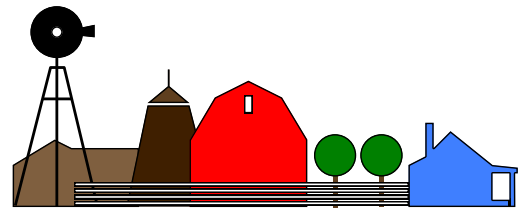


## **RUSTIC ROADS ADVISORY COMMITTEE**

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

6:30-8:30 PM Executive Office Building, Rockville  
Lobby Level conference room



### **Approved Minutes**

**Meeting of March 25<sup>th</sup>, 2014**

#### **Attendees:**

**M-NCPPC member:** Leslie Saville

**DPS Staff coordinator:** Jay Beatty & Brian Jeeves (Incoming Staff Coordinator)

#### **Voting Members present:**

Christopher Marston

Greg Glenn

Greg Deaver

Eric Spates

#### **Voting Members Absent:**

Marc Miller

Jane Thompson

Angela Butler

#### **Guests:**

Eileen Emmet M-NCPPC (Parks department)

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The meeting was called to order at 6:35 pm.

#### **Minutes**

The February 25<sup>th</sup>, 2014 minutes were approved.

#### **Member Replacement**

Jay informed the committee that we have two prospective candidates to fill the positions being vacated by Eric Spates and Greg Glenn. It was decided that Eric, Greg Glenn and Brian would make up a nomination Committee to review the applications and interview the prospective candidates for the positions. It was decided that the interviews would take place before the next full RRAC meeting.

## **Presentations:**

The Montgomery County Parks Department gave a presentation to the Committee on the Seneca/Poole Store.

The presentation was given by Eileen Emmet, Park Project Manager, Montgomery Parks

The following are questions were raised along with the answers provided by Eileen,

1. What is the source of the request for a general store with agricultural goods?

*Response: The community requested this in 2010 when the Poole family vacated the property. MC Parks has continued to support this idea and at the January 2014 community meeting for the project, Parks reiterated their plans to find a general store tenant that will support the needs of the agricultural community.*

2. The general store business model is on the decline and may not be viable here. The warehouse tenant already sells agricultural supplies. Maybe sandwiches and inner tubes should be sold too.

3. How many occupants are allowed in the building per the fire code? There must be limits on the number of people allowed into the building.

*Response: The Parks consultant architect is studying the code requirements and the number of allowed occupants is not yet known. Parks intends to operate a code-complaint facility and will transfer that responsibility to a tenant.*

4. Public restrooms.

- Aren't they needed with food service?

*Response: Not in the case of this project. The DPS Septic office will not allow us to have public restrooms because the property does not have sufficient septic capacity. MC Parks is providing a rehabilitated "base" building with sufficient infrastructure to meet the Health Department's requirements for Low Option Food Service (pre-packaged foods) and Moderate Option Food Service (hot dogs, sandwiches, etc.). Neither of these "options" requires public restrooms. DPS will not allow indoor or outdoor seating, including picnic tables, because people will eat and linger where toilets are not available. Parks plans to keep a portable toilet at the property, but DPS may have problems with that too.*

- Lack of public restrooms is a significant limitation. What can be done about it?

*Response: Nothing for this project. It might be possible for Parks to initiate another project to address the general lack of public restrooms in the vicinity of Seneca Landing Special Park and/or collaborate with the State Park and NPS to find a solution for all parks' customers.*

- Nick's Pizza (on Seneca Road) not far from Harris Teeter (on Rt. 28) has the similar restrictions on their business – no picnic tables allowed because they can't have public toilets.

- Could MC Parks or the State Park put in a trailer toilet? They are much nicer than portables.

*Response: None provided. (However, it should be noted for the record that these come with an operational expense that is likely more costly than portable toilets.)*

#### 5. Parking:

- The five (5) car parking limit is not many people at one time.
- Probably need 25 parking spaces for a viable business.
- How will sharing the parking work for the different tenants?
- From a rustic roads perspective, parking might be a concern.

#### 6. Why not use the current building ramp?

*Response: The current ramp does not meet ADA so a new ramp from a new handicapped parking space (concrete) will be provided to the double-doors on the side of the store.*

#### 7. Why can't the second floor be made usable?

*Response: The entire structure of the second floor/first floor ceiling would have to be redone and that would compromise the historic integrity of the building that the Maryland Historical Trust is requiring MC Parks to preserve.*

#### 8. Where is the site of the Seneca Mill?

*Response: Not far from the Potomac River, near the C&O Canal, not far from the Seneca Creek Greenway Trail.*

### **Rustic Roads Guidelines –**

The Comm has decided that it would return to the use of a sub-group to work solely on the Guidelines as time allows, the next sub-group will convene on April 8<sup>th</sup> at 7:00am in the EOB lobby level conference room.

### **Public Awareness –\_nothing to report**

### **Correspondence –**

Brian will draft a letter of thanks from the RRAC to the Parks Department for review and signature by the Chairman.

Brian will contact Maddox Engineers to schedule a presentation.

## **New Business –**

Brian informed the Committee that he had received a mailing from Maddox Engineers and Surveyors, INC. regarding a proposed project at the intersection of Stoney Creek Road and Stoney Creek Way. Leslie suggested that the Committee wait until the meeting in May to have Maddox make a presentation as comments from the Development Review Committee (DRC) may change the proposal. The RRAC agreed to wait until the May meeting for the presentation.

Eric circulated a letter from the Patton family regarding the lack of maintenance on River Road. It was decided that the committee would ask DOT to come and talk to us about the maintenance program for the nine gravel roads in the county and the RRAC would request a copy of the report that is done on those roads. (Note: the RRAC has not received any communication from the Patton family as of the drafting of these minutes)

The Committee thanked Jay for his service.

## **Adjourned**

The meeting was adjourned at 8:35 pm. The next Public RRAC meeting is scheduled for Tuesday, April the 22<sup>th</sup> from 6:30 to 8:30 in Rockville. (This will be a full meeting with the emphasis being on the working groups recommendations for the Manual). The working group is scheduled to meet at the EOB on April 8<sup>th</sup> 7:00am to 9:00am.

## **MINUTES APPROVED:**

4-28-14