



The Mapleleaf

A PUBLICATION OF THE MAPLEWOOD CITIZENS ASSOCIATION (MCA)
WWW.MAPLEWOODCITIZENS.ORG

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SEPTEMBER 2018

Meeting:

Wednesday, September 12, 2018

7:30 p.m.

Knights of Columbus/Rock Creek Mansion
5417 W. Cedar Ln.
Bethesda, MD 20814

AGENDA

Call to Order

Business Meeting

- Presentation and Discussion of Proposed Plans for 17 new homes on Beech Avenue
- Report by MCA President, Allen Myers, on FIS plans for A new elementary school on FASEB property and proposal to hire a land-use attorney
- Maplewood Village Report by Mary Jo Deering

Adjourn

Next Meeting (tentative):

Wednesday, September 26, 2018

7:30 p.m.

(In the event the meeting is cancelled, the cancellation notice will be on listserv and MCA hotline)

AGENDA

- Preparation of MCA testimony on FIS plans for a new elementary school on FASEB property.

MAPLEWOOD CITIZENS ASSOCIATION

Mailing address: MCA
P.O. Box 2483
Kensington, MD 20891-2483

Hotline: 301-530-6080

Website: www.maplewoodcitizens.org

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president@maplewoodcitizens.org

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Secretary: Jason Padgett
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treasurer@maplewoodcitizens.org

MESSAGE FROM THE PRESIDENT

Welcome to the 2018-2019 Maplewood Citizens Assn (MCA) membership year. The timing of one of two key property development issues in Maplewood is creating a need for a **September 12, 2018 MCA general meeting** (earlier in the month than usual) with a very important **tentative second MCA general meeting on Wednesday September 26, 2018**. Please see details below in the event this meeting is cancelled.

At the **MCA general meeting on Wednesday, September 12, 2018**, the membership will vote on the recommendation to immediately hire a land use attorney to represent MCA in connection with the project of the French International School (FIS) to build an elementary school at 9650 Rockville Pike/Rt. 355. This property is currently owned by the Federation of Societies for the Advancement of Experimental Biology (FASEB) and is located just south of Pooks Hill Rd. and north of Alta Vista Rd. The approval for the legal expense at the September 12, 2018 meeting would allow the land use attorney time to focus on the FIS project and be ready to participate in the Montgomery County Planning Board's scheduled meeting on Thursday, September 27, 2018 (Note: Planning Board meetings are subject to change so you can check the website, montgomeryplanning-board.org/agendas, to keep abreast of its schedule). Please read the article on page 2 which provides more details about the project and its potential impact on Maplewood.

Also, at the September 12, 2018 MCA general meeting, representatives of Beech Ave LLC who have purchased the Beech Ave property (wooded parcel along Beech Ave between Linden Ave and Page Ave) will make an updated presentation on the proposed development.

A tentative additional MCA general meeting is scheduled for Wednesday, September 26, 2018 for Maplewood residents to prepare MCA testimony on the FIS project and the Montgomery County Planning Board staff report on the project. This testimony would be presented to the Planning Board at its scheduled meeting on Thursday, September 27, 2018 on the FIS project. Unfortunately, the Planning Board staff report will not be available until 10 days before the Planning Board meeting and, thus, unavailable for discussion at the September 12th MCA general meeting.

If, for some reason, the Planning Board hearing on the FIS proposal is postponed and the staff report will not be available to MCA for a meeting on September 26th, a notice of cancellation of the tentative MCA general meeting on September 26th will be announced on the Maplewood listserv and on the MCA hotline, 301-530-6080. Any special meeting needed to prepare testimony on the FIS project, prior to MCA's November 2018 general meeting will be announced via the listserv and hotline.

While all Maplewood residents are encouraged to attend the September MCA meetings, only those residents who are members of MCA for the current membership year (September 1, 2018- August 31, 2019) will be allowed to vote. Dues may be paid via Pay Pal at www.maplewoodcitizens.org before the meetings or at the meetings by check or cash. The membership form is on page 4.

Allen



Beech Avenue Proposed Development

Beech Avenue LLC proposes to construct seventeen single-family, detached houses on a vacant 5-acre parcel of land that it has purchased on Beech Avenue between Page Avenue and Linden Avenue. This proposal has undergone significant revision since it was presented at a Maplewood community meeting. A company representative will present the current plans.

PROPOSED NEW FRENCH INTERNATIONAL ELEMENTARY SCHOOL IN MAPLEWOOD

The French International School (FIS) presented its plan for a new elementary school on Rockville Pike/Rt. 355 (just north of Alta Vista Rd.) at the May 16th 2018 MCA general meeting. At that meeting, MCA members decided to take no position on the proposal as the plans called for all traffic to enter and exit off Rockville Pike/Rt. 355 and no additional traffic was anticipated in Maplewood. According to the FIS presentation on May 16th:

- ◇ Bus traffic between the new elementary school and their Forest Rd high school campus would travel southbound along Rockville Pike/Rt. 355, west on W. Cedar Ln, north on Old Georgetown Rd onto Beech Dr and then Forest Rd to the high school (no buses on Alta Vista Rd); buses from the Forest Road campus to the new elementary site would travel on Beech Ave to Pooks Hill Rd to south on Rockville Pike/Rt 355;
- ◇ The elementary school campus would be closed and empty after 6:30pm during weekdays;
- ◇ No mention of a summer camp for up to 700 students at the new elementary school site or other after school activities were mentioned;
- ◇ Buses will be stored on the new school site.

The FIS subsequently held a Maplewood “community meeting” at their Forest Rd high school location in late June 2018 at which time some of their plans had changed:

- ◇ Bus traffic (2-3 bus shuttles) from the new school site to the Forest Rd high school campus will now travel along Alta Vista Rd, Linden Ave and Beech Ave to the Forest Rd. campus.
- ◇ The new school site would be open after 6:30pm for “back-to-school” nights, parent-teacher meetings, and an annual Friday school picnic*;
- ◇ A planned summer camp of up to 700 students*; no TMP (traffic management plan) has been submitted;
- ◇ Saturday classes will be held from 8:00am to 5:30 pm at the new school site;

*Information included in the FIS application for a conditional use permit for the site.

In mid-August 2018, MCA received a copy of the Maryland State Highway Administration (SHA) review of the Traffic Impact Study (TIS) prepared by Gorove/Slade (traffic engineering consulting firm hired by FIS) and pertaining to the FIS proposed elementary school site. SHA is required to assess the project from a traffic perspective since Rockville Pike/Rt. 355 is a state road. SHA is concerned about traffic congestion in the area of the proposed project given that FIS plans call for using only the two entrance/exit driveways that currently exist.

The SHA review poses the following questions to Gorove/Slade:

“Other than signal timing modifications at MD 355 and Pooks Hill Road, has the removal of the No Left Turn restriction along northbound MD 355 at Bellevue Drive/Alta Vista Road from 7:00am-9:00am been reviewed and analyzed? It would have to be determined that the SB MD 355 through and U-turn movements are not negatively impacted which are extremely heavy in the AM. The vehicle queuing back into the I-495 interchange would need to be reviewed. Also, the removal of the No Left Turn restriction would have to be coupled with allowing access to the proposed site from Alta Vista Terrace.”

There would be important ramifications for Maplewood if FIS is required to open the entrance off Alta Vista Terrace. The MCA Executive Committee is of the opinion that Maplewood would be best served to retain counsel to represent Maplewood as the FIS plan continues through the Montgomery County planning process. Under the rules of procedure by the Office of Zoning and Administrative Hearings (one of the steps in the process of approval of the FIS proposal) MCA may present only narrative testimony upon which it may be cross-examined by FIS counsel. But without counsel of its own, MCA could not cross-examine testimony by FIS and its representatives. The cost estimate for an attorney to represent MCA before the Planning Board Hearing (tentatively scheduled for September 27th), the hearing by the Office of Zoning and Administrative Hearings (tentatively scheduled for October 13th), and the Board of Appeals (whose decision determines whether FIS gets its permit and under what conditions) would be approximately \$5,000.00. To reduce the impact of legal expenses on the MCA treasury, members will also be asked to consider setting up a separate account to seek donations from residents for the legal expenses.



LYCÉE ROCHAMBEAU
The French International School

Needed:

Volunteers to join the Mapleleaf Newsletter delivery team in September, November, March and May.

Contact

elissa.fisher@comcast.net

MAPLEWOOD'S Community Supported Agriculture (CSA) Update

In Spring 2018, 25 Maplewood, Wyngate and Pooks Hill residents signed up to receive weekly CSA deliveries of organic vegetables from Bending Bridge Farm in Ft. Loudoun, PA. Whether members chose the "Farmer's Choice Box" or individualized their order, it has been an exciting experience for all members. Many members have expressed delight in being introduced to produce they might not have otherwise used in their kitchens. For others, it has been a fun way to get their children involved in healthy eating and cooking. The farm's weekly e-newsletter to members has provided insight into farming and its many challenges such as the excess rain this season has brought. Audrey and Cameron, the young farming couple, are clearly aware of the importance of healthy soil which produces nutrient dense food and contributes to a healthy environment. For further information go to bendingbridgefarm.com. The farm will start taking signups for the 2019 Peak Season (late Spring/summer 2019) in early January 2019. Questions? Contact Janet Maalouf at janetmaalouf97@gmail.com.

Since food and health are linked, here are several books to consider:

"Poisoning our Children" by Andre Leu (March 2018)

(Source of Comments: Amazon)

Parenting was never easy. While loving, teaching and nourishing children, parents also seek to protect them from harm. The past few generations, however, have been silently attacked by thousands of manmade, poisonous chemicals carried into homes and children's bodies in our food supply. The chemical-based conventional agriculture industry claims that the synthesized concoctions they sell as pesticides, herbicides, and insecticides are safe when used as directed, but does the scientific evidence truly support their assertions? When pesticide residues are found in 77 percent of all foods in the United States, it's important to know the truth. Organic agriculturist André Leu has weeded through a wealth of respected scientific journals to present peer-reviewed evidence proving that the claims of chemical companies and pesticide regulators are not all they seem.

"White Wash: The Story of a Weed Killer, Cancer, and the Corruption of Science" by Carey Gillam (2017)

The stunning story of Monsanto's Roundup™ and its active ingredient, glyphosate.

MCA editor comments: The World Health Organization's cancer agency, the International Agency for Research on Cancer (IARC), has labeled glyphosate a "probable carcinogen", but yet Roundup™ is used by about 90% of farmers in Maryland. Homeowners use Roundup™ to selectively kill weeds on their property. Strosniders Hardware (an Ace Hardware store) sells it "because customers want it", yet one Ace Hardware store in Maine made the decision several years ago to stop selling Roundup™ because of health implications both for people and the soil. Use of Roundup™ leads to poor soil health. Just remember that healthy soil = healthy food=healthy people. (Note: Bayer purchased Monsanto in mid 2018.)



Maplewood Village Activities

Maplewood Village is a volunteer initiative which provides a variety of opportunities to meet neighbors. See the enclosed flyer describing a new collaboration with Wyngate Village which offers free volunteer services to Maplewood residents.

Ongoing activities:

- Happy Hour: 2nd Wednesday of each month, 6 - 8 p.m. at the Knights of Columbus, 5417 W. Cedar Lane (lower level).
- Get moving with our Walking Groups. Meet at the entrance to Maplewood-Alta Vista Park (on Alta Vista Rd at Balfour Dr.) at 9 a.m. Mondays, Wednesdays and Fridays.
- A 55+ Lunch Bunch meets at noon monthly at Marriott's Cooper Mill restaurant. The next event is September 17th. Contact Narda Ehrlich, nardaehr@yahoo.com.

Upcoming event: "News and Schmooze." Join Maplewood Village neighbors in a lively discussion on current events topics selected by the group. Tues. Oct. 23rd - 7:15 - 9:00 pm, at the home of Lorraine/Tom Nagy, 9304 Cedarcrest Dr. RSVP: nardaehr@yahoo.com (301-564-0326).

"How to Thrive in Your Home"

Maplewood, Wyngate, Bradley Hills and Bannockburn Villages, are pleased to sponsor back-to-back presentations on October 14, 2:30 - 3:30pm, at the Bannockburn Community Club House, 6314 Bannockburn Drive, Bethesda, MD. The first presentation is "How to Thrive in Your Home" by Deborah Rozell, and will address the important subject of home safety. Deborah is an expert on designing safe and effective environmental spaces that enhance independence. The second presentation will be on the **Mission, Priorities, and Activities of the Montgomery County Commission on Aging**, by Isabelle Schoenfeld, Chair of the commission.

Join the MCA Listserv

Send an email to maplewood-citizens-subscribe@yahoogroups.com

and be sure to include your name and street address.

ATTENTION: ALL CORNER RESIDENTS

IT IS A SAFETY ISSUE

If you live at a corner in Maplewood where the overgrown foliage poses a significant line of sight safety issue for drivers at your intersection, MCA thanks you in advance for removing or cutting back the foliage to improve safety for everyone. The excess rain this season has contributed to this safety issue.

“Speaking of safety...”

Intersection of Alta Vista Rd and Old Georgetown Rd (Rt 187)

MCA is in contact with both the Montgomery County Department of Transportation and the Maryland State Highway Administration about the ongoing line of sight hazard at the intersection of Alta Vista Rd. and Old Georgetown Rd. Both governmental agencies are aware that this continues to be a hazardous situation and are looking for solutions.

MCA Needs A Representative

The National Institutes of Health Community Liaison Committee (NIH CLC)

MCA is looking for a volunteer to serve as its representative to the NIH CLC that meets quarterly at 4:00 p.m. This committee serves as a clearinghouse on issues between the neighboring residential communities and NIH. If you are interested, please contact MCA president Allen Myers at almyers@starpower.net.

Annual Maplewood Halloween Family Costume Party and Parade

Join in the annual Maplewood Halloween costume party and parade! Meet Sunday, October 28 at 4:30 p.m. in Maplewood Alta-Vista Park. After a short parade down the sidewalk there will be pizza donated by the Maplewood Village. Bring your own beverages and any candy you would like to share. All ages welcome!

RSVP to <https://tinyurl.com/MaplewoodHalloween>

ARE YOU NEW TO MAPLEWOOD?

Come to our **Newcomers Brunch**. Children welcome! Hosted by Maplewood Village on Saturday, September 29th, 10am-noon. RSVP by September 26th with the number of adults and children (with ages) to elissa.fisher@comcast.net or 240-876-5441. The location and other details will be provided.

The Maplewood Citizens Association has been around for more than half a century. It provides a public forum to discuss neighborhood concerns, solve problems and promote community.

Make Maplewood a better place to live — become a member or renew your membership today!

MEMBERSHIP FORM — Maplewood Citizens Association (MCA)

Name _____

Address _____

Phone _____ Email _____

CHECK ONE: New Member _____ Renewal _____

Today's Date _____

Dues are \$25 for one year, **September 1, 2018 - August 31, 2019** payable by check to "MCA". Please send your completed membership form and check to: Alan Goldhammer, Treasurer, MCA, P.O. Box 2483, Kensington, MD 20891-2483 OR through PayPal at maplewoodcitizens.org .