

**Roland Park Civic League
Minutes of Board Meeting
February 2, 2006**

CALL TO ORDER

The meeting was called to order at 7:12

ATTENDANCE

<p>Board Members Present: Michael DiPietro (Pres), Bob Hearn (VP), Phil Spevak (Sec), Michael Braverman (Treas), Jerry Trout (2), Ian MacFarlane (3), Geoffrey Mudge (4), Annette Garofalo (5c), Sam Hopkins (5c), Hugh Fitzpatrick (2), Louse Phipps Senft (6)</p>	<p>Board Members Absent: Christine McSherry (VP), Brian Kelly (1), Bill Griffith (1), Craig Smith (3), Bob Moore (6) Open Plats: 5county, Visitors: Council woman Mary Pat Clarke and administrative assistant Jeremy Rosendale, Gilman School (Sean Furlong (Director of Finance), John McGill (Headmaster), Hugh McCormick, Steve Ziger (McCormick-Ziger Associates)), Manzo Development (Susan Williams, Mark Manzo)</p>
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ADMINISTRATIVE MATTERS

Minutes of December 2005 meeting approved unanimously.

Minutes of January 2006 meeting approved unanimously with correction of comment concerning November meeting

Treasurer's Report: (Michael DiPietro for Michael Braverman) About \$8000 ahead of last year. Approved.

Bob Hearn reported that Angela Frazier was helpful with street light issues.

NEW BUSINESS

1. Gilman School Building Project. The Gilman staff (see visitors listing above) explained the plans to remodel Carey Hall and to build a new building north of Carey Hall. The new building will include dining facilities, classrooms, a lecture hall, and a health suite. Carey Hall will be updated but the exterior appearance will not change. There will be some reworking of the entry roads so that a traffic cueing area is incorporated in the northern part of the project.

Jerry Trout stated that traffic issues are important to consider. He suggested that RPCL and Gilman work together. Michael DiPietro added that this would best be part of a comprehensive

plan with the schools and the community working together. Mr. McGill replied that he does not expect an increase in traffic.

Mr. Furlong said that plans are entering the permit process now and that Gilman is hoping for construction to begin in June 2006 with a second stage beginning 1 ½ years later. Modular facility will be used during first year. No zoning changes are anticipated. He said he does not anticipate increased traffic to the dining facility.

2. 1020/1040 West 41st Street and 4201 Hickory Avenue Planned Unit Development. Susan Williams and Mark Manzo of Manzo Development LLC presented their plans for property currently part of the Planned Unit Development of West 41st Street/Hickory Avenue behind the Superfresh Shopping Center. They said that they are requesting rezoning to allow development of 43 privately owned townhouses. They stated that access will be from 43rd street and that the homes will have restricted covenants. These are to be 2-3 bedroom units anticipated to be offered for \$350-400K. Units will have 3 ½ floors with garage on first floor. On [March 9 at 4PM the Baltimore City Planning Commission](#) will consider the PUD amendment and the City Council will discuss later.

Jerry Trout emphasized the importance of restricted access from Evans Chapel Road and Heathwick.



Area Proposed Highlighted in Yellow (North – South)

3. Roland Park Library and other Council Items. Mary Pat Clarke announced that the RP Library contract has been signed and that the plan is moving forward. The community has

pledged \$100,000 more. She also mentioned the legislative web site of the City Council (BaltimoreCityCouncil.com). Jerry Trout raised the issue about timely notification of the zoning docket and Mary Pat said will also work on timely notice of the Planning Department agenda. RPCL members asked to be included in the distribution list of the agendas. Phil Spevak explained that we obtain the agendas by using an automated applet to scan the City web sites for new agenda content.

4. Rotunda Project. Michael suggested that a community meeting be organized to hear about the developer's plans. Traffic report is scheduled to be presented at 7pm, February 6, 2006 at the Aldersgate Church on Falls Road.

OLD BUSINESS:

1. Website. Phil Spevak reported that contracts have gone to developer. Those with content pending should immediate as soon as possible as it will be needed very shortly.

2. Stoney Run Sewer Project. Ian MacFarlane reported that his company was awarded a contract to manage construction for Baltimore City. He wanted to make the RPCL aware of the potential conflict of interest but offered to continue to update the RPCL if that was desired.

3. Newsletter. Michael DiPietro will supply a brief update on the Rotunda project. Hugh suggested an update from RPCL of the current issues being discussed.

4. Traffic. Michael will ask Chris McSherry to initiate discussion with schools and to discuss the issues along Roland Avenue.

5. Crown station on Falls Road. Bob Hearn will investigate the zoning implications. Jerry Trout suggested a more comprehensive meeting concerning Falls Road.

NEW BUSINESS (Continued):

1. Meeting with Northern District Police. Michael is anticipating setting up a meeting with the Major of the Northern District to the update community.

2. Shell Station Renovation. Avi Amoya called Michael to let the RPCL know of plans to renovate the station.

3. Roads and Maintenance Officers. RPCL approved motion to approve RM slate of officers.

4. 61 Bus. Michael said the MTA is again proposing terminating the 61 bus line. He and Nick Fesseden met with MTA and the MTA said that ridership was inadequate to support full day coverage. They are proposing extending the 11 line to provide coverage during peak hours in the morning and afternoon. They would add extra runs for school riders. Michael said he plans to have another community meeting for those interested.

5. Nomination Committee. The committee will include Bob Hearn (Chairman), Michael DiPietro, Louise Senft, and Ann Lundy.

6. Other. Jerry Trout re-emphasized importance of the PUD development issue and suggested that the RPCL wait for the Planning Meeting on March 9 before we respond.

COMMITTEE REPORTS - deferred

1. Traffic and transportation
2. Crime
3. Infrastructure
4. Audit

ROUNDTABLE/ PLAT REPORTS

Traffic enforcement has increased along University.

Adjourned 9:50 PM