

MINUTES

Olney Town Center Advisory Committee
Monday, July 17, 2006 – 7:30pm
Sandy Spring Bank, Olney Inn Room

Attendance

Olney Town Center Advisory Committee (“OTCAC”) members in attendance: Jim Smith, Sunita Bhatia, John Lyons, Dorothy Kane, Walter Lee, Nancy DeLalio, Paula Kahla, Tom Gallagher, Helene Rosenheim, and Joe Fritsch. Visitors were Mary Jane Heinbuch, Sharon Dooley, and John Austin. Also in attendance was Khalid Afzal, OTCAC’s liaison from Park and Planning. Mark Feinroth, having previously notified Chairman Smith of his intended absence, was not present.

Approval of Minutes

Meeting was called to order by Chairman Jim Smith at 7:37 P.M. The minutes from the June 5th, 2006 meeting were unanimously approved. Tom Gallagher volunteered to record the minutes for the meeting currently in progress.

Officer Reports

Jim Smith took a few moments to provide the group with an overview of a book he recently read regarding the history of Olney and Brookville areas. There was then a brief discussion on the topic of the Rockville Town Center, including the project layout and potential tenants.

Updated committee contact list and bios were distributed to the group and Chairman Smith made a request that all committee members ensure that Joe Fritsch was added to their respective contact lists and that Dan Dionisio and Jim Wallace are removed.

There was then a brief discussion on the subject of the June 13, 2006 version of the “Work Program” that had been drafted and distributed by Chairman Smith. Given the contemplated agenda for the evening it was decided that in depth discussion on document would take place at later date. The committee then took a few moments to discuss potential policy for handling public comment and generating invitations to meetings. General consensus was that the meetings would be open to public and public comment would be taken whenever feasible.

Subcommittee Reports

Sunita Bhatia, as Chair of the Nomination Subcommittee provided the group with an update on the replacement for Jim Wallace. Sunita advised that she had spoken with Carol Mackenzie of Mid-County Regional Center and that while the Mid-County Citizens’ Advisory Board would have some potential candidates in September, they did not have anyone to put forward at this time. Consensus was determined by OTCAC to wait until September and availability of the Mid-County Citizens’ Advisory Board candidates.

Website Subcommittee Chair Helene Rosenheim then provided the group with an update on the OTCAC website project. She distributed a handout that outlined the endeavor and her 7/10/06 meeting with IT people at Park & Planning. There was discussion on a number of website related issues, including, set-up process, populating the website, control of content, and website address. Consensus of OTCAC was that website address should be www.olneytowncenter.org. Members were instructed to email any ideas to Helene. Additionally, Helene, Paula Kahla and Dorothy Kane volunteered to look into a logo design contest for OTCAC website. Helene was also going to attempt to bring printed draft of website to next meeting.

Hillcrest Development Proposal

There was then a presentation by Danny & Paula Sayag of the proposed 8,500 square foot retail project on Hillcrest Avenue. The Sayags handed out copies of the project overview statement and presented the OTCAC with additional information on the building elevations and layout of the improvements, including parking lot, walkways and storm-water management facilities. Some items of note: the Sayags run a number of other successful spa businesses in Montgomery County; EROC builders is the contracted builder for project; Sandy Spring Bank is to provide the financing and they expect to be breaking ground in approximately 8 months.

Numerous issues were raised including pedestrian access, sidewalk width, parking (both on-site and street front), dumpster location and enclosure, storm-water management issues, potential tenants, building lighting and the potential for outdoor seating in front of building. Project was generally well received, OTCAC recommendation and input to be determined after further discussion. The Sayags presentation finished up at approximately 9:00 P.M.

Discussion of MXTC Zone

Khalid Afzal then provided those present with the next session of information and education on the MXTC zone. Khalid covered a number of topics including, density, setbacks, street façade issues, with various examples of practical implications of each subject. Khalid also provided the group with an extremely helpful analysis, using a number of different scenarios, of the potential redevelopment of two properties located within the town center zone.

Adjourn

After confirming the next meeting time and date for August 21st, 2006 at 7:30 P.M., the meeting was adjourned at approximately 9:30 P.M.