



MINUTES
RUSTIC ROADS ADVISORY COMMITTEE MEETING
April 26, 2011
Executive Office Building – Rockville

Members:

Bob Goldberg
Fred Lechluder
Eric Spates
Marc Miller
Robin Ziek
Greg Deaver
Greg Glenn

Leslie Saville – MNCPPC member
Sarah Navid – outgoing staff coordinator
Laura Bradshaw – incoming staff coordinator

Guests: Glenn Orlin – Deputy Staff Director, County Council

Dave Weber, Principal, Gutschick, Little & Weber P.A.
Mark Johnston, Project Engineer, GLW
Steven Gudelsky, Edgewood Inn LLC
Barry Gudelsky, Edgewood Inn LLC

The meeting began at 7:00 PM.

Minutes – The March 31, 2011 minutes, were read and approved with two corrections.

Rustic Roads Street Name Signs – Glenn Orlin, who currently works for the County Council but was a DOT representative on the original Task Force which developed the Rustic Roads Program, discussed his recent recommendation (memo of April 18, 2011) to the RRAC and the DOT Director. In the interests of raising rustic roads in the public's consciousness but not adding additional sign clutter, he proposed that the white on green street name signs (SNS) be fabricated in a distinctive color such as white on brown. This idea was originally discussed by the Task Force in the early 1990's but since the roads were interim at the time, it was not pursued. The change to the brown SNS would occur as a maintenance function when signs required replacement. Additionally, the RRAC or preservation groups could raise private funding for DOT to replace signs more rapidly. The net effect to the County budget should be neutral.

The Committee would like to get information on SNS costs from DOT and also would like the conversion program publicized on the appropriate websites and possibly through an article in the Gazette so that the public is educated on the distinction.

The Committee agreed with Glenn's proposal and will follow up with a letter to DOT and a copy to the County Council (Valerie Ervin).

Page 2, Minutes Rustic Roads Advisory Committee, April 26, 2011

Edgewood Inn – The Edgewood Inn team presented the current development plan for a Country Inn on Oak Hill Road, a rustic road. A development plan was approved for the property in 1990 before the rustic road designation. Due to the current 8 percent impervious cap on the property and traffic safety issues associated with a driveway on Spencerville Road – MD 198, all access to the property will be via a driveway on Oak Hill Road. The original development plan required that commercial traffic use the MD 198 access point. Therefore, that condition will need to be amended. The MD 198 driveway will be restored to be pervious but will not be open to traffic.

The RRAC had some concerns regarding the volume of commercial traffic (delivery and service trucks). The applicants estimated only one vehicle per day on average. Most of the traffic will be focused on weekend events. MNCPPC has already approved an 83 space parking lot towards the back of the site. The committee was supportive of the preservation of the historic resource as one of only a handful of country inns in the county.

The RRAC voted unanimously to prepare a letter to the applicant stating: The RRAC has no objections to removing the condition for the Edgewood Country Inn (Note #10 on the original development plan) that “all commercial traffic will enter the subject property from the entrance off of MD Route 198.”

Cell Towers – Leslie briefed the committee on the status of two proposed T-Mobile towers. On **Wasche Road**, T-Mobile is requesting a setback waiver from the Board of Appeals to allow the tower to be located 44 feet rather than 155 feet from the adjacent property line. However, this requires a finding that the proposed location is less visually obtrusive. Based on Leslie’s evaluation and participation at the balloon test, the tower would be clearly visible from the road up the property driveway. She proposed two alternate locations that would provide better screening and not required a setback waiver.

The committee agreed that a letter should be drafted stating that they do not support a waiver because, as demonstrated by the balloon test, the proposed location was not less visually obtrusive. Further, they would recommend that the applicant consult with MNCPPC for the best location.

The **Mt Ephraim Road** tower on the west side of the road in the Sugarloaf Mountain viewshed is now proposed as a real silo set back further from the road. The silo is not actually needed on this property. The community wants the silo on the east side of Mt. Ephraim Road where it could actually be functionally useful. T-Mobile wants to keep it on the west side. Leslie will let the committee know when comments are required.

Page 3, Rustic Roads Advisory Committee Minutes, April 26, 2011

Tree Trimming Letter – The letter to the County Council requesting a line item in the budget specifically for tree trimming along rustic roads was sent out in early April. The committee agreed that the proposed field visit invitation should wait a month or so, until the Council was not tied up in the budget deliberations.

The meeting adjourned at 8:50 PM.

Date Approved May 24th