

St. Andrews Episcopal School, Forest Conservation Plan Amendment, CBA 1389C (In response to violation)

CM Callum Murray, Supervisor, callum.murray@montgomeryplanning.org (301) 495-4733

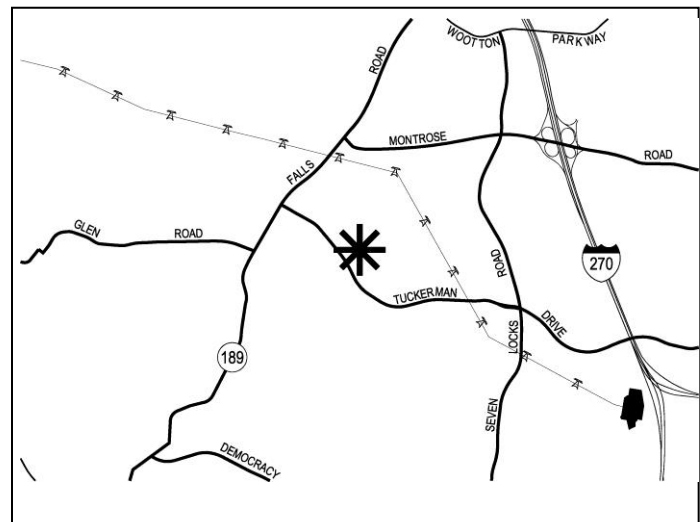
JAC John Carter, Chief Area 3 Planning Team, john.carter@montgomeryplanning.org (301) 495-4575

Completed: 5/02/13

Description

Forest Conservation Plan Amendment CBA-1389C

- Request to reconfigure and remove Category I and Category II conservation easements
- Located at 8804 Post Oak Road, Potomac
- R-90 Zone; 19.02 acres
- Potomac Subregion 2002 Master Plan
- Application received October 9, 2012, revised January 29, 2013
- Applicant: St. Andrews Episcopal School



Summary

- Staff recommendation: **APPROVAL with conditions.**
- This Application is to amend and realign forest conservation easements recorded by deed on April 24, 2002. The redesign removes a total of 2.32 acres of conservation easement. The forestation required for conservation easement removal is proposed to be met offsite by acquisition of 6.96 acres of credit in an M-NCPPC approved forest mitigation bank.

STAFF RECOMMENDATION: Approval of the Amendment to the Forest Conservation Plan, subject to the following conditions:

1. The Applicant must submit revised Category I and Category II conservation easement documents within ninety (90) days of the mailing date of the Planning Board Resolution approving Forest Conservation Plan amendment CBA-1389C. These agreements must be approved by the Planning Department Office of General Counsel and then recorded in the Montgomery County Land Records by the Applicant within nine (9) months of the mailing date. The existing conservation easements shown on Liber 21147 Folio 242 and Liber 21147 Folio 252 remain in full force and effect until the new easements are recorded in the Montgomery County Land Records.
2. The Applicant must submit a certificate of compliance to use an M-NCPPC approved offsite forest mitigation bank within ninety (90) days of the mailing date of the Planning Board Resolution approving Forest Conservation Plan amendment CBA-1389C. The certificate of compliance must provide mitigation credits for 6.96 acres of onsite conservation easement removal. The certificate of compliance must be approved by the Planning Department Office of General Counsel and then recorded in the Montgomery County Land Records by the Applicant.
3. The Applicant must delineate the revised Category I easement boundaries with permanent easement markers and appropriate signage within ninety (90) days of the mailing date of the Planning Board Resolution.

BACKGROUND - The Forest Conservation Plan (“Plan”) amendment (Attachment A) originally included a variance request to remove nine (9) of twenty-four (24) specimen trees greater than thirty (30) inches in diameter to allow for future development of the campus, and to plant twenty-five (25) native trees at the periphery of the property at a minimum three inch caliper as mitigation for the variance.

On April 22, 2013, the County Arborist recommended a finding by the Planning Board that the St. Andrews Episcopal School (“Applicant”) qualified for a variance, subject to conditions. Although Planning Staff (“Staff”) concurred that the location of the trees subject to the proposed variance appeared to be in logical areas for future expansion, or coincident with appropriate areas for stormwater management facilities, the consensus view was that the variance request should not be granted until more specific plans were available, and that it would be more appropriate to review the request at time of building permit. The Applicant subsequently amended the Forest Conservation Plan amendment to omit the variance request.

The Applicant has been working cooperatively with Staff to reach a mutually supportable mitigation package that meets both the statutory requirements of the Planning Board and the future needs of the owner for optimal locations for development of the campus. As proposed,

the mitigation for the amendments to the easements consists of onsite afforestation together with offsite planting at a 2:1 ratio.

The request meets all applicable requirements of Chapter 22A of the County Code. 4.64 acres of afforestation is required, and the Plan amendment proposes to meet those requirements by planting 1.16 acres onsite and by purchase of 6.96 acres of offsite forest bank. Staff recommends that the Planning Board approve the Forest Conservation Plan amendment with the conditions cited in the staff report.

NEIGHBORHOOD DESCRIPTION – The St. Andrews Episcopal School (“School”) campus and the surrounding properties in the Highland and Regency Estates subdivisions are zoned R-90. The properties to the west, north and east on Postoak Road, Bunnell Drive, Victory Lane, Harker Drive and Buckhannon Drive are developed with single-family detached dwelling units. The School is bordered on the southwest by Herbert Hoover Junior High School, which in turn abuts Winston Churchill Senior High School, forming a three-campus contiguous area of 68 acres. (Figure 1).

SUBJECT SITE – The 19-acre campus is located on the east side of Postoak Road approximately 800 feet north of its intersection with Tuckerman Lane. The school is located on premises and property owned by an organ of the Episcopal Church and is affiliated with and operated under the auspices of the Episcopal Diocese of Washington.

The property is improved with a Main Classroom building, the Kiplinger High School building, a gymnasium, a memorial hall, a two-story single-family dwelling unit, a maintenance shed, four unlit tennis courts, a combination lower playing field, an upper playing field in the northernmost part of the site, and 147 parking spaces. The site rises from the 380-foot contour at Buckhannon Drive to 426 feet at the center, and then falls to the 395-foot contour near Victory Lane. The site and perimeter are extensively vegetated with mature landscaping, consisting of both evergreens and hardwoods. The main access is from Postoak Road, with a secondary access from Harker Drive.

ENVIRONMENTAL ANALYSIS – The petitioner fulfilled Forest Conservation requirements in 2002 by placing 2.8 acres within an onsite Category I Conservation Easement and 0.25 acres within an onsite Category II Conservation Easement. (Attachment B).

The site is located within two subwatersheds of the Cabin John Watershed: Snakeden Branch and Buck Branch. The *Countywide Stream Protection Strategy* (CSPS) assesses Snakeden Branch as having poor stream conditions and fair habitat conditions, labeling it as a Watershed Restoration Area. The CSPS assesses Buck Branch as having good stream conditions and good habitat conditions, labeling it as a Watershed Protection Area. Storm water management of the School site is provided via surface sand filters and two detention ponds.

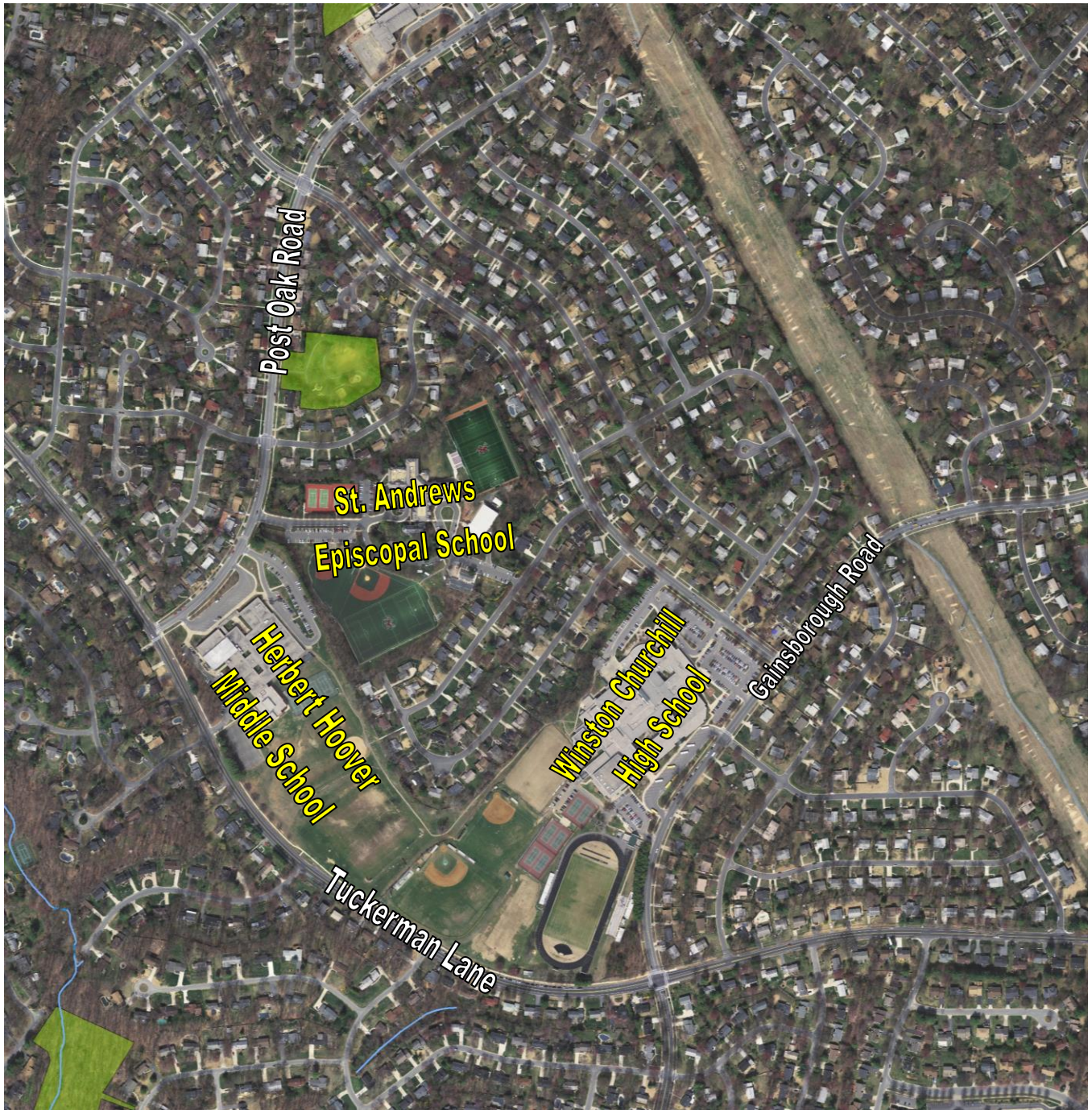


Figure 1 - Neighborhood

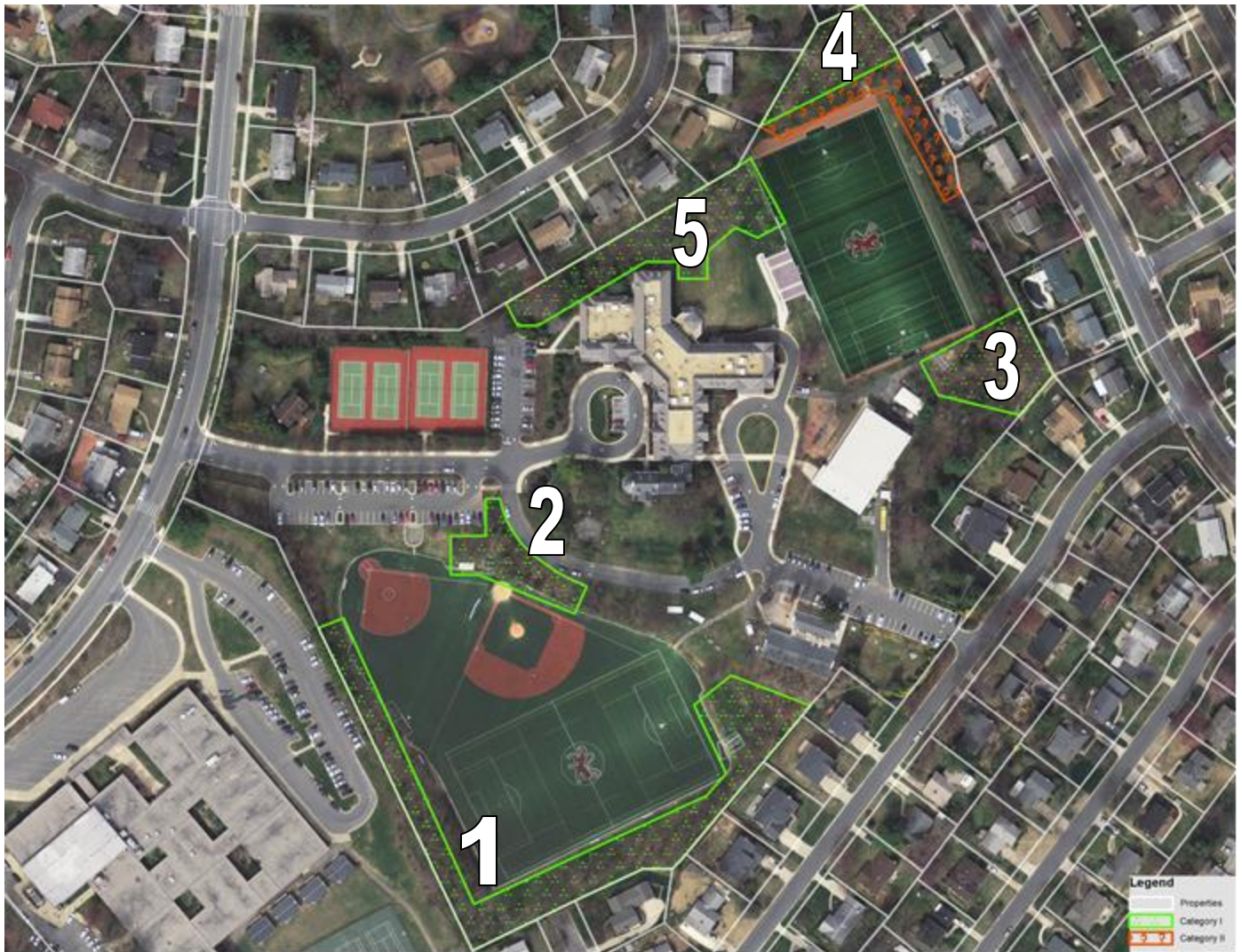


Figure 2 – Easement Locations

PROPOSAL - On October 9, 2012, the application to amend the easements on the Subject Property was submitted and designated CBA 1389-C (“Application”). (Attachment A) The Application requests realignment of the forest conservation easements onsite for a master plan of future development of the School campus. To mitigate for the removal of 2.32 acres of easement, the Applicant has purchased 6.96 acres of credit offsite in the Piney Meetinghouse Road forest conservation bank.

PLANNING BOARD REVIEW AUTHORITY - The Forest Conservation Regulations require Planning Board action on certain types of modifications to an approved FCP. The Board has stated that the removal of, or change to, a recorded conservation easement warrants consideration in a public forum with a final decision from the Planning Board.

Figure 2 above depicts the location of five (5) distinct easement areas. Attachments B, C and D depict the existing easements, the proposed easements, and a composite of both existing and proposed.

Area 1. This easement wraps around Hope Field, the lower playing field in the south west quadrant, with one leg abutting Herbert Hoover Middle School. The proposal is to convert the existing Category 1 easement of 1.25 acres to 0.26 acres of Category I and 0.60 acres of Category II easement. This would address an existing violation where the playing field intrudes marginally into the easement, and address complaints of a perceived lack of maintenance stemming from the abutting residences on Harker Drive.

Area 2. This Category I easement of 0.27 acres is located between a parking lot, the school access road, and two ball fields. The proposal is to remove the easement. Because of a shortage of parking, vehicles frequently park along the access road, which is also traversed by students on foot. Removal of the easement would enable expansion of the parking lot, and construction of a sidewalk to improve pedestrian safety.

Areas 3 and 4. These easement areas wrap around the upper playing field. Area 3 is a Category I easement of 0.37 acres located in the south east quadrant, and Area 4 is a combination of Category I easement of 0.29 acres and Category II easement of 0.25 acres located in the north east quadrant. The proposal is to connect the easement areas, remove the Category I (0.37 acres) from Area 3, and extend the Category I from Area 3 southward, from 0.29 acres to 0.47 acres. This would address an existing violation where the playing field intrudes marginally into the easement and address complaints of a perceived lack of maintenance stemming from abutting residences on Harker Drive and Victory Lane. The east side of the playing field has a berm and fence and is very extensively landscaped with a mixture of evergreen and deciduous trees.

Area 5. This Category I easement of 0.62 acres is located at the north of the campus, between the main school building and residences on Bunnell Lane. At one point, the easement touches the building, precluding fire access. The proposal is to remove the easement. This would enable access for emergency vehicles, and address complaints of a perceived lack of maintenance stemming from residences on Bunnell Lane. The intent is to retain as much of the extensively planted landscape screen as is feasible.

As proposed, the mitigation for the amendments to the easements consists of onsite afforestation together with offsite planting at a 2:1 ratio. The Application satisfactorily meets the Planning Board's mitigation practice of 2:1 offsite and complies with Chapter 22A, the Montgomery County Forest Conservation Law.

NOTIFICATION and OUTREACH - All adjoining and confronting property owners, civic associations, and other registered interested parties were notified of the public hearing on the proposed amendment. The Applicant also held a community meeting in the school library on

April 30, 2013. Attachment E details the attendance sheet and minutes of the meeting prepared by the applicant. As of the date of this report, staff has received no inquiries.

RECOMMENDATION - The Forest Conservation Plan amendment meets all applicable requirements of Chapter 22A of the County Code. Staff recommends that the Planning Board approve the forest conservation plan amendment with the conditions cited in the staff report.

ATTACHMENTS

Attachment A – Forest Conservation Plan Amendment (Sheets 1 and 2)

Attachment B – Existing easements

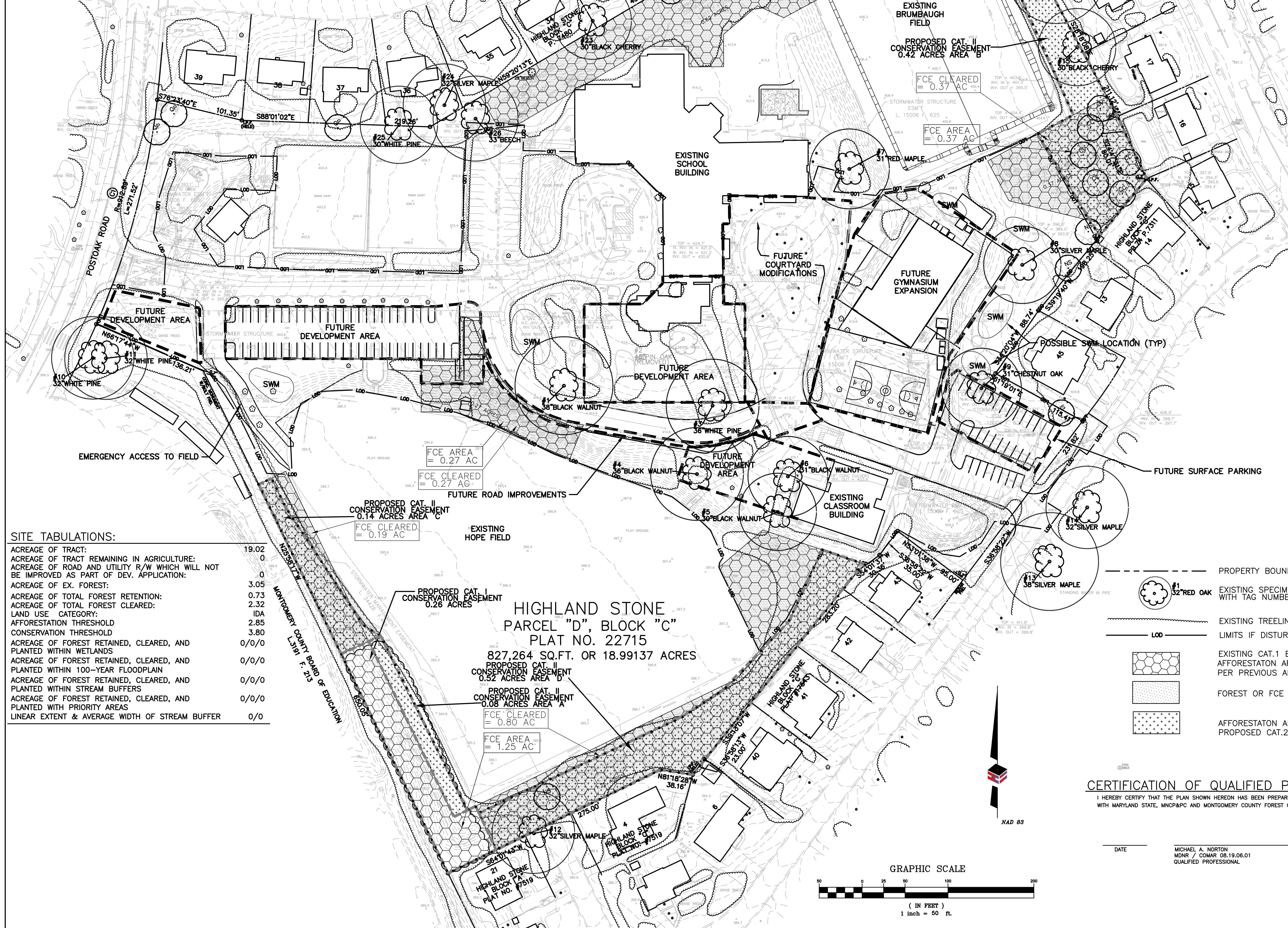
Attachment C – Proposed easements

Attachment D – Existing and proposed easements

Attachment E – April 30 Public Meeting – Attendance sheet and minutes (by Applicant)

| # | Scientific Name | Common Name | D.B.H. | Tree | Condition | Comments |
|----|-------------------------|----------------|--------|-----------|--|----------|
| 1 | JUGLANS NIGRA | BLACK WALNUT | 38 | FAR | PRUNED/CUT LEADERS/CAVITY INCL. DEAD BARK/DEAD/BROKEN LIMBS | |
| 2 | QUERCUS PALUSTRIS | PIN OAK | 46 | POOR | REMOVED DUE TO STORM DAMAGE | |
| 3 | PRUNUS STROBUS | WHITE PINE | 36 | FAR | EXPOSED/DAMAGED/GORDED ROOTS/PRUNED | |
| 4 | JUGLANS NIGRA | BLACK WALNUT | 38 | FAIR/POOR | HOLE UNDER ROOTS/SMALL CAVITIES/PRUNED | |
| 5 | JUGLANS NIGRA | BLACK WALNUT | 30 | GOOD | PRUNED/DEAD/BROKEN LIMBS | |
| 6 | JUGLANS NIGRA | BLACK WALNUT | 31 | GOOD | PRUNED/IRREGULAR ATTACHMENTS/DEAD/BROKEN LIMBS | |
| 7 | ACER RUBRUM | RED MAPLE | 31 | FAIR/POOR | EXPOSED/DAMAGED ROOTS/ROOT ROT/PRUNED/IRREGULAR ATTACHMENTS/TERRACOTTAS | |
| 8 | ACER SACCHARINUM | SILVER MAPLE | 30 | GOOD | EXPOSED/DAMAGED ROOTS/BROKEN LIMBS | |
| 9 | QUERCUS PRINUS | CHESTNUT OAK | 31 | GOOD | INCLUDED BARK/BROKEN LIMBS | |
| 10 | PRUNUS STROBUS | WHITE PINE | 32 | GOOD | OFFSITE/EXPOSED/DAMAGED ROOTS/BROKEN LIMBS | |
| 11 | PRUNUS STROBUS | WHITE PINE | 32 | GOOD | OFFSITE/EXPOSED/DAMAGED ROOTS/BROKEN LIMBS | |
| 12 | ACER SACCHARINUM | SILVER MAPLE | 32 | FAR | OFFSITE/SPLITS AT #9/GORDED ROOTS/SV INES/DEACK | |
| 13 | ACER SACCHARINUM | SILVER MAPLE | 38 | FAR | OFFSITE/EXPOSED/DAMAGED ROOTS/ROOT ROT/INCLUDED BARK | |
| 14 | ACER SACCHARINUM | SILVER MAPLE | 32 | FAR | OFFSITE/EXPOSED/DAMAGED/GORDED ROOTS/ROOT ROT/INCLUDED BARK/DEACK | |
| 15 | PRUNUS SEROTINA | BLACK CHERRY | 30 | GOOD | PRUNED/INCLUDED BARK/BROKEN LIMBS | |
| 16 | ACER SACCHARINUM | SILVER MAPLE | 38 | FAR | OFFSITE/SPLITS AT #6/V INES/INCLUDED BARK/WATER PRUNED/DEAD/BROKEN LIMBS | |
| 17 | ACER SACCHARINUM | SUGAR MAPLE | 30 | GOOD | OFFSITE/INCLUDED BARK | |
| 18 | QUERCUS PHELLOS | WILLOW OAK | 38 | GOOD | OFFSITE/IRREGULAR ATTACHMENTS | |
| 19 | PICEA ABIES | NORWAY SPRUCE | 30 | GOOD | OFFSITE/DEAD/BROKEN LIMBS | |
| 20 | ACER SACCHARINUM | SILVER MAPLE | 30 | FAR | OFFSITE/TREE HOUSE/SHED/V INES/DEAD/BROKEN LIMBS | |
| 21 | ACER SACCHARINUM | SILVER MAPLE | 32 | GOOD | OFFSITE/IRREGULAR ATTACHMENTS | |
| 22 | LIRIODENDRON TULIPIFERA | YELLOW POPLAR | 30 | GOOD | OFFSITE/DEAD/BROKEN LIMBS | |
| 23 | PRUNUS SEROTINA | BLACK CHERRY | 30 | GOOD | OFFSITE/INCLUDED BARK/DEAD/BROKEN LIMBS | |
| 24 | ACER SACCHARINUM | SILVER MAPLE | 32 | GOOD | OFFSITE/SPLITS AT 7/DEAD/BROKEN LIMBS | |
| 25 | PRUNUS STROBUS | WHITE PINE | 30 | GOOD | OFFSITE/SPLITS AT 7/DEAD/BROKEN LIMBS | |
| 26 | FAGUS GRANDIFOLIA | AMERICAN BEECH | 33 | GOOD | | |

| Condition Scoring System | Ex cellent |
|--------------------------|------------|
| No Apparent Problems | Ex cellent |
| Minor Problems | Good |
| Major Problems | Fair |
| Extreme Problems | Poor |



SITE TABULATIONS:

| | |
|---|-------|
| ACREAGE OF TRACT: | 19.02 |
| ACREAGE OF TRACT REMAINING IN AGRICULTURE: | 0 |
| ACREAGE OF ROAD AND UTILITY R/W WHICH WILL NOT BE IMPROVED AS PART OF DEV. APPLICATION: | 0 |
| ACREAGE OF EX. FOREST: | 3.05 |
| ACREAGE OF TOTAL FOREST RETENTION: | 0.73 |
| ACREAGE OF TOTAL FOREST CLEARED: | 2.32 |
| LAND USE CATEGORY: | 2.85 |
| AFFORESTATION THRESHOLD: | 2.85 |
| CONSERVATION THRESHOLD: | 3.80 |
| ACREAGE OF FOREST RETAINED, CLEARED, AND PLANTED WITHIN WETLANDS: | 0/0/0 |
| ACREAGE OF FOREST RETAINED, CLEARED, AND PLANTED WITHIN 100-YEAR FLOODPLAIN: | 0/0/0 |
| ACREAGE OF FOREST RETAINED, CLEARED, AND PLANTED WITHIN STREAM BUFFERS: | 0/0/0 |
| ACREAGE OF FOREST RETAINED, CLEARED, AND PLANTED WITH PRIORITY AREAS: | 0/0/0 |
| LINEAR EXTENT & AVERAGE WIDTH OF STREAM BUFFER: | 0/0 |

FOREST CONSERVATION WORKSHEET
ST. ANDREW'S EPISCOPAL SCHOOL

5-Aug-02

NET TRACT AREA: 19.02

A. Total tract area ... 19.02

B. Land dedication acres (parks, county facility, etc.) ... 0.00

C. Land dedication for roads or utilities (not being constructed by this plan) ... 0.00

D. Area to remain in commercial agricultural production/use ... 0.00

E. Other deductions (specify) ... 0.00

F. Net Tract Area ... 19.02

LAND USE CATEGORY: (from Trees Technical Manual)
Input the number "1" under the appropriate land use, limit to only one entry.

| | ARA | MDR | IDA | HDR | MPD | CIA |
|--|-----|-----|-----|-----|-----|-----|
| | 0 | 0 | 1 | 0 | 0 | 0 |

G. Afforestation Threshold ... 15% x F = 2.85

H. Conservation Threshold ... 20% x F = 3.80

EXISTING FOREST COVER:

I. Existing forest cover ... 0.25

J. Area of forest above afforestation threshold ... 0.00

K. Area of forest above conservation threshold ... 0.00

BREAK EVEN POINT:

L. Forest retention above threshold with no mitigation ... 0.00

M. Clearing permitted without mitigation ... 0.00

PROPOSED FOREST CLEARING:

N. Total area of forest to be cleared ... 0.00

O. Total area of forest to be retained ... 0.25

PLANTING REQUIREMENTS:

P. Reforestation for clearing above conservation threshold ... 0.00

Q. Reforestation for clearing below conservation threshold ... 0.00

R. Credit for retention above conservation threshold ... 0.00

S. Total reforestation required ... 0.00

T. Total afforestation required ... 2.60

U. Credit for landscaping (may not exceed 20% of "S") ... 0.00

V. Total reforestation and afforestation required ... 2.60 *

* 2.60 ACRES OF AFFORESTATION REQUIRED FROM FCP DATED 2000

** 3.05 ACRES OF FOREST EASEMENT WAS RECORDED IN 2002

*** 2.32 ACRES OF FOREST EASEMENT CLEARING PROPOSED

X
2 FOR CLEARING FOREST IN AN EASEMENT
= 4.64 ACRES OF FORESTATION REQUIRED

1.16 ACRES OF FORESTATION AND CAT.2 LANDSCAPE CREDIT PROPOSED ONSITE
= 3.48 ACRES OF FORESTATION REQUIRED

X
2 FOR PLANTING OFFSITE
= 6.96 ACRES OF FORESTATION REQUIRED OFFSITE

6.96 ACRES OF FOREST BANK PURCHASED
= 6.96 ACRES OF FORESTATION REQUIRED OFFSITE

**** 0.00 ACRES OF FORESTATION REQUIRED OFFSITE

LEGEND

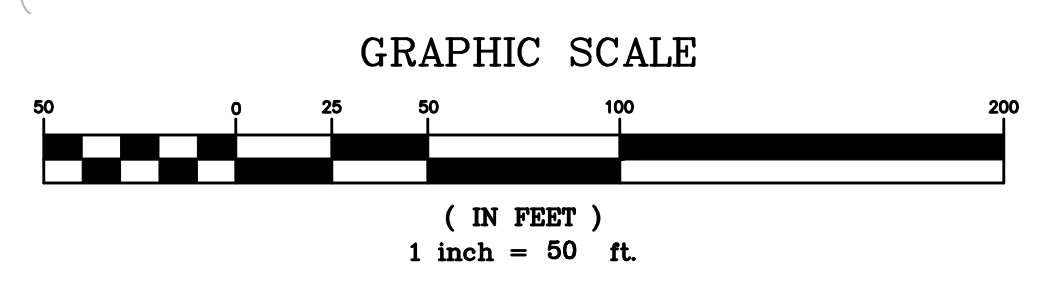
| | |
|--|---|
| | PROPERTY BOUNDARY |
| | EXISTING SPECIMEN TREE >30"DBH WITH TAG NUMBER & CRZ |
| | EXISTING TREELINE |
| | LIMITS IF DISTURBANCE |
| | EXISTING CAT.1 EASEMENT AFFORESTATION AREA PER PREVIOUS APPROVED FFCP |
| | FOREST OR FCE CLEARING AREA |
| | AFFORESTATION AREA PROPOSED CAT.2 EASEMENT |
| | CATEGORY I&II CONSERVATION EASEMENT |
| | OVERALL CONSERVATION EASEMENT PERMANENT BOUNDARY POSTS WITH SIGNAGE AT 50' O.C. |
| | FUTURE DEVELOPMENT AREA |

CERTIFICATION OF QUALIFIED PROFESSIONAL

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON HAS BEEN PREPARED IN ACCORDANCE WITH MARYLAND STATE, MNC&PC AND MONTGOMERY COUNTY FOREST CONSERVATION LAWS.

DATE: _____

MICHAEL A. NORTON
MONTGOMERY COUNTY REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT



NORTON LAND DESIGN
LANDSCAPE ARCHITECTURE + ENVIRONMENTAL PLANNING
17830 NEW HAMPSHIRE AVENUE, SUITE 101 ASHTON, MD 20881
P.240.342.2329 F.240.342.2632 WWW.NORTONLANDDESIGN.COM

DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. _____ including, financial bonding, forest planting, maintenance, and all other applicable agreements.

Developer's Name: SAINT ANDREW'S EPISCOPAL SCHOOL
Printed Company Name

Contact Person or Owner: MR. JOSEPH PHELAN
DIRECTOR OF OPERATIONS
Printed Name

Address: 8804 POSTOAK ROAD
POTOMAC, MD 20854

Phone and Email: 301-983-5200 X254
JPHELAN@SAES.ORG

Signature: _____



| REVISIONS | DATE | DESCRIPTION |
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| DATE | DESCRIPTION |
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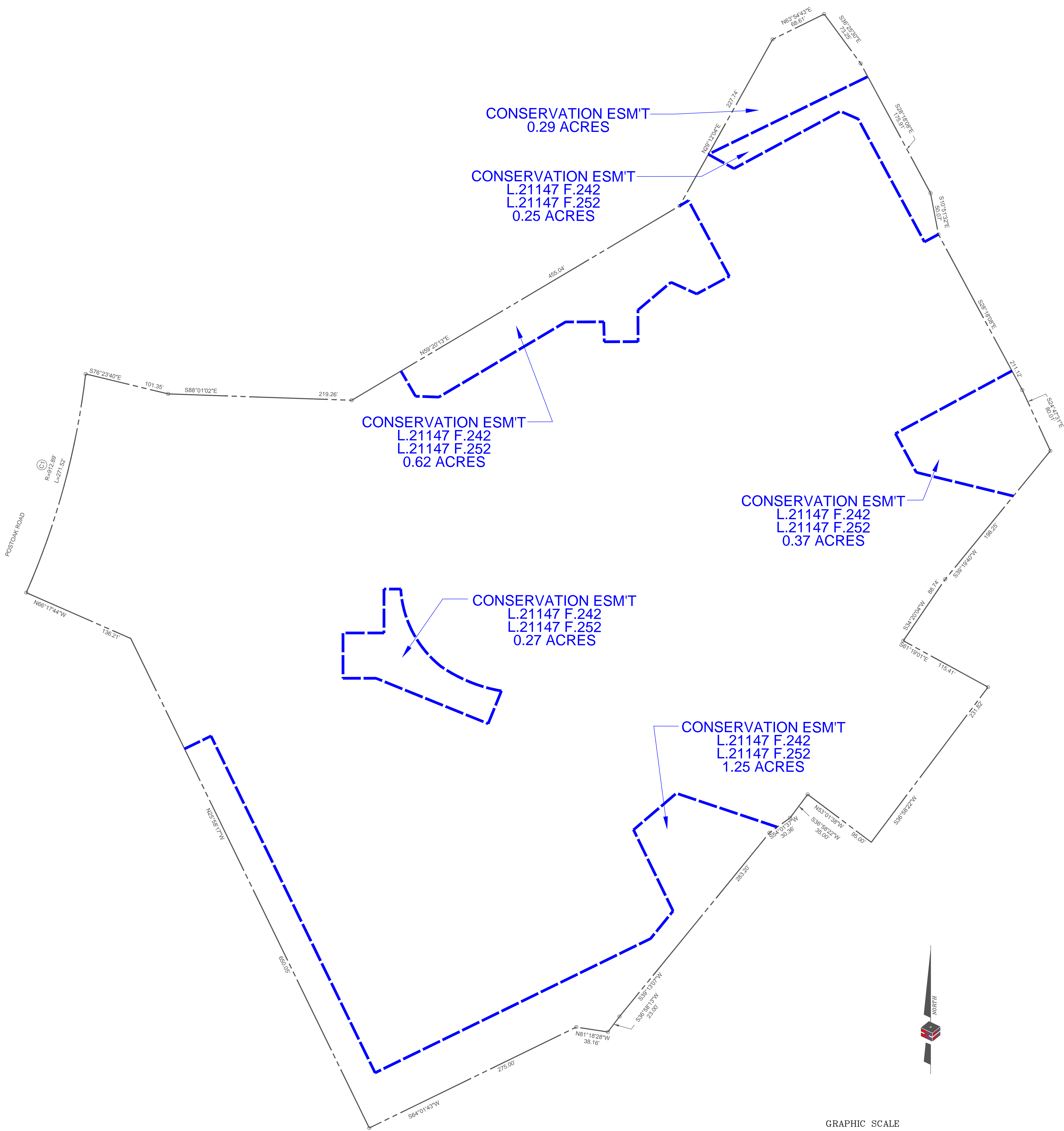
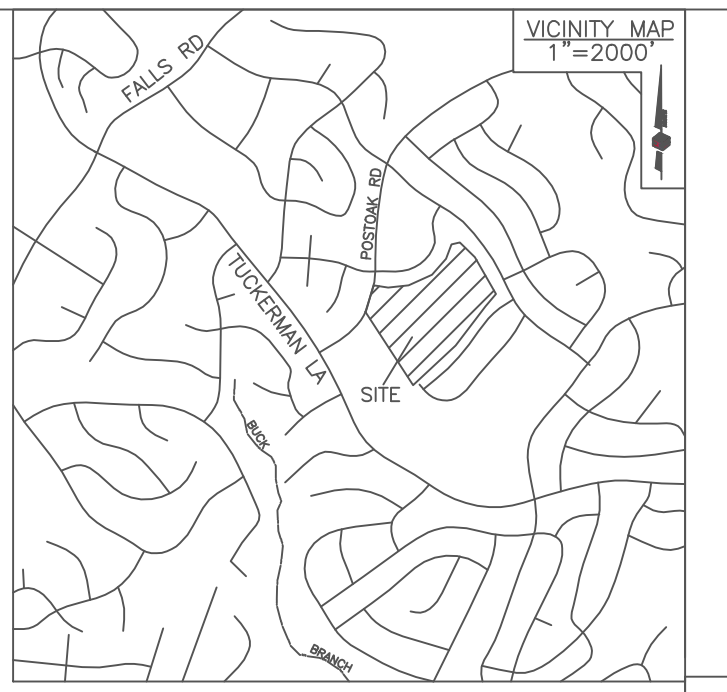
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ST. ANDREW'S EPISCOPAL SCHOOL
4TH (ROCKVILLE) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

AMENDED FINAL FOREST CONSERVATION PLAN

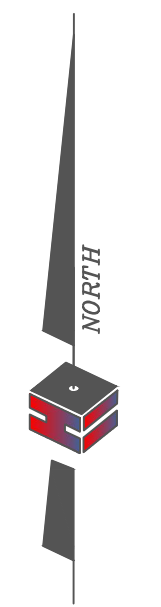
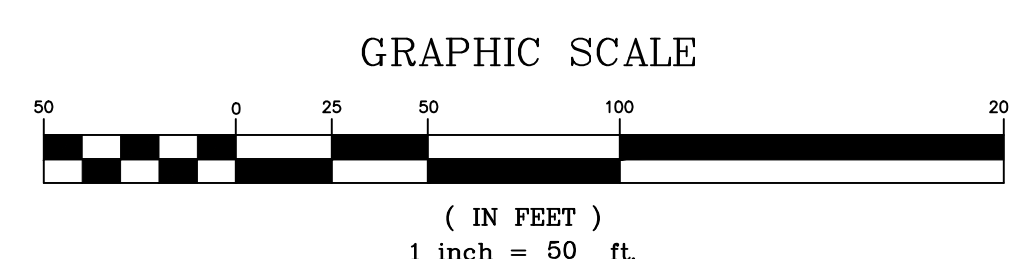
SCALE: HORIZONTAL: 1"=50' VERTICAL: 1/4"=1'

PROJECT NO.: 615-108
DRAWING NO.: L-1.1
SHEET: 1 OF 2
DATE: MARCH 2012



LEGEND

- PROPERTY BOUNDARY
- EXISTING EASEMENT
= 3.05 ACRES (PER DEED)



| REVISIONS | DATE | DESCRIPTION |
|-----------|------|-------------|
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ST. ANDREW'S EPISCOPAL SCHOOL
 4TH (ROCKVILLE) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 EASEMENT DEMONSTRATION

SCALE
 HORIZONTAL: 1" = 50'
 VERTICAL: N/A

PROJECT NO.:
615-108

DRAWING NO.:
1

SHEET:
1 OF 1

DATE: MARCH 2013

April 11, 2013

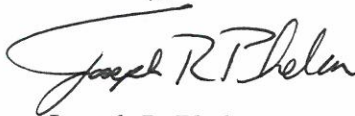
Dear Friends and Neighbors of St. Andrew's,

On behalf of St. Andrew's Episcopal School, I would like to invite you to attend the spring meeting of the St. Andrew's "Community Council." This Council, which meets each year, was formed in 2004 to allow the School and its neighbors the opportunity to share information and address any questions or concerns.

Our next meeting of the Council will take place on Tuesday, April 30 at 6:30 p.m. in the Dryfuss Library in our Main Building. If you plan on attending, RSVP to Terri Beach at 301-983-4730, ext. 226 or tbeach@saes.org by Friday, April 26. If you don't RSVP, but would like to attend anyway, please feel free to join us.

At our April meeting I would like to discuss enhancements to the school's property that will be beneficial to you, our neighbors, along with St. Andrew's, and to summarize updates to our forest conservation plan. I look forward to hearing your thoughts. If you have any questions about the meeting or any issues or concerns, please feel free to contact me at 301-983-4730, ext 280 or jphelan@saes.org

Sincerely,



Joseph R. Phelan
Director of Operations

Agenda:

- 6:30-7:00 p.m. – Reception with refreshments
- 7:00-7:15 p.m. – State of the School remarks by Head of School, Robert Kosasky
- 7:15-7:30 p.m. – Updated forest conservation plan
- 7:30-8:00 p.m. – Time for discussion

cc: Robert Kosasky
Head of School
St. Andrew's Episcopal School

MEETING SIGN-IN SHEET SAINT ANDREW'S EPISCOPAL SCHOOL

Community Council

Meeting Date: 04/30/13

Place/Room:
Library

| Name | Address | Phone | E-Mail |
|------------------------|--------------------|--------------|------------------------|
| Charles NEWPOL | 8502 HARKER | 301-299-6172 | charnewpol@verizon.net |
| MARJRIE RAY TURGER | 8620 Bunnell | 301-299-4049 | |
| Boyd Mason | 8622 Bunnell Dr. | 301-299-7794 | |
| John M. Miller | 8405 Harker Dr | 301-299-3975 | |
| John D'Armo | 8403 Harker Dr | 2404477433 | YANJOHNDEYAHOO.COM |
| Bill Fitzsimmons | 8502 Victory Ln. | 301-983-0019 | |
| Jan Peterson | 8612 Bunnell Dr. | 301-275-2742 | janp@evofs.com |
| LARA GORDON | 8412 HARKER DR | 301-299-6377 | |
| Julie Shein | 8410 Harker Dr | 301-765-9206 | dnjshein@aol.com |
| Robert Kosasky | 8407 Harker Drive | 301-983-5200 | rkosasky@saes.org |
| ANDREW KAVOUNIS | 11818 ROSAMOND | 301-299-4502 | AKK25@SBM.COM |
| Mark MCKEY | SAES. | | |
| Gerard Stenbakken | 8610 Bunnell Drive | 301-299-7599 | |
| Marcelle M. Stenbakken | 8610 Bunnell Dr. | 301-299-7599 | |
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Community Council Meeting Minutes

April 30, 2013

St. Andrew's Dreyfus Library - 6:30 p.m. -8:00 p.m.

School Representatives - Robert Kosasky, Head of School, Mark McKnight, CFO, Joseph Phelan, Director of Operations, and Tony Izzo, Board Vice Chair and Chair of Master Planning Task Force

Neighbor Attendees - Approximately 15-20 neighbors (See attendance sheet)

The meeting formally began at 6:45 p.m.

Robert Kosasky began with opening remarks regarding the background and purpose of these meetings, the meeting agenda, followed by introductions. Robert next spoke about the state of the school, touching on enrollment, our campuses, financial aid and student diversity, mission and the school's distinctive strengths, including St Andrew's Center for Transformative Teaching and Learning (CTTL). Lastly, Robert spoke about the school's long-time desire and need to expand its indoor athletic, arts, and community space. Robert noted that this desire and strategic vision is something that has been articulated at these neighbor meetings for several years and has been part of the school's overall master plan for years. The school is planning now on how to raise the necessary funds for a building project and what kind of design will best fit our needs and our campus and our potential funding. Robert further noted that we do not expect to commence a new building project for at least a few years (fundraising the biggest factor in the delay) and that we will have the opportunity to talk in this kind of format before that happens.

Next, Joe Phelan led a discussion and review of proposed modifications to our forest conservation plan. Exhibits and a power point presentation were used to visually walk-through the proposed easement changes between Category 1 and Category 2 type space and the space that the school is seeking to completely unencumber and reasons why such as being better able to address neighbor concerns. The discussions largely centered around neighbors asking what the proposed changes will mean for their property line with respect to maintenance (mowing, fallen tree removal, beautification), etc. It was stressed that St. Andrew's has been a good neighbor and desires to continue to be a good neighbor and that these changes will ultimately help the school help the neighbors. The general response from the neighbors was positive and appreciative of the school working on these issues.

The meeting formally adjourned at 8:05 p.m.