

Roland Park Civic League
Minutes of Board Meeting
December 7, 2006

CALL TO ORDER

The meeting was called to order at 7:02 PM with a quorum of Officers in attendance.

Present: Michael DiPietro, Louise Phipps Senft, Philip Spevak, Scott Conover, Annette Garofalo, Robert Moore, Sam Hopkins, David Blumberg, Chris McSherry

Absent: Ian Macfarlane, Jim Hanna, Michael Braverman, Brian Kelly, Hugh Fitzpatrick, Craig Smith

Visitors: Sidney Brower, Cynthia Brower, Nancy Mugele and Duncan Booth (Roland Park Country School), Steve Stotler (Bowie Gridley Architects), Blaine Smith

Roland Park Country School Gymnasium Project

Representatives of Roland Park Country School (Nancy Mugele (Director of Communications) and Duncan Booth (Director of Finance) made a presentation concerning plans to build a new school gymnasium. They were joined by Steve Stotler of [Bowie Gridley Architects](#), the firm designing the new facility.

The School representatives indicated that plans are to begin demolition in April of 2007 and to finish construction by August of 2008. This project represents the third and final phase of new construction.

Mr. Stotler indicated that his firm was a [LEED \(Leadership in Energy and Environmental Design\)](#) certified firm (note added after the meeting: LEED is a program of the United States Green Building Council. Application guide for on-campus building projects can be referenced at <https://www.usgbc.org/ShowFile.aspx?DocumentID=1097>). Mr. Stotler said that this approach emphasized energy and water efficiency and a concern for the environment. Mr. Stotler said that the project will include a redesign of the current parking lot to allow more traffic to pull off of Roland Avenue, an increase in the size of athletic fields, and the building of a new and larger gymnasium. He said that there would be no lighting of fields and that no zoning variances were required.

Louise Phipps Senft asked questions regarding noise from the current mechanical systems and from lighting, both Louise said, had affected residents along Deepdene Road and Longwood Road. Nancy Mugele offered to discuss and respond to these issues. Chris McSherry and Louise Phipps Senft also asked about the planting of shrubs, trees, and evergreens that they said had been promised would be planted as part of the previous construction.

Louise and Chris also raised questions concerning the impact of the sewer system and the potential for backup of water into surrounding homes along Deepdene. Mr. Stotler said the

number of plumbing fixtures would increase by 33-50% but he did not anticipate an increased volume of fluid entering the sewer system as the fixtures were more efficient. Chris McSherry noted that there is 6 inch diameter sewer line serving the neighborhood and agreed that residents have had problems with sewage backing up after heavy storms and after events at RPCS. Nancy Mugele promised to address these problems and to communicate to the residents and to the Civic League.

Residents suggested measures to soften the look of the project as viewed from Deepdene. Nancy Mugele said it would be possible for residents to meet with the landscape architect and walk the site.

The presentation ended with the Board expecting to hear back on the open issues above from Ms. Mugele.

ADMINISTRATIVE MATTERS

Minutes: November minutes approved with an amendment to include mention of those who attended.

Treasurer's Report: November report approved unanimously.

OLD BUSINESS:

1. West University speeding. Michael offered to draft a letter to the City concerning the problem.
2. Overhill Road 400-500 block, west of Keswick. Blaine Smith said that he had collected signatures from all residents along the street requesting that speed humps be placed to control speeding. The board approved a motion unanimously to support this effort.
3. [Rotunda Project](#) – Michael expressed dissatisfaction with the prior traffic survey.
4. CVS Store (4625 Falls Road). Michael has tried contacting [Tamara Woods](#), BC planner for northern and eastern Baltimore City for more information concerning potential expansion of CVS parking and/or of the store itself. She has not responded to Michael's calls. David Blumberg volunteered to write letter to follow-up.

NEW BUSINESS

1. Annual meeting – Michael asked for suggestions for those to serve on the nominating committee and Chris, Louise, and David volunteered.
2. Web Site – Phil Spevak suggested that the Civic League consider allowing residents to pay their dues online and the board agreed with this recommendation. Phil is waiting to hear back from Roads and Maintenance and the Foundation regarding their interest in doing so as well.
3. Baltimore Polytech High School – Michael reported that the school has met with representatives of the community. Major issues were lighting and noise. There has been some crime as well and residents have suggested increased patrols after the game.

Michael understood that there are no plans for spring events. School is working with Orioles to help improve baseball fields.

4. Water tower – Michael said that on January 18, a meeting is planned for neighboring communities.
5. Roads and Maintenance – awaiting slate of officers for approval

Meeting adjourned at 9:45 PM.