: Bob and I have had this conversation. I told Bob that when I win the lottery I am going to buy the gas station and not only will it look retro 40's Sinclair Gas the attendants I would hire kids in Town in uniforms to run out and put air in your tires, check your oil and all that business because if we have that money we ought to turn a profit right.

Multiple Conversations Taking Place

Mr. Sneed: We'd have a line down 109 trying to get in there.

Mr. Coakley: Well you would because people would come through just for the nostalgic atmosphere and stuff. But since we don't have the money and other people have the property we have to figure out a way to encourage people I guess to move along those lines and improve it as best we can. And then like I said the double wide or semi house trailer or something that used to be Jon's Video and is now an organic food store, I haven't even been in there has anyone been in the organic food store?

Mr. Sneed: No but they did a nice job of cleaning up the outside.

Mr. Yost: They did a very nice job.

Mr. Coakley: But that is not totally in keeping with what our Central Business District should look like and stuff and everything so I think there are a lot of big things and maybe even some little things that can be done and so we need to figure out how to address that as best we can. But the way we handled this last time was like your comments and if you can do them electronically it makes it a little bit easier but to go through and a paragraph or section number one go through I mean the majority of it is probably still valid and it doesn't require a lot of change.

Mr. Yost: And some of the things we developed would be those 2 capacity plans and stuff, fit right into these categories.

Mr. Coakley: And the land use section we incorporated either all or most of it into the growth element that Wade is going to send us electronically. That was just redone and approved within the past year so that's almost done but fortunately part of that contains the housing for the elderly and the affordable housing.

Mr. Sneed: Are you going beyond the Vision Statement now then?

Mr. Coakley: Yes. The other, some of the other sections, transportation I don't think is changing a whole lot, business community portion we have asked the CEDC and the Chamber of Commerce that produce a draft for the Planning Commission in the 2005 addition we had asked the CEDC wasn't created yet, we asked the Chamber of Commerce to submit a product that we used as a basis for them going through and

making their own selections as to what we felt we should keep and what they gave us but that was the core of what we used for the business section. The infrastructure we leave most of that to Wade and John to bring us a product that we then review.

Mr. Yost: And transportation typically the Parks Board takes a look at that also.

Mr. Coakley: And Community Facilities a lot of that is the park property that, an inventory of the park property that the Parks Board...

Mr. Yost: I have given them a redline version of all the updates, park sizes all that kind of stuff so they already have that, because I started on the ---.

Mr. Coakley: And most of the charts and everything between Wade and John can plug most of the numbers in for us to look at and review.

Mr. Sneed: Who does the, do you actually do Wade, do you actually take all the stuff we are going to produce, are you the person that is going to be tapping away on this.

Mr. Yost: We just need to get a starting point here, something to chop up, however you guys want to do it.

Mr. Coakley: But I have found it is always easier to criticize than create so the first part is always hard to get started because it is a matter of one of us or something taking and I will do that if everybody wants to send me their markups like this and then go through and...

Mr. Sneed: Well what I was thinking was if we get to the point where we identify what stays and what goes and what gets updated then we narrow the number of things that we can debate and discuss, you know what stays in and why and if there is something we don't agree on we can express that at the next meeting.

Mr. Coakley: It will end up that there is like 4 issues or 5 issues that are contentious or debatable or not cut and dry and that is what you tend to focus on and all your attention and everything is on that, most of the other things are pretty oh yeah that...

Mr. Yost: Most of them are.

Mr. Sneed: The only thing I thought of changing I expected everyone to --- agree with me.

Mr. Coakley: That may be the case.

Mr. Sneed: What about in terms of the process here then what happens does it go to the Commissioners then for approval, do they approve it or is this our document.

Mr. Coakley: That is like the last step.

Mr. Yost: You guys develop it and then it goes out to Montgomery County, to the State, Park and Planning everybody gets to comment on it as well as the Commissioners and then once we --- it, we have a public hearing.

Mr. Stump: Does the Public Hearing come before or after the Commissioners?

Mr. Yost: Before. And the Commissioners will have their own Public Hearing also.

Mr. Sneed: Well and that is another aspect we might want to introduce, if we have a short list of things that are controversial for lack of a better word we might want to get their sense rather than or not.

Mr. Coakley: Following the proper that it is easier to criticize than it is to create you are better off trying to reach some kind of consensus to put the product out so that then people have something to criticize if they want to or agree with if they want to

at the public hearing and that sort of thing, you can't live a fill in the blank type thing or we would never get anything done.

Mr. Yost: No you are right, put what you think is right and stand behind it.

Mr. Coakley: And again you can change your mind. We may have something in there and based on public hearing and something that somebody or some people said we might reconsider and decide to go in another direction.

Mr. Yost: I will start tackling the water supply and actually incorporate that into what we created already and update that and get that to you guys. That would be my section. And I was looking in the budget and we do have \$10,000.00 for planning and zoning we did a little bit of that for the focus group, with the advertising of it but otherwise that is for if we could do an online survey or if we want to do some type of survey or something, that money is allocated.

Mr. Bachman: No I am just teasing, thanks a lot, that takes the pressure off to know that you actually have the --- because it makes it easier to think about.

Mr. Coakley: Do you recall offhand how much postcard mail outs cost.

Mr. Yost: About \$600.00.

Mr. Coakley: Is that what Cathy said.

Mr. Bachman: Including postage?

Mr. Yost: Yeah.

Mr. Bachman: And postage is the big cost.

Mr. Coakley: I think on hers she does two color or something.

Mr. Yost: You can get as many colors as you want there is a company we go to now online.

Mr. Coakley: Do the costs go up?

Mr. Yost: No either color or black or white they don't care how many colors.

Mr. Coakley: And the only graphics I don't know if it causes a price difference or not.

Mr. Yost: It's the size of the card.

Mr. Coakley: Who designs the graphics?

Mr. Yost: We do.

Mr. Coakley: Chuck you want to check on whatever that software is that...

Mr. Stump: Do deliver the survey and also on the validity issues with that type of online survey as opposed to the more traditional methods.

Mr. Bachman: George do you remember whether the survey had open-ended questions where.

Mr. Coakley: Yes it did. We didn't put it in here but we had a whole list of items and I think one that probably got the most responses were some nasty things about the editor of the weekly Poolesville Bulletin.

Mr. Bachman: Question number 10 here, Do you have any other comments to pass along and you got 181 responses which you then organized into 17 categories on pages 20 and 21. These were unsolicited they just sort of came out of people's mouth that are pretty closely related to issues the Town has dealt with in the last 5 years.

Mr. Coakley: But they were solicited I mean.

Mr. Yost: Like the park Whalen Commons that was a big issue too people didn't want to spend money on that and took a lot of flak on that but it is an awesome thing.

Mr. Coakley: Its funny because the last two Poolesville Day's we were doing like a mini survey of residents when they came by our booth and stuff and even though the local paper has been ranting and raving about anywhere from 5 to 10 million dollars on streetscape and how we are going to hell in a hand basket and all that stuff and everything, almost to a person everybody made a comment, an unsolicited comment about yeah they felt that the Town needs to improve the look of Fisher Avenue and make it more attractive and stuff and everything so there is a as best I can tell there is a lot of support.

Mr. Bachman: You already have, Whalen Park and the Town Hall is huge.

Mr. Yost: But yeah the plan for the streetlights and crosswalks and all that and certainly the speed camera money next year which looks like we are going to be able to use that for the crosswalks and better signage and all that.

Mr. Bachman: But it is already a quantum leap.

Mr. Coakley: And the bandshell was a ---.

Mr. Sneed: Are we transitioning into individual solar powered streetlights?

Mr. Yost: No. LED though. These are LED out here now, we transferred those over and the ones in the park will be LED.

Mr. Sneed: They have those right, they have streetlights that are little and have little solar panels on top of the individual streetlights?

Mr. Yost: They don't have them on a nice fixture like we want down here but yeah.

Mr. Bachman: You mean you are sacrificing energy conservation for aesthetics, ah don't let this get out.

Mr. Coakley: Right see the stars.

Mr. Bachman: So you want our comments on just the Vision Statement George is that the first step?

Mr. Coakley: Yeah why don't we start on that.

Mr. Sneed: And I will get this other thing out right away.

Mr. Yost: Probably be nice to make up a format too, a little outline of how we are going to put it together because with the new elements that we've put in, it is going to jog everything around a little bit.

Mr. Stump: Yeah I was stressed about it being very disjointed.

Mr. Yost: With an outline it will fall into place.

Mr. Sneed: Who should do that?

Mr. Yost: I can do that.

Mr. Sneed: Ok.

Mr. Yost: I have Article 66B that has all the new language and it is almost in order so it should flow nicely.

Mr. Coakley: Ok.

Mr. Yost: Well you know the stop sign will never work there because there is so much traffic from Leesburg and it would back all the way up by Selby's, it would be terrible.

Mr. Sneed: Yeah it wouldn't work thank God you said that.

Mr. Coakley: What is the current status of the Streetscape Plan?

Mr. Yost: For the intersection?

Mr. Coakley: No for the entire Streetscape Plan?

Mr. Yost: Well it was adopted with, I think they took some of the bump-outs out and wanted to have, they liked the idea of having maybe flat painted on lines or cobblestone or something coming out but it was still you had to drive over it and there was an island maybe on some turn lanes on Wootton and Fisher, an extra turn lane coming off of Fisher going down Wootton, so Wootton Avenue would be three lanes at that point and a widening through the townhouses, almost everywhere there is going to be a bike lane, it won't be a full extended acceleration or deceleration lane so you don't have a four lane highway it is brought in a little bit to slow down traffic.

Mr. Coakley: But do we have an official approved...

Mr. Yost: Oh yeah.

Mr. Coakley: Plan right now.

Mr. Yost: Yes.

Mr. Coakley: Because I know I served on one Committee and we came up with a proposal and stuff and then the farmers came in and said...

Mr. Yost: Threw out the roundabouts.

Mr. Coakley: That they can't ride over that and they didn't like the bump-outs because if their horse trailer went over that or something like that it would break an axle and kill the horse and etc., etc. and was another Committee ever formed or anything?

Mr. Yost: No the Commissioners did that they had that public hearing with it and then they made their changes and adopted it. I believe it is a raised intersection I haven't looked at it for a year or two. I can bring it back out and we can look at it.

Mr. Coakley: Because if we include that in here we need whatever the latest approved one is.

Mr. Stump: The theme of the Streetscape Plan will have a big impact on some impact on the Vision Statement for some things.

Mr. Coakley: Probably won't change much from what is already in here.

Mr. Stump: Except for in here I think it talks a lot about the proposed Streetscape Plan and the proposed Wellhead Protection so all that stuff needs to change to, it is a done deal so it actually might almost be emphasized if it is a done deal and something else might replace it as future vision not sure have to think about that.

Mr. Coakley: I know John was working on some portions of that I guess some of that was for the sidewalk area with the water stormwater management and stuff and everything.

Mr. Yost: Actually the sidewalk. On Fisher Avenue or...

Mr. Coakley: Yeah the one that is going from...

Mr. Yost: Right we will have to bid on that.

Mr. Coakley: But I thought he was doing more engineering documents or something in case any additional grant money or state funding became available or something, is that still in limbo.

Mr. Yost: No we have done all that, yeah we are finished with it, we are what do they call it, 70% complete. How the stormwater is going to flow, how the curbs will go, where the water is going to go, yeah all that stuff, just no money for grants.

Mr. Coakley: Ok so if everybody would be kind enough to get their editorial comments to me and I will...

Mr. Bachman: By when?

Mr. Sneed: 12:00.

Mr. Coakley: I figure 5:00 am or something.

Mr. Bachman: I am flying out of Town tomorrow morning.

Mr. Coakley: I mean a few days before our next meeting so I can try to put something together that we can attack.

Mr. Bachman: Ok we will pick this up at the next meeting.

Mr. Coakley: And you are going to get your list to us also?

Mr. Sneed: Yes.

Adjournment

Mr. Coakley: OK anybody have any other comments prior to adjourning? Do I hear a motion to adjourn?

Mr. Bachman: I move that we adjourn the Planning Commission Meeting.

Mr. Sneed: Second.

Mr. Coakley: All in favor?

All: Aye.

