

**POOLESVILLE PLANNING COMMISSION
MEETING OF MAY 13, 2009**

PRESENT: LINK HOEWING, CAL SNEED AND CHUCK STUMP. ALSO PRESENT WAS TOWN MANAGER, WADE YOST AND TOWN ATTORNEY, ALAN WRIGHT.

Call to Order

Mr. Sneed: This is the Poolesville Planning Commission Meeting of May 13, 2009 being called to order. Present are Chuck Stump, Link Hoewing, and Cal Sneed. Bob Bachman and George Coakley are not present tonight. Are there any announcements? Any citizen's comments on the agenda items for tonight? I hear none.

Approval of Minutes

Mr. Sneed: I would normally go to approval of minutes but I was not here last month and you don't have a quorum to vote them and we don't have minutes. Do you usually vote on the summary?

Mr. Yost: Yes we will definitely have to vote on them at some point.

Mr. Sneed: Ok so next meeting.

Mr. Wright: You can approve the transcript.

Mr. Sneed: Approve the transcript of the summary.

Mr. Yost: Actually you can you have a quorum now and part of the quorum can approve the minutes. Two of you guys were here.

Mr. Stump: I don't have said minutes we have to approve.

Mr. Yost: I emailed them out today.

Mr. Stump: Oh did you I didn't check my email this evening.

Mr. Yost: I have a copy here.

Mr. Sneed: If we have questions about this do we vote first or should we take questions about this now before the vote.

Mr. Yost: If you have questions just --- them right now if you want any adjustments to the minutes and you can approve them as amended.

Mr. Sneed: Any comments by you guys?

Mr. Stump: Give me a second.

Mr. Sneed: I was wondering I wasn't here and it takes real gall for me to speak up about it since I wasn't here but I was going to ask would it behoove us to delineate a little bit more specifically what we mean by 6 months in the wind generator paragraph do we want to say is that a firm 6 months is that an estimate is it a guideline?

Mr. Yost: It was a firm 6 months. That is exactly what the motion was.

Mr. Sneed: So 6 months from the last months meeting.

Mr. Yost: Yep.

Mr. Sneed: Ok.

Mr. Yost: Which puts it on a fast track.

Mr. Sneed: Ok and then the should we delineate what we will be doing more specifically here or would you rather not, in other words, what we will specifically be doing we didn't say.

Mr. Yost: We didn't say because that is what the motion was you can do that tonight.

Mr. Sneed: All right good enough then do we hear a motion to approve the summary minutes of the meeting of January 14, that is not right, meeting of April 14th.

Mr. Stump: I move that we approve these minutes for the April 14, 2009.

Mr. Hoewing: Second.

Mr. Sneed: All in favor?

All: Aye.

New Business

Mr. Sneed: Ok new business landscape projects, a sewer tap at 17605 Norris Road.

Mr. Yost: That was actually taken off the agenda Alan needs to write an opinion on that it is kind of a sticky situation, there is a parcel of property that was sold and has actually been subdivided into 2 parcels and an individual wants to put an outside restroom facility for employees in one of the out buildings but it is a different parcel from where the sewer is actually allocated so Alan and I need to work through that and he has to write an opinion up on how we need to approach it.

Mr. Sneed: Interesting no other new business.

Old Business

Mr. Sneed: Ok then old business focus group planning.

Mr. Hoewing: I might speak to that since I was planning to actually write up a framework and a memo that I was hoping to help guide how we would do these focus groups but I did have a discussion with Wade about it. I have done a lot of focus groups in my company and what we discussed doing was trying to break down the focus group into 2 separate sessions, we have 6 segments of our Master Plan if you break it down, we have a vision statement at the very front which is probably the key, if you look at the 66B requirements for Master Plans in the State it is one of the key elements that is supposed to be in a master plan so it is very, very important. And it obviously guides the way that we look at the town, what we do about regulations, zoning and everything else. It obviously came into discussions we had about the wind turbine and what we think the character of the town ought to be so that is critical and that ought to be one focus group and the second focus group would then look at the other categories which include infrastructure by parks and roads and so forth and so what I was going to do was lay out how we would do a focus group because we are not going to be able to hire a professional to do it, we are going to have to do these on our own, it is not that hard but it does take some planning and essentially what you do is number one you have to get a as representative group of people that you can and we are not going to be able to go out and do a telephone survey and really get this to be representative of all the developments in town and all the ethnic groups or anything like that. We are going to have to advertise, we are going to have to take because I am not sure how many people we'll get but I am assuming we are not going to get 700 we are going to get 30 or 40 hopefully and we will have to try to pick from those 2 from that group to 2 groups of people and I do think we ought to try to do all we can I'll just lay it out in the memo to try to represent various sectors of the town so we don't have everybody from one development for example on one focus group and the same number of people from a different part of town so they should be as mixed as

possible. Obviously try to do as much as we can on age for example too so we don't have one group that is all 50's and also men and women and to the extent we can if we have enough diversity to try to represent different ethnic segments too. So when you set up a focus group like this you normally have a facilitator and in this case I am not sure who it would be but basically it is not that hard to start out a discussion you actually try to do something in this case the first one the vision we could lay out what the vision was and what the history of putting that vision together was and we can actually do that fairly well because I was on the Planning Commission and Wade was around then, there actually is a survey that is at the very end of the Master Plan you will see that actually gives you some idea of what people were thinking so you will lay it out and then basically take some pretty copious notes, you try to guide the discussion too if they don't cover issues you think ought to be covered so you try ahead of time to figure out what are the issues we really want to make sure people do talk about you are not trying to tell them what to say but trying to make sure they do cover certain sections, so I will try to lay that all out, I will lay all that out in a memo hopefully this weekend and start circulating it but that would be the idea to put together first a guidance memo that says here is how we will do it and then begin to figure out when we advertise and that kind of thing to try to get people to be part of the groups and process. It will probably be most focus groups are normally not longer than 2 to 3 hours so if we have 2 sessions we will have probably 2 separate maybe weekends like a Saturday from 9 to 12 or something and a Saturday a few weeks later 9 to 12 and that would be basically it. You then write up the notes and try to draw some conclusions from the notes based on the --- for example all agreed on one point you obviously want to note that, the significant issues that were new that you hadn't seen before you want to note that, but try to be as accurate as you can as to what the discussion was, what it represented. These are not intended to be in any way, shape, or form a survey that is scientific that says here is the opinion of the Town on this issue, they are supposed to be indicators essentially, ideas to help guide the Planning Commission that is all they are trying to be. But I still think they will be very helpful and frankly maybe more help than the survey that we did last time which was not scientific and it depends on who decides they want to send in the survey so you could get a lot of people who have one certain attitude or in one part of town who happened to be more active than others that would respond so that wasn't very scientific either but again it was just an indicator. So that is the intent so by this weekend I will promise to have at least a draft so we can start thinking about how to do this. The idea is to have it done by hopefully early winter.

Mr. Sneed: And how would we advertise?

Mr. Hoewing: Well on the website we could do it there, we have 2 blogs now in town so we could do it through that.

Mr. Yost: The newsletter.

Mr. Hoewing: Right so there is several ways we could get the word out and obviously at the meetings we can certainly mention it to the public.

Mr. Sneed: Do we have any interest in getting a few people who don't live in town but border the town just outside the town limits to weigh in and people who come into town and shop and so on?

Mr. Yost: I'd say we should probably shy away from that just because we are definitely looking for what the taxpaying citizens, they are footing the bill with any improvements or additions and they pay for everything so that would be my thought.

Mr. Sneed: The reason I say that is frequently in our meetings here well occasionally in our meetings, more than occasionally in the Commission Meeting there are references to the fact that we are a farm community and we talk about roundabouts and we weigh very heavily the fact that farm machinery can't make it around, you know I don't know if those people live in town that we are talking about that drive those tractors or that machinery but it seems to me that we make decisions based on the surrounding industry farming industry and maybe even the horse industry that is why I bring it up but I will defer to you guys.

Mr. Hoewing: Well there is a couple things we could do certainly, one is that once we have the reports from these focus groups we could certainly put them up and ask for comments and I would hope that you would get people from out of town too that would comment, certainly we want to make sure that the County, the Master Plan process you want to make sure they also see it and we have to have public hearings anyway at some point once we draft up the initial Master Plan so people can then certainly comment on what they think of what is in the vision that the town has and so forth so I think we will get some input anyway. And I am also a member of the Sugarloaf Citizen's Association you know there is outside groups like that that we are all members of we certainly can approach them and say hey you know we have a Master Plan if you guys have some thoughts we would welcome getting them. I think it is a good idea I just don't think in the focus group part of it, which is really supposed to be the Town's vision that we should have outside parties at this point.

Mr. Sneed: Anything else on focus group planning?

Mr. Hoewing: So if you have any thoughts about what I just laid out send me an email, if not by Sunday afternoon you will probably get something in an email and then you can comment on that all you want to.

Mr. Sneed: Ok next on the agenda a discussion involving incorporating green initiatives into subdivision regs. Wade has given us a document titled wind energy systems.

Mr. Yost: Yes what I did basically Huron Consulting provided us with several different sample ordinances from other municipalities and counties and since we are more zoning rather than building I pulled out the portions that really were relative to how we do our use chart and how we review process and standards and just kind of put them together in a list format here to get a starting point to look at. We can just run through them, we can start out with definitions and almost all the municipalities talk about small wind energy systems which are 100 kw or less and I didn't really see any municipalities that allow anything larger than that within their corporate limits based around here. I think those would be almost like windmill farms with big larger size ones that they can actually use for generating power for more than one piece of property almost like a windmill farm something like that so I stuck with just using 100 kw or less which is pretty much the standard that everybody else had also. Also I added roof mounted systems which nobody else has and I don't know if you want to use those or not but the guy that was here with John Speelman had a flyer that had roof mounted systems on there and on the website I was kind of browsing through and looking and I saw a couple commercial properties that had the big windmills roof mounted and so...

Mr. Stump: We should address them. We may say no but address it.

Mr. Yost: So there is a couple things here and like I said I just chose if we are going to do this, this is what Staff is going to recommend you know some of the guidelines and get down to the basic point of what zone will it be allowed in and then address that, will it need a special exception or just a permanent use and in certain areas so those are things you need to work on once we even get our --- down.

Mr. Stump: How do you, envisioning this going, I have my own thoughts on this, I see us, I see a two part problem, one part is define the zoning the regulations for the various things and what the various things is solar, wind obviously geothermal maybe hydro doubtful but that kind of rounds out said, but define the regulations, that is one part of the task, as a separate part is revisiting the zoning use charts and then allocate how they go in there, my personal preference and I think it is born out by most of the ones I've reviewed is that they can be separate issues, here is the regulations for the cover and the use chart indicates where they go as opposed to, I saw a few of the regulations in the samples we were looking at where they started especially ones from some of Maryland mostly solar but still, where they were sort of layering in some of the zones into the regulations which made them in my mind a lot harder to follow.

Mr. Yost: A couple of them were like that.

Mr. Stump: Right I really like the clean separation of here are the regs now here is the area where they can be applied. I don't know how we approached that topic in the past.

Mr. Wright: I'm not following the separation regs and where they are applied...

Mr. Stump: A use chart that lists what can be done in the various zones and then we have got a different set of regulations that describe for example the wind here is exactly what the specifications and requirements are on the wind generation system, like setbacks etc., so those are all the stand alone and then how they apply is then mapped into use charts throughout the zoning code.

Mr. Wright: The way most things are handled is you have the use chart you define the use so that you know what you are talking about when you list it and you include it in the use chart then you can either by footnote or by further regulations further define and limit what can and can't be done. One option is to make it a special exception use another option is to in the development standards include specific regulations as might be appropriate for the wind generators as far as setbacks and height limitations.

Mr. Yost: So some zones would have a different height limitation and setback than another zone would. And I did the same like because it made sense that we could do it that way, like RDT you could have a 150 foot monopole where maybe in commercial or residential would be 75 foot. But there are some things in the use chart at the very back of the development standards which there are footnotes in the very last page of the use chart and maybe...

Mr. Stump: The development standards chart.

Mr. Yost: Right where you have...

Mr. Wright: Yea the development standards is specifically just all the mechanical height setbacks those kinds of specifics.

Mr. Yost: So we would have to add them, have to put it out to vote probably, what is permitted, special exception whatever then have over here a list of setbacks.

Mr. Wright: A separate height requirement might be appropriate for certain kinds of things like poles and...

Mr. Stump: I agree it could be I think that is one of the ones we should consider and do we want to have different heights for different either --- or different zoning areas don't know which.

Mr. Yost: And basically we are zoned up to $\frac{3}{4}$ acre anything over I did less than 1 acre and more than 1 acre that is really what we have as far as zoning currently. Any --- out right now unless we switch it up, we talked about having a 2 acre --- but still we are still 2 boxes below and above one acre.

Mr. Hoewing: One thing we might want to do is get the Global Ecology folks kids involved and kind of suggest some areas I think we ought to be looking at because the way I was looking at it you really can have three kind of categories of things, process oriented things which are sort of touching on what he was just talking about in the regulations so that for example every year in the budget we have to budget certain amounts for things like a lighted well, we talked about this a little bit at the last meeting, maybe we should try to transfer as much as we, or transition as much as we can to LED lights as soon as we can because they save huge amounts of energy, those are process oriented and they also could involve regulation changes too. Now the Town doesn't have a lot to say about energy conservation in the house for example what kind of insulation that you use and that kind of thing but there may be some things we can look at there too in terms of regulatory changes that might encourage people to be more energy...

Mr. Yost: Right we could definitely ensure that they are LED certified or something.

Mr. Hoewing: Yea and the second would be programs like water conservation because it is not just about energy savings it is also about water conservation its also about green space conservation so there are a lot of areas there that are possible areas that we could look at that are actual programs that we might want to promote and we have had water conservation programs before and third is we are talking a little bit about it already but leadership initiatives by the Town, do we want to for example put up our own turbines to generate power for the sewer plan. Those are three categories I can think of and they are not all about energy savings they are about all kinds of environmental issues that are still important even if they are not about energy savings. But it might be good to have somebody and I think the Global Ecology kids might be good to do their own assessment what they think the town ought to be focusing on or somebody like that just to help us kind of think it through.

Mr. Yost: We are looking at getting an energy audit done.

Mr. Hoewing: Ok.

Mr. Yost: We have a couple different companies we are getting prices from right now to do that to see if it is even viable for us to look at windmills.

Mr. Hoewing: Right that could be a good idea.

Mr. Yost: Especially the wastewater treatment plant, our bills are \$15,000.00 a month there we go through a lot of electricity.

Mr. Hoewing: So beyond some of the energy stuff it might be good to if we want to categorize it by either what I did or some way but saying just kind of do a list to start off with here is a range of things that are green that we could be looking at and as we start talking through we could decide which ones are really viable and ones we want to address or not, because right now we haven't got much of a list to start the discussion.

Mr. Yost: For legislation purposes as far as permitting and applicants coming in for this I only touched on the three which were the main ones which would be wind, solar, and I

didn't --- on the solar really because we don't regulate solar power now, if someone wants to put a solar panel on their roof we don't, on the application there is nothing for that.

Mr. Hoewing: But if they were going to put it in the side yard with a big...

Mr. Yost: Yea just an accessory structure we would pick up on that, we could spell it out if you want to but I was under the impression that I think it probably would be as a structure.

Mr. Wright: Mounted on a building would probably involve building codes.

Mr. Yost: I would think so and that is Montgomery County and not us as long as they don't encroach over the eaves of it or whatever it doesn't change anything for the zoning.

Mr. Hoewing: I think the only way we could probably get somewhat involved was if in the CBD somebody took one of those tin roofs and decided to cover it with, I guess you could make an argument that changed the character possibly.

Mr. Yost: And that is one note I made I said we want to make sure that on the 3rd page there that there is a limited ---installation --- of the structures and maybe it would have some height limits.

Mr. Hoewing: But even things Wade like our company right now is buying basically European diesel trucks because they get 39 miles to the gallon I mean that is a lot of savings now diesel is more expensive, it actually kind of goes up and down but it is more expensive than standard fuel but 39 miles to the gallon is a lot of savings so that might be worth looking at too is when you think about buying new equipment going forward. You can't do that everywhere because there aren't well they do actually make cars that are the same way but they don't make lawnmowers and things like that so but even there you could be looking at the most energy efficient purchases when we go forward rather than just not the cheapest but look at the long run because a lot of them now actually do the estimates based on how much the maintenance and fuel costs are for the length of the product.

Mr. Yost: We do look at the maintenance issue and the quality.

Mr. Sneed: Under definitions you said you didn't include solar but you might want to include solar under the definitions in the next version of this.

Mr. Yost: You could hold a section for solar if you wanted to do that. I just pointed out a couple items that we might want to talk about was getting setbacks only allowing side and rear doors with 8 foot limits it is pretty difficult limit on the height of any structure that is mounted on the ground and then roof mounts make sure they don't extend beyond the roofline and then we want to regulate the height of those, not going to be any actual large ones, do we want to regulate them, we have no regulations on them now, but there is nothing that says they can't put them on because it is accessory use to a structure.

Mr. Wright: I don't think there is any regulation that says you can't put solar panels on a building, no height limitations or setbacks I think would apply that would make any part of the building...

Mr. Yost: Right and for the residential definition of our height limitation is 25 foot to the ceiling of the highest living space, well that is pretty hard to define that when we, which is something we need to look at our own definition because the County and State and everybody else has different ways that they look at the height of a structure.

Mr. Hoewing: Seems to me that we ought to start out by trying to define what it is we are going to be calling our green project. Is it going to be just mainly energy savings or are

we going to make it broader including things like saving the water in the town and green spaces and that kind of stuff.

Mr. Yost: Yea I think that two different things here, one is budget talking about for energy savings in general one that includes us in a 6-month window we are in for having this in our use chart and regulations so that people can move forward with applications, so I think it is kind of like two separate in a way.

Mr. Hoewing: So in the immediate term you are thinking of it being energy saving devices that will be involving a structure or the use of a piece of property in some way?

Mr. Yost: Exactly.

Mr. Hoewing: In the longer term some of these things we have been talking about beyond that ok.

Mr. Sneed: Well when we say Subdivision Regs do we not mean all the things that are regulated by our Ordinances, if we are incorporating green initiatives into our Subdivision...

Mr. Wright: We are talking about zoning not subdivision just to clarify.

Mr. Yost: So that is basically adding a use section to zoning.

Mr. Stump: You are envisioning these going through to the site planning process?

Mr. Yost: They would have to definitely yep.

Mr. Stump: Are you envisioning the site planning process, let me rephrase that, the requirements for the site plan for example wind or --- to be particularly different than a site plan for something else say an outbuilding except for maybe some very specifics like...

Mr. Yost: It would be very similar to like a very simple where they have the location of the plat, the distance in the setbacks, but then there are a few specifics that I have listed in here.

Mr. Stump: So you aren't envisioning anything radically different.

Mr. Yost: No the color, you can't have flags or signs or banners on it or things like that.

Mr. Hoewing: No lighting.

Mr. Yost: No lighting at night exactly.

Mr. Yost: But we want to make sure that we depict any right of ways, utility lines or anything of that nature and all the property lines with exact distances, the exact height of the pole and dimensions of the pole, very specific to decibel levels.

Mr. Stump: Interesting sort of side question and I don't want to get into too much minutia right now because I know that is what Staff is doing working on and will get back to us but in the various regulations the samples we looked at I think it was probably about 50/50 whether they called for specifically called for a sellable house by a qualified engineer or they offer that option or the sound characteristics as provided by the manufacturer.

Mr. Yost: And I agree I didn't know what the difference was I am wondering if the manufacturer has a qualified engineer who does that and that is a good point and I wasn't for sure myself on that.

Mr. Stump: Because the reason I said that if each person who wants to put one of these up has to, it could be a fairly expensive issue to go find a qualified engineer to come in and give them a sound analysis whereas if the manufacturer already has an analysis we could except that so I just wanted to make sure we could that is a potential of a major extra cost.

Mr. Yost: That is true.

Mr. Stump: Some of the regs it was about 50/50 I think what is that called 2 options and some just the one. So I just have a question for Cal for you and for you Wade, how do you want to solicit input from us on these, I have a list of a few things that I thought were, I don't have specific answers but good topics, we could email them in and you could include those in your proposal or we could...

Mr. Yost: What would be nice is lets just go through these, have discussion points and that way we could actually put an Ordinance together for the next meeting, a draft ordinance so we can really take a look at. But I have laid out from Staff's perspective what we would like to see and these specific points just as far as reviewing and making sure that we are covered, standards and abandonment procedures everything. So we should go right through them and then whatever you have Chuck.

Mr. Stump: Ok.

Mr. Sneed: You want to read it into the record.

Mr. Yost: Sure just discussion points we just go through them right now, the review process, seven different review processes and I was jumping in and doing them, some that I missed here, basically a couple of these I came up with just from our own code, a lot of the regulations we reviewed all talk about the property lines, locations, dimensions of the structure as well as the other existing structures on the property and that is very similar with every site plan that comes in, we want proposed locations, dimensions, design, generation capacity and color of the proposed wind energy system. All the right of ways must be on the plat, overhead lines, sound level analysis prepared by a qualified engineer maybe or like you said manufacturer.

Mr. Stump: Yea I would like us to look at that specifically.

Mr. Yost: That is a good point.

Mr. Stump: This is the example I was thinking of and I have got it here in this mess somewhere is the brochure for example that John Speelman had, had the decibel level ratings, 2 different decibel ratings on there, would that be considered sufficient or not, curious what you guys think the answer should be on that.

Mr. Yost: Ok we will definitely check that. Number 7 I put a copy of the Montgomery County Building Permit Application. Now obviously they can't pull permits from the County until they receive a zoning compliance permit from the Town but I just want to make sure that everybody knows they need to go to the County for the permit there is no way around this and spell it out a couple different times as we go through this and they have already had the application filled out I didn't know if it was pertinent or not but you guys whatever you think.

Mr. Stump: As long as it is not a chicken and an egg situation.

Mr. Yost: Right they can't get it approved until they definitely pull a permit application and have it filled out just so we know that the structure is identified where it is going to be, the foundation is spelled out as it is going to be, everything that the County is going to require as far as the building application goes.

Mr. Wright: Where are you envisioning this being plugged in to the zoning code as for all the different zones to require some kind of site plan review for any...

Mr. Yost: I think it would be a special section of its own and then we'd have signs, fences, I think...

Mr. Wright: And one way to do it would be to make it a special exception...

Mr. Yost: In all zones?

Mr. Wright: Well any zones that you think it would be appropriate in. Some of the zones are pretty small, we would have to look at the size of the lots in some of the residential zones and decide whether it should even be a special exception in those zones.

Mr. Stump: Or not permitted at all.

Mr. Yost: Right.

Mr. Stump: Regardless that was sort of my back up point earlier, I envision a set of regulations in one part of the code and in the other part of the code maps into the zones where it applies, which I think is how a lot of things are already done in the code.

Mr. Yost: Exactly.

Mr. Stump: Separate regulations once and then maybe revisit where the zones are allowed more frequently as the whole green issue green culture evolves over time.

Mr. Wright: Yea it is very simple to decide where in the use chart to plug it in. Maybe you could have a separate section of the Zoning Ordinance say that any place that this use is approved has to follow these guidelines or I don't know if you can just set forth the standards it would have to meet wherever it happens to be located or if it is going to vary depending on location.

Mr. Yost: No I think the standards would be across the board whether it is permitted or special exception, I don't see that difference, if you spell it out in the regulations it will mean the standards are different in a couple zones, whether it is permitted or not permitted in a zone...

Mr. Stump: That makes sense.

Mr. Yost: But that is only one of the standards crossed my mind and I thought...

Mr. Stump: Which one the height?

Mr. Yost: Yes the height because setback is if you got a 50-foot pole you need to have a 50-foot setback and your property is only 60 foot wide you can't have them.

Mr. Sneed: And that will be picked up in the chart?

Mr. Yost: Well that could be if it was permitted or special exception whatever caused the Board to go ok well lets do a special exception of what it is, just like fences you have height limitations and things in that section.

Mr. Stump: What were you envisioning for setback requirements. Most of the examples were fairly similar but there is a little bit of difference.

Mr. Yost: I would set the height of the ---.

Mr. Stump: The height from the property line.

Mr. Yost: Pole mounted systems, vertical distance from the ground is typically the highest point, that is your measurement and it has to be set from the property line back from that. So we had to look at Mr. Speelman's I think it was 60 foot from the tip of blade to the ground that is why basically we did measure.

Mr. Stump: From the tip of the ground not the pole?

Mr. Yost: Yep.

Mr. Sneed: Like you said we can discuss these details down the line, right now you are looking for what to add to these...

Mr. Yost: Sure to add or take away just to give us a starting point.

Mr. Sneed: So after number seven I remember looking through these things there was some reference to FAA regulations or guidelines, does that apply to us at all do you think, should it?

Mr. Yost: My thought process there and Alan you can step in if you want to, if they have to go to the County to get a building permit I didn't know if the County would pick up on the FAA regulations or just zoning. I did not add that part for that reason, I didn't know if that was more of a building issue rather than a zoning issue.

Mr. Wright: The County would look at just the building code. I don't think they get involved in FAA standards.

Mr. Yost: I know our proximity to the airports around here, the tank is 179 foot tall and there is no FAA regulations that say we have to have lights on it or anything it is not tall enough, I forget what the cutoff is but so if 150 is the tallest we have it may be a moot point.

Mr. Sneed: Ok we want to check that out and make sure.

Mr. Yost: Yes.

Mr. Sneed: And if I can bounce back up to the top Wade there were no references to or you don't have a reference to commercial wind energy systems, which was mentioned, in one of the packets.

Mr. Yost: I didn't put it in here because my thought process was lets see do we even have a need or do we want because that was huge, I didn't see any application for it so I just thought it wouldn't be permitted but it is definitely worth discussion.

Mr. Sneed: Sort of by definition it wouldn't meet the standards right?

Mr. Yost: Exactly.

Mr. Stump: The 100 kilowatt would tend to move those out.

Mr. Yost: And I think the decibel level, size of the blade and a whole bunch of different issues by limiting the kw, which is what a lot of people do.

Mr. Stump: What do you think about limiting the number of units per property?

Mr. Yost: I saw that on a couple also.

Mr. Stump: But it specifically wasn't in several others so.

Mr. Yost: And would you limit, I went through that one too, I guess you could but I really don't know there has been a lot of progress on properties in the RDT I guess which could have a couple on there, so I don't know if you would want to limit them to that. I did put a limit that it could only be used for energy consumed on that property so you weren't having a generation plant or whatever.

Mr. Wright: I was just noticing that and one of the things about the Speelman application he was noticing was and I know this is true from other sources, if you generate more than you use the grid will absorb it, so when you tie into the energy grid it's a some kind of automatically back and forth relationship.

Mr. Stump: We have to work on the wording in that area, there was one of the other ones that tackled that topic I think it was the same one you are talking about the commercial generation but basically the primary intent of wind generation, the primary intent of the power generation system on that property was for use on that property, if they are lucky enough to generate enough that they are going to sell back at a profit its just the way the system works.

Mr. Sneed: Didn't one actually prohibit doing that, didn't one say you are not permitted to sell back.

Mr. Yost: I didn't see that.

Mr. Stump: I don't think so.

Mr. Yost: I saw the one for --- consumption only.

Mr. Stump: There was one that prohibited them to build something that was specifically intended to turn a profit.

Mr. Yost: Oh the farm or something there was one of those right.

Mr. Sneed: The question is why what issues does that raise if you are selling back in an exchange what's the effect of that?

Mr. Stump: My speculation would be that that particular regulation was trying to preclude people from buying, having a pot lets say, and having their own mini wind farm as long as all the specs met they could do it but they are purely doing it for commercial generation purposes as opposed to supplementing their business or residence.

Mr. Hoewing: But Wade what you are proposing is taking the memo and the three categories of things and translating them into some kind of an Ordinance for us to look at, at the next meeting.

Mr. Yost: Yep.

Mr. Hoewing: Can't we think of other areas not covered I guess and I frankly can't in terms of energy devices.

Mr. Yost: Another reason I didn't limit it to one and separate them was the roof mounts you can have a couple.

Mr. Stump: No I wanted to bring up the topic, I am kind of in favor of not limiting the number but it was one of the few topics that jumped out at me and it was very different.

Mr. Hoewing: I haven't done as much looking at these in ground energy generating systems so I don't know what the issues are, I know one of them obviously is disturbing the water table and somewhere actually potentially polluting it so I guess that is the main issue.

Mr. Yost: Yea and the wellhead protection speaks to that now because some of the units they actually drill the well down 50, 75, 80 feet whatever and then do a drop tube and whenever it is done, so that is prohibited as of now.

Mr. Hoewing: Is it?

Mr. Yost: Through the wellhead protection.

Mr. Hoewing: Because they have one of those in Gaithersburg, they have got a thermal heating system there I didn't really look at it that closely how it worked but that is how they do it in that recreation center there. Of course they don't have their water from a well system they get it from WSSC.

Mr. Yost: There is also one that goes in a trench. I don't know that much about it what product and its sizes but buried 5 to 8 foot down I guess and I don't know how you would inspect it and in 20 years if the pipe is going to deteriorate is liquid going to seep out so again I don't know if you want to allow that at all. I don't know a lot about it, John was going to look into it more.

Mr. Hoewing: Ok.

Mr. Wright: Apparently you don't have to go down that far to get to the maximum advantage for geothermal exchange, so you could, generally people go down because they don't have the sideways space but if you went down to I don't know what the specific depth is and then you just went horizontal you would achieve the same thing. It is not like it gets a lot hotter by going down a few extra 100 feet or something you are not like getting to the core of the earth or something.

Mr. Yost: Alan will take a look at the unsafe citizen abandonment and Cal that was one thing on the second page you had brought up. What do you do in the future for that if the

generator gets squeaky or bearings or going out it is irritating the neighbors or one of the props is chipped and this may be the proper verbiage for it but basically if there is a problem or the wind system is out of service for 12 months it shall be deemed abandoned and upon written notice the owner must remove it within 30 days, but Alan can definitely take a look at that language and tune it up. My intent was to speak to disrepair as well as being out of service both --- so it is just not sitting there rusting away.

Mr. Stump: Did you consider a time limit on permits for any of the systems, for example at least one of the ordinances said specified that the permit was temporary for 3 years and another one had it being for 2 years. I don't know if we want to limit them, limit the times and then they have to come back for reapproval, that just surprised me when I was reading through them.

Mr. Yost: I don't know. Alan what happens if you don't approve the 2nd permit how does that work because they invested that money.

Mr. Sneed: Well they have to demonstrate...

Mr. Yost: Well what would be the reason?

Mr. Wright: Permits are a little different than zoning uses typically I mean if the local government wants to regulate something you can do it by requiring people to get a permit and then they have to certify that they meet certain requirements and they might have to renew that permit periodically but if they meet all the requirements of the permit then basically you don't have discretion to turn them down.

Mr. Sneed: I'm not sure it was a permit, did it say permit?

Mr. Stump: The first one I was looking at was actually in the first of the examples, which is one of the examples I liked the most in general because it is more complete. --- of the building permit shall be permitted on a temporary basis not to exceed 3 years from the date building permit was issued.

Mr. Wright: And that was for I am sorry what?

Mr. Stump: That was the New Hampshire Office of Energy. That was the first of the examples. I think there was another one in here that actually had a similar thing but for 2 years. It was an interesting point, 2 of them had those limitations and the other 2 or 3 didn't and I remember we talked about the whole issue of a temporary permit last time.

Mr. Sneed: But it is not a use permit it is a building permit so it would be different right?

Mr. Wright: Well if this was a building permit you just need to show that you have built your building to the specified requirements standards then you are finished and the building is built and you don't need, you get it signed off and that is the end of the process. A use permit would be...

Mr. Yost: A special exception would be --- a special exception is --- use right?

Mr. Wright: Yea I mean the farthest category under special exception would be a permit to operate a use, basically it is a conditional use or call it a special exception.

Mr. Sneed: Wade when you guys draft up something maybe you can build it posing questions to us.

Mr. Yost: Yea as we are talking about it I am thinking why would you not want to approve it, is there a problem with it, so I like it from another angle as ok we have a problem either you repair the problem or fix the problem or you are in violation either --- or you have to take it down. I don't know why else you would have that.

Mr. Wright: I am not sure either. There are permits for all kinds of things like Daycare License or a business permit or you just have to come back and renew it by certifying that

you have met certain conditions and maybe there is an inspection process involved. Some permits would want to have an inspection yearly or whatever to make sure that the person is complying with, you know the Health Department can certainly come around and revoke your restaurant permit if you don't meet the sanitation requirements.

Mr. Yost: That makes a valid point then, you have it inspected every third year and if you don't pass inspection...

Mr. Sneed: Right I kind of like that.

Mr. Yost: That is not a bad idea.

Mr. Stump: Something for consideration.

Mr. Sneed: No I like that Chuck.

Mr. Stump: Also I don't know if you addressed it here. Did we think anything about minimum distance from the ground clearance for the blades?

Mr. Yost: Yes I did put that in there.

Mr. Stump: Ok I missed that.

Mr. Yost: I put it in the same one that talks about the height.

Mr. Stump: Sorry there it is.

Mr. Yost: Yea 30-foot clearance.

Mr. Stump: And the last of my questions relate to wind. So we have a fixed maximum height requirements or we have a varying set of height requirements depending on say the surrounding foliage I don't know what our maximum height of any of our trees are around here but the ones I preferred were the ones where they called out a distance around the --- facility and it could be no more than X feet above the vegetation within in that distance as opposed to a fixed maximum height so if you have got a lot, if you've got a 75 foot max and you have a lot with 80 foot trees in it, totally ruled out because your tower is now below your surrounding...

Mr. Yost: In an established neighborhood like Wesmond or Westerly you have exactly that.

Mr. Stump: I like sort of the more varying or some max if there is no surrounding foliage but if there is a surrounding foliage issue and it varies some actual height above whatever that foliage is within that radius.

Mr. Yost: To a maximum of something?

Mr. Stump: Probably some cap on it or something reasonable.

Mr. Hoewing: That one they had was 150 and this one graph that looks pretty high to me but I think it is a good idea.

Mr. Yost: That is very, very tall.

Mr. Sneed: That was commercial right.

Mr. Hoewing: Yea it was commercial. But that is what it would be I mean we are looking at commercial ones.

Mr. Wright: This idea that they didn't want it to be more than so much higher than the surrounding foliage...

Mr. Hoewing: Yea they didn't want it to stick out like a sore thumb I guess.

Mr. Stump: Like no more than 30 feet above the canopy, the canopy has to be measured within 200 feet of the, so you couldn't say there is a tree over there a quarter of a mile that is 100 feet high so therefore I want my, no, no that doesn't count. Does that make sense?

Mr. Yost: It is difficult in some aspects because the newer neighborhoods will be able to put up a generator but once the trees, you see what I am getting at, but I did read that too and I didn't know how that would really play out but I thought yea you would prohibit some of the older neighborhoods already because you are not going to get enough wind because of blockage of the trees.

Mr. Stump: I think John, I think John's 65 feet was primarily based on the nearest trees if I remember back in the beginning of that whole process and discussion, I think that is why he --- an arbitrary spot.

Mr. Hoewing: Do we have enough guidance here?

Mr. Sneed: I have a question. Is there a reason you left out permitted locations as a measure, as an item?

Mr. Wright: That would probably be included in the use chart as to which zone.

Mr. Yost: Yea 2nd page it says will consider what zones to be permitted or a special exception, is that what you are talking about?

Mr. Sneed: Right ok.

Mr. Yost: Because really I don't I mean George was talking and said maybe it should just only apply to RDT.

Mr. Stump: That is why I like possibly separating the two discussions.

Mr. Yost: I agree.

Mr. Stump: I mean you can't do anything until you have both discussions answered.

Mr. Sneed: Does it make sense to have a discussion, were you going to say something else...

Mr. Yost: Also the point you brought up, what more would you guys like to see as far as the height, how would you like that, not necessarily in 2 zones but something about the trees.

Mr. Sneed: In reading these myself I keep going sort of in reverse and looking at I find myself looking at zones and residence versus commercial versus CBD etc., and trying to look at it separately so my answer to your question is, I would look at residential and I might have an idea about height, I might have a different idea about height in another zone or area of the town, and so what I was going to say to you is does it make sense when we come back next month maybe to start out with the zones or the residential versus what other areas and kind of work by area and then...

Mr. Yost: Which is kind of what I did in my mind as I was pooling around I was trying to find the...

Mr. Sneed: Rather than go with this everything and then fit the zones into these maybe we could take a look at the zones or CBD etc., wherever you think the appropriate breakout would be and then look at how they might be the same or different and then...

Mr. Yost: We could do that right now start into it.

Mr. Stump: Either way I agree it still leaves the issue of a fixed height or variable height.

Mr. Yost: Right which we do have 2 different ones for different --- not the tree thing.

Mr. Sneed: So what would the breakouts be then, residential would be one...

Mr. Yost: Well you could break it down all the way into just like the use chart is be 1/3, 1/2 or...

Mr. Hoewing: Or just have the residential zoning but I don't think there would be any difference frankly they are all the same basic size frankly.

Mr. Wright: Yea they are not much different.

Mr. Yost: Townhouses would probably be not permitted.

Mr. Hoewing: And I think these towers have to be a minimum height to be effective at all so they can't be 20 feet high for example I think they have got to be up higher than that.

Mr. Sneed: But what I am suggesting is we might decide as a group no wind small wind energy system can be erected on a residential lot.

Mr. Yost: Right exactly.

Mr. Hoewing: That would make sense.

Mr. Sneed: So if we look at that then we don't have to worry about the sizes so what does that leave us with if we go from residential...

Mr. Hoewing: Basically you have got the RDT which out there you would probably let them do that because out there lot acreage and you have got the CBD which is the central business district.

Mr. Sneed: Do we know what the largest lot size is in the CBD?

Mr. Yost: I believe Speelman is definitely one of them and one of the churches may be another.

Mr. Hoewing: Yea they have got a lot of space on them they could put a tower up easily.

Mr. Sneed: But we would pose the question would we prohibit them in the CBD for any reason, RDT we think we would not...

Mr. Hoewing: Probably not.

Mr. Sneed: So probably not. Residential no...

Mr. Stump: Maybe. I think they should be allowed in residential or at least let the height limitations control what is or isn't available in a residential.

Mr. Yost: True that is kind of rooftops too even though I don't know how beneficial it would really be versus solar or whatever but...

Mr. Hoewing: I don't have the zoning regulations in front of me but I don't think we allow towers for example, for radio towers in residential, I don't think we do. If we don't I don't know how we can allow these types of towers, I might be mistaken but I don't think we do.

Mr. Yost: Because we are going green.

Mr. Stump: Special exception. Which at a minimum I would like to at least see it be special exception so at least it could be considered on a case by case, --- my concern saying no but at least we haven't shut the door. Interesting debates is what is allowed in the various use areas and what the actual regulations would be.

Mr. Wright: But if you have got a special exception use then you have got to provide some standards some guidance to the Board of Zoning Appeals as to when it is appropriate and when it is not. Otherwise you are just back where we are right now. Special exception has to typically a special exception is a permitted use it is a use that by making it a special exception the Commissioners are saying this is a use that we find appropriate for these zones that we are specifying, as long as there are no conditions that mitigate against it.

Mr. Sneed: And for that reason I don't think I could be convinced that wind towers should be permitted in the residential areas but that is a debate we can have when we have more people here to talk about it. So we have residential, RDT, CBD any other breakouts divisions of the town?

Mr. Yost: Yea general commercial. Multi-family residential is the town homes and I don't think you want to permit them.

Mr. Sneed: So then using that discussion then would we make affirmative statements then in the new regulations that we established. For example in the general commercial area of town no wind energy, no small wind energy systems are permitted.

Mr. Yost: That would be in the use chart.

Mr. Stump: That would be in the use chart not the regulations?

Mr. Yost: Right.

Mr. Sneed: Use chart ok.

Mr. Yost: Correct.

Mr. Sneed: So then again getting back to leaping up to next month's meeting if we break these areas down maybe we can have a discussion about how we think at least with respect to small wind energy systems and we agree we are going to start with that, applied to each of these areas we can have a discussion about that and then help guide you in developing...

Mr. Yost: Definitely it will because like Chuck said with the height and that, if you say well residential would be above the trees well that is going to apply pretty much anywhere if you kind of have that concept of you need to be above the canopy which I don't know if you want but yea that does bring out the individual point. I think we have a pretty good starting base so.

Mr. Hoewing: It is all over the map I mean St. Mary's County looks like they are going to let it be any zoning.

Mr. Yost: You are right.

Mr. Sneed: I think that is a good point that you are raising, how many do we have here 4 samples, 5 samples, they are probably who knows hundreds out there I mean...

Mr. Yost: There are more I was Googling trying to look out for a couple specific points today but people are working on it.

Mr. Sneed: Can we ask John to pull some more?

Mr. Yost: If you want I mean he just Googled them and pulled them up off the Internet.

Mr. Sneed: So you want us to do it ourselves?

Mr. Hoewing: You got 5 right here already.

Mr. Yost: And they are all very, very close.

Mr. Sneed: Ok I am thinking the more the better so I think it might be some good time of mine spent doing some more research but this is a good starting point. All right are we done with this?

Mr. Stump: I have some thoughts on the solar area similar to (inaudible)...

Mr. Yost: That particular portion of it could just be residential areas just permitted and just use the standard stuff we have in here now. In a commercial you want to say --- on the back of the building just separate that out.

Mr. Stump: Most of my thoughts were going to be towards the commercial and CBD area.

Mr. Yost: Right that is what I thought.

Mr. Stump: Especially the ones dealing with things like streetscape and in some ways solar can look a lot worse than wind towers.

Mr. Yost: They can I have seen some really bad ones.

Mr. Sneed: Ok then that concludes our discussion on green initiatives. Are there any other items or issues that anybody wants to bring up? Do I hear a motion for adjournment? You know the drill by now right, your name and your address.

Mr. Barnes: My name is Don Barnes I live at 19735 Selby Avenue and I think the Master Plan as we all know is the most important document that the Town can produce. It sets the Town, the culture, the nature of the community, it embodies who we are in this Town, it should every effort should be taken to get everybody's involvement in it as much as possible. The forums are important I think we should reach out to people and get them involved, I think they need to be educated as well because I think a lot of people aren't familiar with Article 66B so I think in the process of getting citizen involvement they need to be educated as well and it is their Town, they need to make and write the Master Plan. I guess the next question I have is after the Master Plan is written what is the next step, what is the timeline to get the zoning code rewritten and get it to because as I understand the zoning code implements the Master Plan so what is the timeline for that so the process doesn't stop with the Master Plan it goes beyond that. The other thing is I think the green initiatives should be embodied in the Master Plan, I look at this building and I wonder, actually I was wondering when it was built, if it was meeting the national green building coalition, new building gold or silver standards, doesn't meet any standards any green building standards at all. I have also wondered why our new developments in the Poolesville, all those new houses should be meeting the new building residential standards why aren't all those houses being built to meet the new standards. Questions, we had an opportunity to ensure I think energy efficiency for the community and I think maybe we missed the boat on that, I think there are other opportunities that we can do that would make us more of an energy efficient community, there might be tax breaks on energy efficient appliances in the town, particularly since we provide our own water and our own sewage you know I think most homes now have the 1.5 tanks they even have more waterless urinals, does this building have these, the waterless urinals, missed opportunity. So I am asking suggesting that when you write the Master Plan that we consider these types of things for the community.

Mr. Sneed: Great ideas we will keep that in mind.

Mr. Barnes: All right thanks. I guess the only other thing I have in my notes is that you know like you said we have been through this drill before, we have presented several times to the Planning Commission documents that we really never received a response back from the Planning Commission and we have written a lot of documents to the Town, to the Planning Commission, Commissioners and Mr. Alan Wright has given us a few responses but the Commissioners we haven't gotten anything back in writing. I just find that very interesting that we don't receive written correspondence back from the Planning Commission or the Commissioners when we communicate in writing to them.

Mr. Sneed: Is there anything specific that is outstanding?

Mr. Barnes: Recently I don't have dates exact dates but we provided you with a line by line analysis of our analysis of the Mevissens application for Special Exception where I think someone said you would provide us with information that indicated that we were duped, we did that we kind of expected something in writing back at least your acknowledgement of yea we got it thanks, I mean in my job if someone mails me something or I get a letter I am duty bound to respond to it with a letter saying yea thank you very much we received it we will take it under consideration or we don't have any

intent to respond to it at all. But it just seems to be, I mean when you write somebody something you should get something back, it is just not fair, we have written I think over 12 complaints and many other documents to the Town and I just feel that we should be getting something back in writing and I don't mean from Wade Yost, I mean from the Planning Commission, the Commissioners because that is who we are writing to.

Mr. Yost: He did turn some things in and my position right now since we the case is under appeal going to court I put everything that he brings to me in writing, I give it to Alan and Alan responds. So and I know you did turn some stuff in to the Planning Commission for the and we spoke to it that evening I believe one was we said we would take a look at it when we start going through the zoning ordinance which was to rewrite it and take a look at driveways which we discussed at 2 different meetings already...

Mr. Stump: That is one thing I missed we really said yes that is something we need to look at and it became --- when we revisit the zoning code that could be a after the Master Plan is done which could be a multi-year out...

Mr. Sneed: Well whatever the answer is I suppose we owe an answer to Mr. Barnes so if there is any, we have a list of outstanding issues if that is one of them I think what you all are asking is if the answer from the Town is that will be decided it is planned for sometime in the future then that is an answer and brings piece of mind.

Mr. Barnes: Sure yea it is not only us and it is not the issue it is maybe more of a process, I don't see a clear process defined for when an individual is dealing with the Town on issues that whether it be the Planning Commission or Commissioners how all that is handled. We are keeping a record and we would like to continue that record and here we have we sent something and we don't get anything back it is kind of like I know I don't do that at my job.

Mr. Wright: The only thing that I am aware of and I may not have seen everything but I know the one that came to the Commissioners they asked me to do a response and I did a response and they put it on the agenda and they had a large part of a meeting devoted to discussion on it. Now I don't know what more in the way of a response, it wasn't up to the Commissioners to make a decision so they did determine I guess in the end that there really was nothing that they could do or wished to do, there were numerous complaints about enforcement of the special exception and those were referred generally to me and I responded to all of them I believe, if there is some that haven't been responded to I will be happy to take a look at them if you can identify what they are but I think maybe the only one that may be outstanding is if you are referring to this one to the Planning Commission but I am not sure there are any others that have not had a response considering that the meeting by the Commissioners was devoted to responding to your letter.

Mr. Barnes: I think the one that might be that comes to my mind is our request to amend the zoning code for the pipestem issue and the Commissioners had 30 days to respond to that and --- we have a record of them basically I mean you had some suggestions on there I think I don't think we were told no way it was just kind of in a way tabled.

Mr. Wright: What you may be referring to is a request an application for a zoning map amendment...

Mr. Barnes: No it wasn't a map it was a text...

Mr. Wright: A text amendment is up to the Commissioners to introduce or not to introduce as they...

Mr. Hoewing: Well we should respond to those kinds of things though because we are going to look at zoning changes and it will be part of the record.

Mr. Yost: Right the particular text amendment we did speak of that evening and it did say that there was something we would have to look at individual covenants to make sure that we did not permit anything that wasn't permitted in which we were told that evening we can't do, we can't look at somebody else's laws but that evening we did discuss that and that was the answer in the meeting I believe you were here.

Mr. Stump: But we left open the topic of shared driveways and we should revisit that at some point.

Mr. Hoewing: But even if --- and somebody writes you a letter its true that you should send a response back saying we got your letter.

Mr. Yost: And I typically do answer for us but if it is something in litigation I do refer everything to Alan.

Mr. Hoewing: Even there though you could still say we acknowledge receipt of your letter and it is going to be put in the file considering this is under litigation. That is fine too.

Mr. Sneed: Well thank you for bringing that to our attention and certainly there is always room for improvement.

Mr. Barnes: All right thanks.

Mr. Sneed: Thank you. Please give us your name and your address.

Mr. Peck: Gary Peck at 19523 Wootton Avenue. I was wondering where do you get a copy of the 2005 Master Plan and how much you spent and the other comment was we really don't need 2 roundabouts in our town.

Mr. Sneed: Well to answer your first question is where can you get the Master Plan and the budget...

Mr. Yost: The budget you just pick up here at Town Hall, the Master Plan we do sell for \$50.00 but it is available online also.

Mr. Peck: Well how do you get in on the computer?

Mr. Yost: Just go to ci.Poolesville.md.us.

Mr. Peck: And then get the whole thing there and not have to pay anything and it tells how much money you are projecting to spend on each item and so on.

Mr. Yost: No a copy of the budget, which is free can be picked up at Town Hall. The budget is also online there, that tells what the funds are being expended. The Master Plan speaks to the visions of the community and how it wants to look and transportation and things like that not actual expenditures.

Mr. Peck: This is the Town Hall here isn't it?

Mr. Yost: Yes Sir.

Mr. Peck: Would you have a copy of the budget?

Mr. Yost: In the offices I do yes.

Mr. Peck: Oh.

Mr. Yost: When we are finished here I can get you one.

Mr. Peck: Oh ok. And then of course the other thing is we don't need any traffic circles and you need to be fair to the farmers.

Mr. Sneed: That has been mentioned by more than you yes. I suppose that will be discussed when the Master Plan is being discussed and established so...

Mr. Peck: And I understand that is a good size of the budget and some things you just don't need.

Mr. Hoewing: No it has been discussed. I kind of doubt based on what the Commissioners have said so far that it is going to be seriously adopted. More than likely what we will try to do down there is try to get stop signs at some point if we can. That is the major thing we are trying to do right now but we haven't been successful on that either, but I don't think traffic roundabouts are likely. Part of it is because of what you said there was testimony on that about farm vehicles and partly it is the cost it is very expensive to build.

Mr. Sneed: I love them just for the record. I think I would rather see money taken away from other areas and saved for the roundabout myself but that is just me. Ok anything else thank you very much.

Mr. Turner: I am not familiar with the protocol of the meeting and all that I apologize...

Mr. Sneed: Please state your name and address to start with.

Mr. Turner: My name is Steve Turner and I live at 17677 Kohlhoss. I am not even sure if this is the proper time for this. I was just wondering if we could discuss a sidewalk being put in on Cattail Road from Kohlhoss up to Cattail. It is a safety issue just for the fact that the cars go speeding by there you can't really walk on the grass because nobody in this Town, I don't want to say nobody in the Town but a lot of people don't pick up after their dogs, you can't really go walking up on the grass when you have a baby carriage like I do you can't really go walking up that street as well. And it is an issue with a lot of my neighbors as well I just didn't know if that was something that was feasible that could be done.

Mr. Sneed: Which stretch of road?

Mr. Turner: The Cattail Road from Kohlhoss up to Cattail by the school.

Mr. Stump: Along Cattail itself.

Mr. Yost: Right.

Mr. Turner: Coming out of Kohlhoss, past the school...

Mr. Stump: Up to the turn at Dr. Walling.

Mr. Turner: Yes. There have been many times when I have been taking my dog for a walk and cars fly by and I said I am not going to walk on the grass because I am not going to go walking through dog feces or anything. I'm just throwing it out there I don't know if it is something feasible that could be happening or not.

Mr. Yost: We are evaluating the sidewalks right now that particular property is school property, it is not owned by the Town we don't have any right of ways we would have to talk to the school and see if we can work something out there but I can definitely bring it up to the Parks and Streets Board and like I said they are going through the process of prioritizing where new sidewalks are going to go in the future so I can bring it up to them.

Mr. Hoewing: This is behind the townhouses right that we are talking about?

Mr. Turner: I am sorry?

Mr. Hoewing: This is behind the townhouses you are talking about.

Mr. Turner: Yes Sir going up...

Mr. Yost: Towards Tama.

Mr. Turner: I don't know how many times I have come this close to getting hit myself so I am sure everybody else as opposed to having to walk all the way down to get into town.

Mr. Hoewing: We do have a sidewalk construction budget and actually there are some sidewalks planned this year for example so it is worthwhile raising it.

Mr. Yost: And it takes a couple years to get things going as you know it took us a couple years to get that sidewalk put in last year on Kohlhoss which we see the kids using it all the time.

Mr. Sneed: But the school district acts much quicker right Wade?

Mr. Yost: Yea sure.

Mr. Sneed: Thank you for bringing it up.

Mr. Barnes: Don Barnes 19735 Selby Avenue. I would like to reiterate what he just said I use that little portion of road myself jogging often and I have been almost run off the road by cars there is a little bit of a hill there and you can negotiate it but it would be nice if there was and a lot of people do walk their dogs along that area and it's a bumpy road and the County fixed the curve going in coming out towards town there is a big dip in that road which is a problem a lot of cars use that road but its gotten a little bit better but still you come over that hill and pedestrians are at risk so it would be nice to see a sidewalk, maybe the County could pay it and don't forget there is a lot of federal money available right now they are giving it to communities around America and maybe we could have a citizen forum to explore opportunities for Poolesville to take advantage of some of that great money that is out there for grants and improvements and create jobs in Poolesville.

Mr. Sneed: I am curious do we have a dog litter do we require people to pick up after their dogs is that a County...

Mr. Yost: That is a county ordinance yes.

Mr. Stump: Who enforces that the County?

Mr. Sneed: So we don't have any role in enforcing so if you wanted to call someone you would have to call the County, but in this instance it could be the school, would it be the same or would they school have some...

Mr. Hoewing: I don't know I think it is still the Health Department that runs that.

Mr. Sneed: Anything else from anyone, any motions?

Adjournment

Mr. Stump: I move we adjourn.

Mr. Hoewing: Second.

Mr. Sneed: All in favor?

All: Aye.