

Infill Task Force Meeting #5
July 13th, 2022
6 pm to 7:30 pm

Meeting Minutes

Meeting was called to order at 6:20 pm after a few technical difficulties.

Nick Rinehart, the meeting facilitator, welcomed everyone, took roll call of all task force members. The following Task Force members were present:

- Alex Tarascio, Wellington Civic Association
- Alyssa Pease, Tauxemont resident
- Erica Christ, Wellington resident.
- Brittany Patterson, The Patterson Group
- Katherine Ward, MVCCA Co-Chair
- Laura MacDonald, Wellington Civic Association
- Leo Milanowski, Chair of MVCCA Special Committee on Stormwater Management, Hollin Hall resident
- Louis Genuario, Genuario Companies
- Patrick Abbott, Wellington resident
- Paul Wilder, RC Fields
- Ray Novitske, Novitske Architects
- Phillip Scranage, on behalf of Senator Scott Surovell
- Susan Neal, Wellington resident

Mr. Rinehart laid out Zoom and meeting etiquette for all attendees, reviewed the agenda, and asked for any questions of the previous meeting minutes from the May 2022 meeting. No changes were recommended.

To begin the meeting, Mr. Rinehart gave a quick recap of the information that was reviewed at the May meeting. At that meeting, staff gave various recommendations about how areas of concern in the infill process could be addressed. This included the following:

Tree Preservation:

- Require more rigorous tree condition assessment
- Add shade tree planting requirement
- Add tree preservation plan submittal earlier in the process
- Extend time that conservation escrow is held

Stormwater Management:

- Enhancement of site inspections
- Require as-built surveys
- Remove single family home exemption for Infill Lots
- Focus on sheet flow and overland relief for added mitigation

Zoning:

- Eliminate bay windows
- Lower height and increase side setbacks on substandard lots.

Mr. Rinehart then presented a document for discussion. The document consisted of a comparison of the original Infill Development Task Force Mission Statement and the proposals by County staff on possible options for improving the infill development review process.

Discussion ensued amongst task force members, with the goal of obtaining consensus on which proposed options should be pursued by County Staff.

The proposed zoning options were met with some opposition, specifically to the elimination of bay windows, from building industry representatives. Staff proposal to increase setbacks on substandard lots was met with mixed reviews.

A majority of task force members commented that the zoning options remained a lower priority than the stormwater runoff issues, and the tree preservation issues.

Many of the building industry representatives on task force felt that these proposed changes to stormwater management and tree preservation would be met with a lot of opposition and felt that the County ordinances are already very restrictive, and would put unfair hardship on them.

Many community member representatives on the Task Force expressed disappointment at the inability to find consensus and middle ground on the topic of tree preservation and stormwater runoff. County staff from UFMD also emphasized that without BOS direction, they are limited in their authority to make any changes to Tree Preservation Ordinance.

Mr. Rinehart concluded that the task force did not reach the appropriate amount of consensus that Supervisor Storck was hoping for, and that another meeting was needed. He announced that the task force will reconvene again in September. He thanked everyone for their participation and will be in touch with the next meeting date.

Meeting was adjourned at 8 pm.