



THE QUARTERLY

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Section 5 Council

Greg Chernack, Chairman
Patricia Xeller, Vice-Chairman
Maryann Luongo, Treasurer
Josh Galper, Member
Philip Giordano, Member

Important Section Dates

- ◆ Saturday, April 1
Deadline for nominations to be received for Town Council
- ◆ Tuesday, April 5
Council Meeting at 7:30 p.m.
(Please note new meeting date.)
- ◆ Tuesday, May 3
Annual Meeting at 7:30 p.m.
- ◆ Tuesday, June 14
Council Meeting at 7:30 p.m.

Town Council News - Annual Election Notice

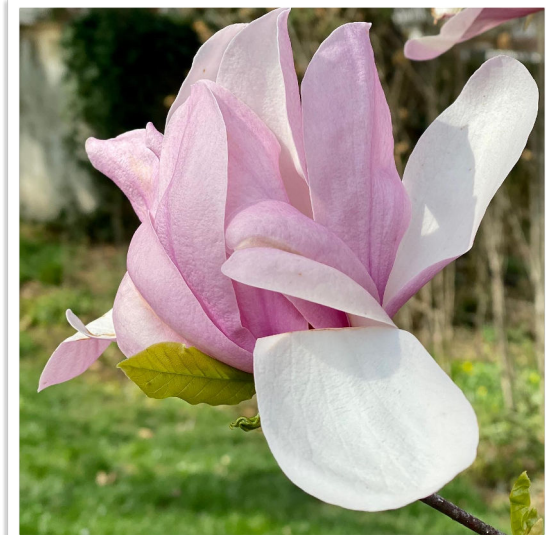
Two of the five seats on the Town Council are up for election this spring. Any person wishing to place his/her name on the ballot as a candidate must be a resident of Section 5, and a registered voter in the State of Maryland. All candidate nominations must be received in writing by the Town Manager on or before April 1.

Current Council members whose terms expire in May include: Josh Galper and Maryann Luongo. Both are running for re-election.

Should the number of qualified candidates equal the number of available seats, the candidates will be declared elected at the Annual Meeting on Tuesday, May 3. Note the Annual Meeting is always held on the first Tuesday of May. Please email the Town Manager with any questions.

Important Tax Return Information (MD Form 502)

Each year, the most significant source of Section 5 revenue is received through our residents' paid income taxes. This money goes directly to services benefitting you and our community. To ensure that the state allocates the money correctly, it is critical when you complete the MD income tax return that you list:



Section 5 as the *Maryland Political Subdivision*

1616 as the *Digit Political Subdivision Code*

Please make sure to share this information with anyone who might help you prepare your taxes.

SECTION 5 OF THE VILLAGE OF CHEVY CHASE



WSSC Work Starts This March

The Brookville water main replacement project started this week in Section 5. The first phase of the project includes work on Windsor Place and Brookville Road. Things to know:

✦ The purpose of the project is to replace the current water mains that were installed up to 100 years ago and are near the end of their life cycle.

- ✦ The Section streets included in the project are Brookville Road, Connecticut Avenue, Dalkeith Street, Thornapple Street, Thornapple Place, Underwood Street, Williams Lane, Windsor Place, and limited parts of Woodbine Street. See the map below for exact locations highlighted in yellow.
- ✦ Crews will be on site daily from 9 a.m. to 3 p.m.
- ✦ The full project could take as long as two years.
- ✦ Work will begin in earnest early April. The Section will notify residents by email when we have a concrete start date.
- ✦ WSSC is responsible for putting up No Parking Signs in the work zone areas. It is imperative that residents actively look for posted signs and comply. WSSC will strive to give residents 48 hours notice. If you plan to be gone overnight, please park in your driveway, or in an area you are certain is outside the work zone. If you will be away for any length of time and live on the streets scheduled for work, please contact the Town Manager.
- ✦ Crews will need access to your public right-of-way water service connection which is usually located a few feet from the street. (For questions regarding the right-of-way, see page 4.)
- ✦ WSSC will contact you directly if/when they need access to your home's water line, or to do work on your private property. If there are areas on your property of special concern, such as an irrigation system or underground drainage work, please make the WSSC representative aware during your initial contact. They will do their best to work around those areas.



SECTION 5 OF THE VILLAGE OF CHEVY CHASE

Welcome to New Residents

We are pleased to welcome the following new neighbors who have recently moved to Section 5:

- ◆ Jake Deyton and Matt Glading -
7506 Brookville Road
- ◆ Elly and Steven Guilday -
3807 Underwood Street

We also mourn the loss of Glendale resident, Mary Walsh, who passed away February 3. The Section extends our heartfelt sympathy to Mary's son, Leo.

4-H Property Redevelopment Information

On February 17, the new owners of the 4-H property, Galerie Living and Community Three, presented an initial concept plan for redevelopment of the property. Planning and construction are estimated to take four and half years so the property will not be open for occupancy until September 2026.

Residents are encouraged to review the [video](#) and [slideshow](#) from the presentation and send comments, ideas, and suggestions to the Town of Chevy Chase's office townoffice@townofchevychase.org.

If you have problems accessing the above links, see the Town of Chevy Chase's website.

<https://www.townofchevychase.org>

Section Email Alerts and Notices

Please make certain the Section has at least one current email address for your household on file. Email is often used to communicate timely and important information. Additionally, it is used to distribute the dial-in information for the Council's Monthly meetings. Contact the Town Manager with questions.

Thrive Montgomery 2050

The Montgomery County Council will soon be considering Thrive Montgomery 2050. Now is the time to submit feedback directly to the County Council. Section 5 recently sent the enclosed letter to all councilmembers. Individual residents are encouraged to submit comments via email. Emails sent to county.council@montgomerycountymd.gov are distributed to all members of the County Council.

As a reminder, Thrive Montgomery 2050 (or "Thrive" for short) is Montgomery County's general plan update. It is the blueprint for how and where the County will grow over the next 30 years. On its own, Thrive does not modify any laws, but it sets the policy agendas for the County Council and County Planning Department, and will affect all future Master & Sector Plans. Thrive promotes compact growth or urbanism, which means increased residential housing in 32 designated "activity centers" and along designated "growth corridors." In the plan, Bethesda is deemed an "activity center" and Connecticut and Wisconsin Avenues are "growth corridors." The activity centers would be connected along growth corridors with more public transit options. The plan proposes to redevelop the activity centers into "complete communities" that would be walkable, and that would contain varied retail and housing options, public facilities, and open spaces.

A comprehensive description of the plan is available here. <https://montgomeryplanning.org/planning/master-plan-list/general-plans/thrive-montgomery-2050/>

Understanding the Town Right-of-Way?

What is the Town right-of-way?

The Town right-of-way (ROW) is the area that runs in front of your home between the sidewalk and street. In the case of corner homes, it is both the front and side areas between the sidewalk and street. If you do not have a sidewalk in front of your home, the exact ROW measurements vary, but it is usually about the first 20 feet from the curb extending toward your home. As a general rule, a Town ROW is an easement for public travel. (An easement is a privilege or a right to use in some way the land of another.) The ROW also usually encompasses the roads, sidewalks, utilities, street trees, storm drains, etc. that fall within this area.

An important thing to note is that most ROWs also extend about a foot to two feet in from the sidewalk. While this area may appear to be private yard, it is often actually part of the public ROW.

What part of the Town right-of-way does the Section maintain?

The Section is responsible for the regular maintenance of the infrastructure within the ROW such as the roads, curbs and gutters, sidewalks, and street trees. To a limited extent, the Section also helps facilitate utility upgrades including electricity, water, and gas that fall within the ROW.

What maintenance role do residents play in the right-of-way?

Montgomery County regulations stipulate that residents are responsible for the regular care and maintenance of the grass or plantings in the ROW, (this does not include the Town trees.) It is important that residents ensure that all public sidewalks surrounding your property are clear of low-hanging branches, overgrown bushes, and vines that may present safety hazards. In the winter months, residents must also clear their walkways of snow and ice, and regularly treat them with sand or salt.

Why are permits required for right-of-way work?

For the most part, any work in the ROW outside of laying sod, grass seed, mulch and/or other low-growing ground cover may require a permit.

This includes, but is not limited to, permanent structures such as hedges, bushes, retaining walls, walkways, lighting, irrigation systems, sump pump discharge, or other physical structures. This also includes temporary structures such as construction dumpsters and moving PODs.

The foremost reason for this is safety. If you place a bush or hedge in the ROW, it may impede sight lines and become a potential pedestrian danger. If you place a hedge next to a sidewalk and it encroaches on the sidewalk, it makes it difficult for pedestrians to get by. If you place an irrigation system within the ROW and it is damaged by utility work, the utility company may or may not replace it. If your sump pump discharges on to the sidewalk or street in the winter and it freezes over, this can be very dangerous.

The Section will work with residents to allow for certain ROW structures, but it is important that it is done through the appropriate permitting process.

Landscaping and Yard Work

Yard debris is collected each Monday by our trash contractor, Montgomery County Sanitation and Recycling. As part of our contract, yard debris must be placed in either lawn and leaf bags, or in trash cans clearly marked yard debris. Sticks and large branches must be cut and bundled. Branches should not exceed four feet in length or four inches in diameter. Sticks and limbs left loose at curbs will not be picked up.

SECTION 5 OF THE VILLAGE OF CHEVY CHASE

Building Permits

- ◆ 7506 Brookville Road - Place a construction dumpster in their private drive / Permit Approved
- ◆ 7301 Connecticut Avenue - Install a swing set in side yard / Permit Approved
- ◆ 3808 Thornapple Street - Replace a wood fence/ Permit Approved
- ◆ 3705 Underwood Street - Repair drainage pipe and downspout / Permit Approved
- ◆ 3800 Underwood Street - Place a construction dumpster in their private drive and construct a new exterior roof covering over the side entrance / Permit Approved
- ◆ 3703 Williams Lane - Construct a fence to enclose the rear yard / Permit Approved
- ◆ 3705 Woodbine Street - Renovate backyard with new patio and sports court with the proper stormwater mitigation measures / Permit Approved
- ◆ 3708 Woodbine Street - Construct a two story addition with the appropriate stormwater plans / Permit Approved

Section 5 Composting Program

In December 2020, Section 5 introduced a new composting program in partnership with the Compost Crew. We are happy to report that we now have 75 homes participating. We hope that residents enjoy the service and find it worthwhile, but if for any reason you are not, or you find that you are regularly missing pick up, please consider discontinuing your service so that the Section will no longer be charged. We appreciate your help and cooperation! For more information on the program or to sign up, use the link below:

<https://compostcrew.com/chevy-chase-section-5/>.

This information is also listed on the Section 5 website's home page.

DO I NEED A SECTION 5 PERMIT?

- The majority of renovations
- Sheds or accessory buildings
- Fences - including replacements and/or substantial repairs
 - Driveway projects
 - Patio projects
- Right-of-way projects
- Dumpsters or PODS
- Drainage projects, including sump pumps and new downspouts

ALL REQUIRE A PERMIT

Looking to take out a tree? Most public and private tree removal also **REQUIRES** a permit.

Please contact the Town office before you begin. We will work with you to make sure you have the necessary information and avoid a costly mishap.

SECTION 5 OF THE VILLAGE OF CHEVY CHASE

Tree Removal Permits

- ◆ 7401 Brookville Road - Town Tree Removal
- ◆ 3518 Thornapple Street - Private Tree Removal
- ◆ 3809 Thornapple Street - Private Tree Removal
- ◆ 3611 Underwood Street - Private Tree Removal



Watering Instructions for Fall Free Tree Program

In late April, the Section arborist, Dr. Tolbert Feather, will contact residents who received trees this past fall through the Section's Free Tree Program. He will distribute gator bags to assist with watering, as well as detailed watering instructions.

PEPCO Tree Work this Spring

Pepco contacted Section 5 regarding the removal of several mature right-of-way trees that they identified as hazardous. The Section, in consultation with our arborist, Dr. Tolbert Feather, has approved a partial list of the removals. Several of the trees are obviously dead. Others appear to be fine, but on closer inspection are rotted at the base or throughout. The Section does not like to remove mature trees, but we also cannot ignore trees that present as potential hazards to persons or property. We will ground the stumps and plant new ones in the fall.

Chevy Chase Historical Society News

April 7 Virtual Lecture "Chevy Chase Voices," to Feature Local Residents

The Chevy Chase Historical Society will showcase the wide variety of voices in its oral history collection during a virtual lecture via Zoom on Thursday, April 7, at 7:30 p.m.

"Chevy Chase Voices: Treasures from the Oral History Collection" will use vintage photos and audio clips of local residents recalling life in Chevy Chase from as early as 1920. Voices from the past will include:

- ◆ The artist who sketched portraits of wounded World War II soldiers for the USO
- ◆ The daughter of Greek immigrants who took ballet classes above the Avalon Theater
- ◆ The longtime Brookville Market employee who experienced racial discrimination in the 1940s

Since its founding in 1981, CCHS has captured the community's history in oral history interviews with long-time Chevy Chase residents as well as adjacent businesses and their employees.

CCHS Archive and Research Director Beth Huffer will present the April 7 virtual lecture, which is free and open to the public. A Zoom link will be sent to all register for the talk at www.chevychasehistory.org