

Village of North Chevy Chase Council Meeting Minutes

June 16, 2026

Meeting called to order at 7:30 p.m. by Adrian Andreassi (Chair), conducted in person and through electronic means; also in attendance were Maury Mechanick (Vice Chair), Brian Hoffner (Secretary), Geetika Sripathi (Treasurer), Jon Macy (Member), and Dana Peterson (Village Manager); and other residents (list attached).

Approval of May Meeting Minutes: The Council approved the meeting minutes for May.

May Treasurer's Report: The Treasurer reported that year-to-date (July 2025-May 2026) income totaled \$491,333 - nearly 90% of expected income for FY2026, with operating expenses at \$407,817. Current Village assets as of May 31 totaled \$3,712,672 and total liabilities were \$12,562.15. The Treasurer noted the successful transfer of \$800,000 to the Maryland Local Government Investment Pool account. The Council praised the report's improvements but suggested reintroducing monthly comparisons to better track incremental changes in revenue sources.

Permits: The Village Manager informed the Council that fast-track approvals were provided for a fence at 8905 Montgomery Ave and fence at 3605 Inverness Dr. since the last Council meeting. The Council reviewed 2 permit applications:

- 1) 3714 Stewart Drwy - deck: The property owners discussed plans to convert an existing ground-level porch into an elevated deck by removing the current roof and building a new deck structure, with a new French door accessing the deck from an upper level room. The Council informed the Village Manager to provide a Village permit approval once a County permit approval was issued.
- 2) 8905 Montgomery Ave - repair and resurface asphalt driveway: The Council approved the permit and discussed whether the project was appropriate for fast-track approval. Given that the resurfacing involved the same material and no modifications to the exterior space, it was determined that fast-track approval would be appropriate in the future and that the fast-track permit policy should be modified to reflect those criteria.

Investment Policy Adoption: The Council formally adopted a new investment policy by resolution, as required by State law, which will be filed with the State Treasurer's office and uploaded to the Village website. The Treasurer and Village Manager highlighted that the policy prioritizes safety and liquidity in order to ensure ample funds are available to cover all cash flow needs, as well as investment in FDIC-insured accounts with competitive rates of return and the Maryland Local Government Investment Pool (MLGIP) overseen by the State's Treasurer.

Update on Traffic Calming Efforts at 3600/3700 block Husted Drwy and 9000 block Montgomery Ave: The Council reviewed data collected by The Traffic Group's 24-hour camera study at the intersection as well as speed data from the 3600 block of Husted Drwy as well as the northern boundary of Kensington Parkway. The traffic data showed poor compliance with stop signs at the intersection, with only 7% of vehicles making complete stops. The data showed most vehicles traveled at 20-30 miles per hour on Husted, with no vehicles exceeding 30 mph, while Kensington Parkway had vehicles up to 55 mph. The Council Vice Chair identified that there are no posted speed limit signs along Kensington Parkway between Beach Dr. and Inverness Dr within the Village, which may contribute to speeding issues. The Council discussed possible traffic safety measures, including flashing stop signs, radar signs flashing speed levels, creative striping, and speed bumps as potential solutions, with The Traffic Group expected to present recommendations at the July 21 Council meeting. The Council discussed that if a decision is made to install speed humps, it should be incorporated into the timeframes for street repaving identified in the capital improvement plan developed by engineers Clark Azar & Associates in the fall of 2025. With respect to Kensington Parkway, repaving is not scheduled until FY2032 although there was discussion about potential potholes and pavement cracks that may require repaving sooner.

Village Tree Spring Assessment and Planned Maintenance: Village arborist, Richard Jones, presented the updated Village tree inventory showing 309 trees valued at \$2.6 million, which is higher than the previous inventory given recent plantings and more accurate measurements of trees within 25 feet of the center line of the street(s) (50 ft for Kensington Parkway). The arborist classified 72% of Village trees in good condition, with 22% as fair and 6% poor or declining. Richard recommended to the Council the removal of 6 Village trees and maintenance prunings of 24 trees, particularly to address potentially hazardous trees near roadways and sidewalks. The Council Treasurer also highlighted a dead tree near the intersection of Dundee and Montgomery that may need soil testing before replanting. Richard noted that he would be meeting with Pepco to discuss utility-related tree work soon as well. The Village Manager will circulate task orders for the removals and prunings to the three tree service providers under contract with the Village in order to identify the most cost-efficient provider.

The Council also inquired about invasive species management. Richard reported finding nine invasive trees, including white mulberries and Amur honeysuckle, with most located on Montrose Drwy between Kensington Parkway and Connecticut. There was discussion about a large sassafras tree leaning over Montrose Drwy, noting a previous incident where a truck got stuck under it, which Richard will factor in during the next semi-annual assessment of Village trees. Richard agreed to provide cost estimates for invasive species removal.

There was also discussion about the Village's current tree policy, as a couple of residents have made requests to remove Village trees due to aesthetic reasons or

concerns about impacts to neighboring trees. The Council confirmed that the current Village tree policy is to only remove a Village tree if it is in poor health and/or poses a risk to safety and/or property, as determined by the Village's certified arborist.

July 4 Event Planning: The Council discussed the collection of contributions during the July 4 event, which in the past were applied to gratuities and to cover alcohol expenditures. The Council decided for the upcoming July 4 event to instead collect donations for the Chevy Chase Fire Department, as first responders to the Village, and to have the Village cover all of the event expenditures. The Village Manager was encouraged to add volunteer positions to the sign up genius related to set up, clean, up and trash monitoring.

ADU Ordinance Introduction: An ADU (Accessory Dwelling Unit) ordinance was introduced requiring adoption by October 1st, per State Law. It was noted that the Village's ordinance may not impose side and rear setbacks on an ADU that are greater than the side and rear setbacks applicable to other types of accessory buildings, like detached garages and sheds. Also, on-site parking requirements for an ADU cannot be imposed unless supported by a traffic study. The Village Manager briefed the Council on the proposed ADU modifications, per guidance from the Village's general counsel, which set a ratio of 2 feet of additional setback for each foot of height in excess of twelve (12) feet for a flat roof or fifteen (15) feet for any other type of roof and a ratio of one foot of additional setback for each foot of any side that exceeds twenty- four (24) feet. The draft ordinance removes the parking requirement given the required study. The Village Manager was requested to clarify with The Town of Chevy Chase why their setback ratios differ from the County; however, it was noted that given the County's enforcement capabilities, it may be prudent for the Village's ordinance to mirror County setback requirements. The Council requested that the Village Manager add further discussion of the ordinance to the July agenda and circulate the draft ordinance to residents after that time to provide sufficient time for public comment before formal adoption at the September 15 meeting.

Compost Crew Renewal: The Council unanimously approved the second of three one-year extension options under its agreement with Compost Crew to provide complementarity compost services to Village residents who sign up.

Connecticut Ave/Jones Bridge Rd/Kensington Pkwy Intersection Safety Study Update: Council Vice Chair Mechanick informed the Council of a highly productive meeting among him, Council Treasurer Sripathi, Village Manager Peterson along with Delegate Jared Solomon, Councilmember Kate Stewart and officials from State Highway Administration (SHA) on May 18. A representative from Councilmember Evan Glass's office also attended. The Village was informed that the intersection will receive red light cameras covering all directions of traffic within 9-11 months, as 70 existing red light cameras need replacement first, but the Village was told it is at the top of the

queue for new installation. SHA will also look at ways to improve the signal phasing/timing at the intersection, address the back up from the I-495 E ramp, clarify the signage, and other measures to clear the intersection more quickly. All parties committed to remaining in close communication as SHA further reviews the various strategies. It was acknowledged that Delegate Solomon and Councilmember Stewart were exceptional advocates in supporting the municipality with this effort.

National Gun Violence Awareness: The Council Chair read a retroactive proclamation designating June 5 as National Gun Violence Awareness Day. There was discussion about ensuring the proclamation is addressed earlier in 2027.

Additional Attendees:

The Flanagans, Martin Sibleau, Bill Faries, Sandy Tennies, Richard Jones, Ilona Prucha, Rebecca Wrady