

Cafritz Oversight and Monitoring Committee Meeting  
Minutes - September 5, 2012

1. The meeting was called to order by chair Council member Christiansen at 7:30 pm.
2. Attendance: Present: Alvarez, Christiansen, Cron, Tabori, Thorp, Verrill  
Out of town absence: Carey

3. Approval of Minutes: The minutes of the meeting on August 27 were not yet available.

Note: Ms. Thorp volunteered to take minutes/notes during the meeting.

4. Continuing Business

- a. Mission Statement was created as a draft and will be circulated for the committee to review.

Draft Mission Statement: The role of the committee is to advise the Mayor and Town Council of University Park on issues pertaining to the development of the Cafritz property by Calvert Tract, LLC. The committee will monitor documents and actions to ensure close conformance of development plans with 1. Covenants between UP and developers, 2. conditions established in the DC resolution, and 3. other issues pertaining to the development.

- b. Distribution by Mayor Tabori of a document created by Riverdale Park "Developer Requirements by Trigger"

- c. Report on progress towards a location for storing and sharing committee documents.

- d. Review of materials/documents list to check for completeness

5. New Business

- a. Report from personal notes of CM Christiansen of meeting requested by applicant with Planning Department staff at 9:30 am September 5 to discuss the applicant's responses to staff's reports/questions at Subdivision Review Committee Meeting. Attorney Ferguson, Mayor Tabori and Tom Stickles were also at the meeting.

Topics discussed were finalizing of the subdivision plan/map, archeological sites/historic preservation, the bridge and traffic. On most issues, the staff had not received what they had requested/needed from the applicant. The applicant was reminded that for a November 1st Planning Board Hearing to occur, the planning staff must receive all information at least 3 weeks prior.

2. Work session discussion of the subdivision plan and issues of concern such as:

- a. Maryland Avenue
  - b. Buffer zone as part of Lots 1, 2, and 3
  - c. State Highway Administration requires 55 feet Right of Way from center line for

a new subdivision. The applicant would have to ask the state for an exception as was done in some locations in College Park or at the EYA in Hyattsville. Discussion of implications for UP on buffer zone, placement of buildings, future of Route 1.

d. Explanation/clarification of these terms: covenants, conditions, and agreements as applied in this development case.

e. Possible discussion items for next meeting when planning board staff will be present and available for questions and comments.

### 3. Committee member assignments

a. Transit, traffic, and bridge (alignment, structure, cost estimate, funding, letters from CSX, UMD and others) - Mayor Tabori, Linda Verrill, and CM Cron

b. Noise/Vibration, Buffer, and Historic Preservation - CM Christiansen, Ms. Thorp

c. Stormwater Management, Trees/Woodland - CM Carey, CM Alvarez

4. Plans for future meetings - Wednesday September 12, 7:30 pm (probably at RPC)

Adjournment - 9:20