

**HICKORY RIDGE COMMUNITY ASSOCIATION
VILLAGE BOARD MEETING
February 19, 2018**

Chairperson Michelle Wood called the meeting to order at 7:34 pm at The Hawthorn Center. Board members present included LaTonya Bland, Allison Sultan and Student Member Noah Sutker. CA Board of Directors Member Gregg Schwind was also in attendance. Also present was Anne Kulesza, Village Manager and Joan Lancos, Land Use Liaison. There were about 20 audience members.

1. **Approval of Agenda:** The agenda was approved as submitted.
2. **Approval of February 5, 2018 Meeting Minutes:** The minutes were approved as submitted.
Approval of February 5, 2018 Closed Meeting Minutes: The minutes were approved as submitted.
Approval of February 7, 2018 Closed Meeting Minutes: The minutes were approved as submitted.
Approval of February 7, 2018 Closed Meeting Minutes, Second Session: The minutes were approved as submitted.
Approval of February 15, 2018 Closed Meeting Minutes: The minutes were approved as submitted. The Closed Meetings of the Hickory Ridge Community Association Board of Directors were held under the Maryland HOA Act Section 11B-111 (4)(iv) Consultation with staff personnel, consultants, attorneys, board members, or other persons in connection with pending or potential litigation or other legal matters.
3. **Resident Speak Out:** A resident of Clemens Crossing requested that the Board take a position on the proposed improvements to Martin Road Park as part of ZB 1115M, Shelter Development, for approval of a CEF-M District for a senior living residential facility. She is particularly concerned about the Recreation and Parks request for a gazebo and on-site parking lot. She was also worried about traffic at the intersection of Seneca Drive and Martin Road and possible loss of field space by some of the proposed additions to the park. Ms. Sultan, who also lives in the area, noted that the addition of a parking lot would help with the street parking on Martin Road. The Board will discuss the proposal at its March 5 meeting. The case will be heard by the Zoning Board on March 14.
4. **New Business:**
 - A. **Kimco Realty—Village Center Redevelopment:** Greg Reed and Caren Garfield from Kimco Realty presented an update and some minor revisions to the redevelopment plan. Specifically:
 - i. Provide a roundabout at Street B terminus and coordinate with CA to provide 20 parking spaces on CA property for the eventual park.
 - ii. Provide raised pedestrian crossings on Street A and B including a mid-block crosswalk on Street A
 - iii. Work with DPW to provide enhanced pedestrian crossing at Quarterstaff and Freetown Including an island crossing similar to what is on Freetown Road near Hickory Crest
 - iv. Collaborate with the Village Board on programming and design on the village green including all items on the list submitted to the Planning Board
 - v. Enhance the covered walkways along the retail frontages.
 - vi. Update the monument sign on Cedar Lane and entrance signs to match the new design.
 - vii. Provide recycling bins with trash receptacles as part of LEED certification.
 - viii. Enhance the landscaping in the island between the proposed bank building and Sunrise.
 - ix. Place short term (15 minute and 2 hour) parking along a portion of Street B.
 - x. Adjust the setbacks along Cedar Lane and Freetown Road by shifting the apartment building slightly to 40' on Cedar Lane and 22' on Freetown Road from the Right-of-Way.

- xi. Specifically review the parking studies for both the residential and retail to make sure that the numbers proposed are adequate and properly located for the uses on the site.

5. Old Business: None

6. Reports:

- A. CA Board of Directors Report—Gregg Schwind:** Mr. Schwind stated that the CA Board is working on the FY19-20 budget. The Annual Charge will stay the same. He noted that CA is proposing a Climate Change and Sustainability Advisory Committee made up of eleven members of the community with expertise in the subject matter. He stated that CA received a presentation of the proposed Erickson Continuing Care Facility in Clarksville. The property would be similar to Charlestown or Riderwood and have 1200-1400 units. The developer would provide public community amenities and upgrades to RT 108 and Shephard Lane.
- B. Manager's Report:** Ms. Kulesza provided her report. She noted that the completion of the Hawthorn baby pool renovations may be delayed but should be finished by mid-June. The complete report is on file.

- 7. Board Comments:** Ms. Bland noted that she will be unable to attend the March 5 meeting. Ms. Wood appreciated the letter from Meals on Wheels regarding the village donation of hand-made valentines for their clients.
- 8. Action Items:** Ms. Kulesza will get a copy of the PowerPoint presentation from Kimco and put it on the website. Ms. Lancos will get clarity on whether someone must sign up to cross-examine in a Zoning Board case.
- 9. Adjournment:** The meeting was adjourned at 8:48 pm by Ms. Wood.