

MINUTES OF THE LAND USE COMMITTEE MEETING 12-13-2018

A joint meeting of the LUC and Lee Dennison Garden Group was held at the Jane Lawton Community Center. The two groups had planned to meet with Backyard Bounty, the contractor hired to design both the garden and the Zimmerman Park Path. Since there were areas of mutual interest for the two groups, it was decided to hold back to back meetings with members of the two groups invited to attend both meetings. Backyard Bounty discussed the Lee Dennison Garden design from 6pm to about 7pm. Starting at 7pm, the discussion shifted to a conceptual design of the path. Further LUC business was taken up at 8:00 p.m. Present for the path portion of the meeting were Dedun Ingram and Lees Hartman, co-chairs; Tom Collins, Rod Henderer, Stewart Sessions; Edamarie Mattei from Backyard Bounty; Kirk Renaud, Town Council; Lee Dennison Garden Group members Thornton Matheson, Bridget Hartman and Irene Lane, chair. Also, in attendance was resident Cathy Wolf. Present for the additional LUC business portion of the meeting were Dedun Ingram, Lees Hartman, Tom Collins, Rod Henderer, Stewart Sessions, and Kirk Renaud

Zimmerman Park Path: Edamarie Mattei was present to discuss the Zimmerman Park path that will lead to East-West Highway. Backyard Bounty (BYB) is working on the design/aesthetics of the path and potentially a set of stairs on the steep slope of the embankment immediately before the East-West Highway sidewalk.

BYB presented a concept drawing of the path and stairs. BYB's concept drawing included a permeable path to help manage stormwater. Initial discussion was about a path using low cost gravel in grid construction. BYB felt that gravel lock was not an ideal surface material because it does not hold up over time and is difficult to repair/replace. The Committee and BYB also discussed several design ideas for the stairs. There was also discussion of the existing north rain garden and possible improvements. There was some discussion of alternate locations for the path that would move it further to the east. The primary purpose of a more easterly path would be to avoid the need to install stairs.

Fence: The LUC discussed the need to modify the Town ordinance limiting the height of fences to 6 feet, 6 inches in response to a Zoning Text Amendment (ZTA) that will be considered soon by the County that will allow 8-foot fences for properties adjacent to the Purple Line. Two possible wordings for the modified language were presented by Dedun Ingram and the LUC agree on the following:

No person shall erect or maintain any wall, fence or berm measuring more than six (6) feet, six (6) inches in height in any side or rear yard. Notwithstanding the foregoing, a fence not exceeding eight (8) feet in height may be erected and maintained along a property line that abuts a master planned right of way for a rail line.

Zoning: The LUC discussed a bill that Delegate Al Carr is introducing that would give the Village of Chevy Chase and the Town of Chevy Chase additional power to object to rezoning changes proposed by the County Council. The bill would require a super majority of the County Council to approve any zoning changes if the Town objected. Some municipalities (e.g., Kensington and Takoma Park) already have this authority.

Dog Exercise Area (DEA): Kirk Renaud and Lees Hartman briefed the LUC on a meeting they attended with Montgomery Parks staff. The Park staff talked about a suitability study in progress to identify

suitable locations for future County dog parks. Elm Street Urban Park is part of that study, although Leland Park is not.

The evaluation by the LUC of nine possible DEA sites in the Town is nearing completion and work on a report has begun.

The meeting adjourned at 9:00pm

Next meeting will be on January 24th at the Town Hall.