

# Martin's Edition

A Newsletter for the Village of Martin's Additions to Chevy Chase

**February 2019**

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## **FROM THE CHAIRMAN**

### **Chairman's Letter**

*Walkability.* The new term for how walkable a community is.

The Village is going to do an assessment of our walkability looking at destinations and starting points to assure that those areas are safe. One that has been brought to our attention is the intersection with Bradley and Brookville which is difficult to navigate. Query other dead ends like Quincy Raymond Summit and Thornapple? Are sidewalks better on both sides of the street or is just one side adequate?



These are some of the questions that will be addressed in the process, which will be similar to that which was used for developing the building codes. There will be a requests for bids for a consultant to guide the process and a task force will be appointed to work with the consultant in designing a plan to address the issue . All

meetings will be announced and open to residents. Updates will also be made available as well as public hearings to hear from residents. We estimate that the process will take two years.

The Community Engagement Committee is in the beginning stages of planning an "Adults Only" for this spring. They will keep us informed as arrangements are finalized.

- Richard Krajeck, Council Chair

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## UPCOMING EVENTS



2/6/19      3521 Cummings Lane Variance Hearing, Time: 7:30 p.m.

2/18/19      Village office closed in observance of President's Day

2/21/19      February Council meeting, 7:30pm

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## SPOTLIGHT

### **SMALL CELL TOWER LEGISLATION**

The Council is aware of some of the concerns regarding the introduced small cell tower ordinance at the last Council meeting. For those unaware: in response to an FCC ruling made in late-October, the Council introduced an ordinance to address some aesthetic concerns, such as those regarding the placement, size, and number of the small cell towers. While we understand there are public health concerns among

some of the residents, the FCC has expressly prohibited health concerns as being a basis for local legislation; therefore, limitations vis-a-vis aesthetic regulations and fees are the only means by which we can regulate small cell towers. The proposed ordinance comes on the advice of counsel, and is based on the National League of Cities template, and city of Gaithersburg legislation which is already in place, and in consultation with nearby municipalities and telecom experts.

The Council recognizes that despite the hard work that has been put into the legislation, it is still imperfect, due in no small part to moving targets and fast-approaching federally-mandated deadlines and limitations on what can and cannot be regulated. However, the Council also feels that taking no action is not a viable option. The goal of our proposed regulations on small cell antennas is to protect the Village of Martin's Additions and its residents from unregulated installation of small cell antennas in our rights of way. We currently have no process or protections in place, so if applications are submitted, we simply must comply with existing regulations set at other levels of government.

In addition, we do not have the option of outright banning antennas, nor do we have the luxury of waiting. The FCC in its ruling forbade municipalities from banning - or passing ordinances that are so prohibitive that they are effectively banning - the placement of small cell towers. Beginning April 15, wireless companies can begin deployment of 5G technology and may submit permit requests. Thus, if nothing is passed by the FCC's April 15 deadline, municipalities lose all opportunity to legislate 5G small cell towers. By putting forward some legislation now, the ordinance can be amended in the future as more information becomes available, and/or as federal and state laws change.

There will be a public hearing at the February meeting to allow resident comments, questions, and input before (and if) the Council votes - the Council felt it important to follow standard procedures for this ordinance (i.e., introduce, keep open for comment for 30 days, and hold a public hearing before voting whether or not to adopt) rather than move forward on an emergency basis as some of our neighbors have elected to do.

For the entire text of the FCC's ruling, visit:

[FCC Facilitates Wireless Infrastructure Deployment for 5G](#)

The proposed Village ordinance can be found below:

[Proposed Ordinance to Regulate Small Wireless Telecommunications Facilities in the Rights-of-Way](#)

We thank you for your interest in this complicated issue, and hope this may shed some light into this topic and our thought process in trying to address it on such a condensed schedule.

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Financials

**FY2020 Budget Preparations**

This month, the Village will begin preparations for the FY2020 budget. In the past, a draft budget has been presented at, discussed, and introduced at the March Council Meeting, for adoption at the Annual Meeting, which will be held this year on Thursday May 9th. FY 2020 begins July 1, 2020.

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## NOTES FROM THE VILLAGE OFFICE

### **WSSC Update:**

Straight from WSSC, here is the schedule looking ahead...

If the weather and all cooperates with us over the next month, we will be working as follows:

Week of Feb 4th:

Renewing sewer house connections on Chestnut St

Week of Feb 11th:

Renewing sewer house connections on Chestnut St; beginning sewer main relay of segment at the corner of Chestnut and Taylor St (one day of traffic redirection may be needed as downstream manhole is in the middle of this intersection)

Week of Feb 18th:

Continue sewer main relay on Chestnut St; road restoration on Thornapple St (again may need to redirect traffic for a portion of the day as permanent patches will extend beyond the middle of an already narrow street)

Week of Feb 25th:

Finish sewer main relay on Chestnut St and begin sewer house connection renewals

Week of Mar 4th:

Continue sewer house connections on Chestnut St

Looking beyond this there is an estimated 3-4 weeks to complete the relay and renewal on Brookville Rd along with its associated permanent restoration, aiming to have all WSSC work completed by mid-April.

## **Street Repairs:**

Later this month the office will work out a schedule with AB Veirs to complete street repairs, along with curb/gutter & sidewalk repairs, throughout Martin's Additions, beginning on Quincy and Raymond, and finishing with Thornapple, Chestnut, and any potential fixes that are necessary at the Taylor/Chestnut intersection. We will send out an update as soon as we have more definitive information and the asphalt plants re-open.

## **Washington Gas:**

Several residents on Taylor Street and near the Taylor/Summit intersection have had issues with their gas recently. Washington Gas is looking into this issue, though they suspect it is related to a low-pressure system in the gas main because it is a low point for Summit, Taylor, and Delfield Streets. This wet season, it has caused some water to leak into the pipes, and when the temperatures have gotten cold, that water has frozen, which has led to gas pressure being low or not working altogether.

If your gas is not functioning properly, call Washington Gas's emergency number at 844-WASHGAS (927-4427). If you are having issues getting in touch with Washington Gas, or if they are unresponsive, please let our office know and we can use our contacts to try and get your problems solved.

## **Shepherd Park Playground Equipment**

Village staff and Council member Cissna, along with representatives from Chevy Chase Village and the Rollingwood Citizens Association met with Montgomery County Parks & Planning staff to discuss possibilities for upgrading the Shepherd Park playground. The Parks & Planning staff acknowledged that the equipment was old and out-dated, but that playground equipment evaluations are done using a rubric that looks at a variety of criteria that includes age, but also factors in such things as material (a lot of parks still have wooden playground equipment that is splintering),

defective machinery, how often crews need to come out and tighten screws, etc. All that is to say, despite how shabby the playground looks, there are playgrounds in worse shape than ours, and so replacement and/or refurbishment for Shepherd Park is not likely at this time.

To put things in perspective, there are over 400 parks in Montgomery County, and currently 80 of them are in need of replacement such as ours. Ideally, the County would be replacing playground equipment every 20 years, but due to budget gaps, they are currently on 46-year cycles. Unfortunately for us, this means that the playground at Shepherd Park is unlikely to be re-done any time in the next six years barring a new influx of cash with Parks & Planning.

That being said, as mentioned, they all recognized that the playground was out-dated, and were going to look into possibilities of at least re-painting the equipment and/or giving it a "spit shine." They also were going to look into some of the safety concerns that we brought to their attention, such as addressing accessibility from the playground up the hill to the playing field; trimming back some of the brush that overgrows onto the basketball court; and increasing visibility to try and cut down on beer cans littering the park, to name a few.

If this is an important issue to you, one recommendation the Parks and Planning staff gave was to send in comments to Montgomery County (budget discussions are currently ongoing), and ask them to fund the Parks and Planning Department to get back to the recommended 20-year life-cycle replacement schedule. Comments on the Montgomery County budget can be submitted via email by visiting the following website:

[https://www2.montgomerycountymd.gov/CCL\\_ContactForms/ContactCouncil.aspx](https://www2.montgomerycountymd.gov/CCL_ContactForms/ContactCouncil.aspx)

Or by calling: 240-777-7802.

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Village of Martin's Additions  
7013 Brookville Road (Suite B, 2nd floor)  
Chevy Chase, MD 20815-3263

Draft Agenda for Council Meeting  
February 21, 2019

The Village Council may entertain a motion during the open meeting to close a portion of the meeting, in accordance with Section 3-305(b) of the Open Meetings Act (Maryland Code, General Provisions Article)

7:30 PM	Call to Order: Krajeck
7:31 PM	Committee Updates
7:40 PM	Opportunity for Council to hear residents' comments: Krajeck
8:15 PM	Public Hearing on Proposed 5G Cell Tower Legislation & possible vote on adoption of Resolution 1-19-1: Krajeck
8:55 PM	Discussion of Quincy/Oxford Intersection Redesign Plans: Krajeck
9:10 PM	Action on Meeting Minutes of January 17: Krajeck
9:15 PM	Building Administrator's Report: Lohmeyer
9:25 PM	Financial Matters: Alexander
9:30 PM	Manager's Report: Trollinger
9:45 PM	Opportunity for Council to hear residents' comments: Krajeck
10:00 PM	Adjournment: Krajeck

## BUILDING BLOCKS

### **Building Administrator Report:**

TO:	The Council at the Village of Martin's Additions
FROM:	Doug Lohmeyer
DATE OF MEMO:	January 15, 2019
SUBJECT:	Building Administrator's Report

3520 Bradley La.

The applicant has submitted a building permit to the County and the Village. The neighborhood information meeting has been held and the County and Village building permits have been issued. The handicapped ramp on the west side of the house was not included in the Village permit. A variance for the ramp may be applied for later.

7204 Chestnut St.

The applicant has submitted a building permit package to the County and the Village.

The application is undergoing the initial Village review. The Village is waiting for more information from the applicant's engineer. The applicant has applied for a variance, which was held on Thursday, Dec. 20, 2018. A second variance hearing is scheduled for Jan. 30, 2019.

7210 Chestnut St.

The Village has received an application for a new house to be built on the vacant lot.

The information meeting with the residents was held on Monday Sept. 17th.

The County issued their building permit on Oct. 1, 2018 and the Village issued their building permit on Oct. 11, 2018. Work begun at the site on Oct. 11th.

7208 Delfield St.

A dumpster permit has been issued for interior kitchen improvements in the ex. house. A performance bond has been posted to cover any damage to the Village right of way. The applicant recently amended the MCDPS permit for additional interior improvements. A Village building permit has been issued for the enclosing of the existing screened porch.

7213 Delfield St.

The property owners have submitted a permit to replace with ex. driveway. The existing concrete driveway apron will remain. The Village permit is being processed.

3404 Shepherd St.

The proposed improvements were not completed prior to the original building permit expiration date. The Village has extended the applicant's building permit until May 16, 2019. According to the MCDPS web-site, the County closed their building permit on Nov. 30, 2018. The staff will make a final site visits, prior to the Village releasing the building permit and returning the performance bond.

3501 Shepherd St.

The applicant has submitted a building permit application to make several improvements to the existing house. The County and Village has issued building permits and the work is proceeding.

3508 Shepherd St.

The applicants have submitted at building permit package to the County and the Village.

The neighborhood information meeting was held on Nov. 7th and the Village permit has been issued. The applicant is preparing the documents abandoning the existing shared driveway and creating an easement for the neighbor. The documents need to be reviewed by the Village attorney before they are recorded.

3521 Cummings La.

The applicant has submitted a building permit to the County and the Village. The staff has completed the initial review. The applicant has applied for a variance for the EBL setback along Cummings La. for the house addition and the detached garage. They also applied for a variance of the 30% non-vegetative surface, so they can install a circular driveway. A variance hearing will be scheduled.

3412 Taylor St.

An application for a County and Village building permit has been submitted. A resident's information meeting was held on Tuesday, June 19th. A Village right of way permit will required for this connect, since the proposed 6" pipe will pass through the Village right of way. The Village building permit has been issued. Work has not begun.

3512 Taylor Street

The staff noticed that when the retaining wall was re-built, the contractor left a 2-inch-wide depressed area between the existing Village sidewalk and the base of the new wall, which may cause a pedestrian to trip and fall. The staff is attempting to contact the homeowner to correct the situation.

3405 Thornapple St.

The house construction is completed. However, several sections of ex. curb in front of the house have chips and cracks and I recommend they be replaced. MCDPS has release their building permit and the staff recommends releasing the Village's building permit.

MCDPS will not release the sediment control permit until the applicant removes the excess dirt that was placed on the lot at 3407. The additional grading was not approved by MCDPS. The owner has removed the stockpiled material at the rear of the lot but has not re-graded to the lot to comply with the County approved sediment control plans. I recommend the Village retain the performance bond until the grading has been completed, the MCDPS has released their sediment control permit, the old driveway apron has been removed, and the damaged section of curb are replaced.

3407 Thornapple St.

The applicant has submitted a building permit application to the County and the Village.

The plans need to be revised to comply with the Village's "secondary setback" requirement. The plans have received the initial Village review and a neighborhood information meeting was held on Monday, Jan.14, 2019. The County has not issued their building and sediment control permits.

Miscellaneous Items

The staff is presently working with the following properties:  
MSHA Brookville Rd. and Quincy intersection ponding rainwater

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HEARD ON THE SIDEWALK

## **Manna Update:**

### **A Deep Freeze for the Village Food Drive**

The blast of frigid air that blew into town on January 21st meant that for the first time in many years, we were unable to set up outside the Brookville Market and collect cans and cash for Manna Food Center on the Martin Luther King Jr. Day of Service. Neither could Marilyn Hanlon in Section 5 send her grandkids door to door picking up bags filled by neighbors, something that has greatly augmented our January donation total in years past. So here's the bottom line: We collected only 215 pounds of nonperishables for the entire month - compared with 578 pounds last year and an amazing 861 pounds in 2017.

With another government shutdown looming - let's hope it can be averted -- we hope to help restock shelves at Manna's Gaithersburg warehouse. As with food banks across the nation, Manna, which serves the entirety of Montgomery County, needed to help not just its regular clients but also many federal workers who weren't getting a paycheck and sought a helping hand. Thanks to a couple of generous January checks, February should get off to a good start, but we'll need more residents to pitch in. So please remember the drive on your next shopping trip and drop donations in the box by the stairs to the Village Office or on the porches of 3404 Taylor or 3406 Turner. They'll be delivered to Manna expeditiously. Thanks in advance as we head into the food drive's 12th calendar year!

P.S. We may try to schedule a "make-up day" for the MLK event once the weather turns a bit warmer. Watch for more information on the Martin's Additions listserv.

## **From Chevy Chase At Home:**

**LET CC@H BRIGHTEN THE DARK DAYS OF FEBRUARY!**

Chevy Chase At Home invites you to a wonderful musical event guaranteed to chase away the gloom of winter. Come to the Chevy Chase Village Hall on Tuesday, February 19, at 2 p.m., to hear the Kemper Duo. Back by popular demand, this father/daughter duo, Rick and Bridget Kemper, will perform on Irish pipes and harp. The event is free and open to the public, so do join us and bring a friend.

CC@H's excellent exercise classes are underway for the winter session, but drop-ins are permitted at the discretion of the instructor when space permits. We offer a Gentle Pilates/Balance class on Mondays and Wednesdays, as well as Mat Pilates on Thursdays; Zumba Gold on Wednesdays; and Movement and Music also on Wednesday afternoons. Descriptions of all these programs are on the website, [www.chevychaseathome.org](http://www.chevychaseathome.org), but please contact the office at 301-657-3115 to ask about drop-in possibilities.

Our new Membership year begins on April 1, so if you're thinking of becoming a Member or Associate, now is a great time to join and receive a bonus two months. And it's always a great time to become a CC@H volunteer!

## Chevy Chase Library:

Please refer to the link below for information on the library:

[Chevy Chase Library](#)

## Weather Outlook:

After a cold, snowy end to January, February will begin mild. Then, colder air will be moving down from the north to bring out temperatures back below normal. The good news is no big snowstorms are on the horizon, but we could have a couple nuisance type snows in February. Even though it would seem that the winter months of January - February have been cold, we are actually running well above normal for temperature and precipitation. February is the snowiest month on average, but some of our biggest snowstorms have come in January. On January 27-28, 28 inches of snow fell, which is the all-time record snowfall for Washington, DC. This was known as the "Knickerbocker Storm." The weight of the heavy wet snow caused the roof of the old Knickerbocker Theater to collapse, killing many people. On January 6-8, 1996, 17" fell and on January 29-30, 1966, 14" - but 50-60 mph winds followed that storm giving 6 foot drifts and causing the only true blizzard of the 20th century. Let's hope for an early spring!

- Keith Allen, Turner Ln

*[Keith Allen, long time resident of Martin's Additions](#), provides weather forecasts by phone for cities across the U.S. Residents are encouraged to call 202-589-1212 for up-to-the-minute updates.*

Keep our community walkable; please patronize the businesses in our Village!

Please also keep in mind these "Friends of the Village":

[A Wider Circle](#)

[Chevy Chase at Home](#)

[Friends of the Library, Chevy Chase Chapter](#)

[Live and Learn Bethesda](#)

[Manna Food Center](#)

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## CONTACT INFO

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#### Notes:

To receive Constant Contact notifications from the Village Council, the committees, and the office (i.e., any official communication from your Village government), please contact the Village office. This is the best way to receive information on waste pickup, snow removal, and Council and committee meetings.

To receive a paper copy of Martin's Edition in the mail, please contact the Village office.

Please note - The Village office does not administer the neighborhood listserv. To receive listserv emails, please contact Bill Lebovich at [architecturalphoto@mac.com](mailto:architecturalphoto@mac.com)

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Village of Martin's Additions

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[www.martinsadditions.org](http://www.martinsadditions.org)

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