Village of North Chevy Chase Council Meeting Minutes
September 15, 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 July Meeting Minutes: The Council approved the meeting minutes for July. (There was no August Council meeting, per the Village Charter).

September Treasurer's Report: The Treasurer report showed combined assets of $3.7 million with total liabilities of $23,000. It was noted that the budget v actuals for July and August are inaccurate, as auditor LSWG was still reviewing payables from those months that relate to FY26 expenses and will prepare a journal entry to place income and expenditures in the accurate fiscal year. The Treasurer discussed plans to move a mature CD from Atlantic Union to MLGIP at a 3.77% interest rate while considering reinvestment options for upcoming CD maturities at UBS in September and October. The Manager and Treasurer were encouraged to factor in the potential for increases in interest rates when determining the CD maturity timeframe.

Permits:

1) **3604 Stewart Drwy** (addition over 250 sq ft): The Council reviewed the application for an 800-square-foot addition at the property and discussed the quantity of impervious surface being added as well as the need to remove a mature canopy tree. The Council noted Section 3-207 (Additional Requirements for Impervious Surfaces) which requires installation of one new canopy tree on the property for every 180 square feet of surface covered. This would require over four new canopy trees. The Council recognized the potential space challenges in accommodating that number. The residents were requested to consult with an arborist to look at how many canopy trees the property can accommodate, preferably three. Upon a permit approval from the County, the Village Manager will coordinate a pre-construction walk through with the property owner, contractor, and available Council members to discuss and sign a site management agreement and then issue a Village permit approval. The Manager was also requested to share the contact information for the Village's arborist with the property owners.
2) **3601 Jones Bridge Rd** (generator): The Council **approved** the permit and noted that generators could be added to the list of fast-track approvals and asked the Manager to consider requiring the applicant to notify neighbors of the planned

installation as part of the permit. The Manager acknowledged that she is working on updating and digitizing the Village's permit application and can address that.

Update on Traffic Calming Efforts at 3600/3700 block Husted Drwy and 9000 block Montgomery Ave and Kensington Parkway:

The Council **approved** the procurement of two solar-powered units for installation at the northern end of Kensington Parkway to help slow traffic and gather data to present to Montgomery County for northbound traffic existing the Village. The Council discussed the pros and cons of battery-operated versus solar-powered. While the battery-operated units can be moved to different parts of the Village, the batteries need to be replaced around every two weeks, which was considered onerous. The solar-powered units require significantly less maintenance. The total cost for two radar signs, including installation, was quoted at $10,371 by Shannon-Baum, the vendor recommended by The Traffic Group. Another vendor provided a quote for the signs but could not install. The Council recommended that one vendor be used for both procurement and installation of the units in order to more easily address any issues that could arise.

The Council also **approved** wide-edge line striping at the northern end of Kensington Parkway, extending to the I-495 overpass. It was acknowledged that permission would need to be granted from the Parks Department/County to stripe past the Village boundary. Paul Dorr with The Traffic Group agreed to draft a letter requesting permission. The Council also requested that the Manager obtain a quote for refreshing the striping along the entirety of Kensington Parkway at the same time.

The VIllage Manager noted that Shannon-Baum installed the solar-powered, motion activated LED stop lights at the intersection of Husted Drwy and Montgomery Ave on Friday, September 11. They are sending out an installer to look into why they are not flashing, although it was acknowledged that it could take 7-10 days for the panels to charge.

Intersection Safety Study Update

Paul Dorr with The Traffic Group presented two sight distance analyses near 3701 Jones Bridge Rd and 8801 Kensington Parkway. With respect to 3701 Jones Bridge Rd, Paul confirmed that sight distance and visibility for pedestrians and vehicles met requirements. The property owners were requested to ensure that the trees are properly maintained and avoid reaching the utility lines. With respec to 8801 Kensington Parkway, the analysis showed that six trees - likely within the State Highway Administration (SHA) right-of-way based on the available maps - block visibility between vehicles southbound on Kensington Parkway and westbound on Jones Bridge Rd,

creating a significant safety concern. Paul recommended removing or transplanting those trees and potentially adding red light cameras or signal heads with arrows to improve safety. The Council agreed to share the analysis with SHA for review and follow up to address.

Fall Plantings: The Village Manager informed the Council that some residents had requested understory trees and confirmed with the Council that the fall tree plantings on private property are for canopy/shade varieties only in order to help the Village restore canopy tree loss and maximize the environmental benefits from such trees. The Council **approved** expenditure of the fall plantings, estimated to total approximately $9,600, recognizing that a final invoice from Stadler Nurseries will be prepared once they confirm tree availability.

Adoption of ADU Ordinance: The Council **approved** the ADU Ordinance, the provisions of which coincide with the County's setback requirements. The Manager reiterated that the setback requirements for ADUs increase at a ratio of two (2) feet of additional setback for each foot of height, or portion thereof, in excess of twelve (12) feet for a flat roof or fifteen (15) feet for any other type of roof. For the length, setbacks increase at a ratio of one (1) foot of additional setback for each foot of the linear dimension, or portion thereof, of any side or façade of an accessory building that exceeds twenty-four (24) feet.

Fall Leaf Collection Contract Award: The Village received seven bids; the two most competitive were Landscape Workshops (formerly Bethke), with whom the Village has worked for a number of years and P2 Cleaning Services. While P2 received solid references, they did not appear to have experience with streetside leaf collection specifically. The Council **approved** contract award to Landscape Workshop given their history in working with the Village and competitive bid. The Village Manager noted that the year 1 bid totaled $23,100, with the Village having budgeted $20,000 in FY27 (a nearly $3,000 increase from the FY26 figure) for fall leaf collection; however, all of the seven bids exceeded that amount.

State Housing Legislation: The Council Vice Chair briefed the broader Council on actions taken over the summer, with the Village joining a letter to the Secretary of Housing in August supporting an exemption in proposed housing legislation for municipalities that are built out and can't annex additional land and seeking to protect municipal permit reviews and address minimum parking requirements. It was noted that the VIllage will continue to monitor proposed legislation in the upcoming session and coordinate with neighboring municipalities to address concerns.

65-gallon Recycling Bins: The Council **approved** procurement of 200, 65-gallon bins with the Village logo, acknowledging that the County provides that service to residents outside of the VIllage and that a number of residents find the 35-gallon bins insufficient for the cardboard recycling. The Village's current waste management contractor - Key Sanitation - agreed to store the bins and deliver to residents who request them starting in December.

Attendees: Paul Dorr, Joel Finny, Joyce Joseph, Dan Pomylaka, Nadia Abourizk-asaad, Pamela Esterson, David Asai, Sandy Tennies, The Flanagans (External), Betty