

Town of Somerset
4510 Cumberland Avenue
Chevy Chase, MD 20815

Minutes for Special Meeting on Permit Application for 5508 Uppingham St. on Tuesday, January 21, 2020.

Council Members Present: Marnie Shaul; Barbara Zeughauser; Steve Surko; Franny Peale; **Mayor:** Jeffrey Slavin; **Town Manager:** Matthew Trollinger; **Town Administrative Assistant:** Linda Williams; **Town Attorney:** Ron Bolt; **Town Building Administrator:** Doug Lohmeyer; **Town Arborist:** Dr. Tolbert Feather; **Residents and other attendees:** Megan Spellacy (Uppingham St.); Neal Thomson (Thomson & Cooke Architects)

6:00 p.m. Meeting Opens

Mayor Slavin introduced the hearing.

Town Manager Trollinger introduced demo permit and keep dumpster on site, but asked for additional information on construction and driveway, curb cut, and walkway as they may affect the health of trees on site. Mr. Trollinger read aloud a letter from a neighboring property owner, Nancy Soreng, who said that her current basement does not current experience water issues, and that she expects the basement to remain dry during and upon completion of the construction, and that she does not want to be responsible for mitigating any issues that may arise from the construction.

Town Building Administrator Doug Lohmeyer reported that Second Chance has completed stripping for demolition, and that the construction conforms to the Town's building code requirements.

Town Arborist Dr. Tolbert Feather reported that the applicant submitted a revised plan to protect the magnolia tree in the Town right-of-way. A Holly tree in declining health will need to be replaced in the rear yard. Dr. Feather recommended reforestation of one canopy tree.

Council member Shaul asked if stormwater was treated onsite, and if there was documentation.

Doug presented the County's stormwater management plan, showing that 2000 of 3735 sq. ft. on the property are treated by dry wells. The applicant did receive a waiver from the County.

Council member Zeughauser asked if it was usual for applicants in Somerset to receive a waiver from the County. Mr. Lohmeyer responded that it is more typical for driveways and sidewalks to not be captured by dry wells. Roofs are often able to be picked up, but are constrained by how many dry wells are able to be fit on a given property.

Council member Peale asked if the downspouts would affect the neighbor, given the letter that the Council received. Mr. Lohmeyer did not see any grading issues that would exacerbate water issues on

the neighbor. Town Manager Trollinger also noted a swale in the backyard of 5508 Uppingham that directs water away from the neighbor's property. At a site visit, the Montgomery County inspector Bharat Patel recommended the swale be kept in place to keep the flow of water the same.

Council member Surko said that he is in favor of requiring additional steps to contain stormwater for new construction, but noted that the resident's application complies with the Town Code as it is currently written.

Council member Peale moved to approve the construction permit for the new house, parking plan, new driveway and existing curb cut replacement, and removal of Holly tree in back yard; Council member Shaul asked if the reforestation should be required.

Council member Peale amended her motion to require compliance with the reforestation plan submitted by Dr. Feather; Council member Shaul seconded; all in favor.

6:18 p.m. Adjourn

Council member Zeughauser moved to adjourn; Council member Peale seconded; all in favor.