

**Greater Wilton Woods Citizens' Association Meeting--Minutes
November 15, 2005**

The meeting began at 7:30 p.m.

Sam reminded everyone of the sale of wreaths and kissing balls by the Garden Club.

Sam reminded everyone that the Franconia and Mt. Vernon Police Stations are conducting a toy drive until 12/16. They have a parade, date to be confirmed, that is a lot of fun.

There is now a Franconia Museum. Contact Sam if you are interested in getting involved with this.

There was a review of the budget.

The first guest was Diana Roth-Smith, head of Volunteer Fairfax (volunteerfairfax.org), the non-profit organization that puts people in touch with volunteer opportunities. She spoke also about disaster preparedness and answered questions, summarized below.

Most disaster organizations require training in advance of disasters. They provide training, such as CPR, at no cost to the volunteer.

Administrative volunteers are often needed, too. For example, after a disaster strikes, extra volunteers are needed to field phone calls.

Ms. Roth-Smith emphasized the importance of being prepared for a disaster. The most important way you can be prepared is with a disaster preparedness kit, of which water is the most essential part. You should have one gallon of water per person per day. In addition, canned food, radio and batteries, and extra medication are all important.

The next speaker was Greg Riegle of McGuire Woods, LLP, attorney for the Sorensen Development Company that plans to develop the land surrounding the old brick house up the hill at Telegraph and Sharon Chapel Roads. Also in attendance were Laurie Greenleaf, urban planner, and Mike Hummel and Mike and Les Sorensen of the development company. The group attended the meeting as a preliminary step, to get input from the community and to present their plans. A lively question and answer session followed.

Currently, the land is zoned R-2, or 2 houses per acre, which would allow for 8 houses on the property. Sorensen is planning to ask for a zoning change to PDH-3, which would allow for a total of 13 single family houses. The houses will range in size from 3500 to 5500 square feet, and prices will start at \$900,000. Access to the development would be from Sharon Chapel Road.

Questions included one about fire walls or other planned ways to prevent fires from spreading from home to home. Mr. Riegle responded that the closest distance between houses will be 16 feet, six more than the required 10 feet.

Members asked about possible road improvements, particularly to Sharon Chapel. It is a very steep hill that is sometimes impossible to drive up on icy mornings. Members asked if it

could be graded at all, and if sidewalks could be added. Mr. Riegler said that, at a minimum, a sidewalk will be added. He continued that, if required by the county, the road will be widened.

A question was asked about the graveyard on the property. Mr. Riegler clarified that the graveyard is not part of the property to be developed; it is separately owned by the heirs of the graves.

Someone asked about common land on the property and who would maintain it. There will be an association in the development, which will take care of the common areas.

A member asked about whether the developer plans to give proffers to the local schools. Mr. Riegler and Mr. Hummel both responded that they would like to discuss this further. Mr. Riegler stated that they would give some money to the FCPS, but the member stated that the local schools would not be directly affected by this. Mr. Riegler responded that sometimes they provide equipment, such as computers, directly to the school. The member promised to follow up with them to discuss this.

A member asked about the developer's approach to mature trees on the property. Mr. Riegler responded that they try to keep some of the trees on the site, and that they consult with arborists on how to do this.

A member asked about marine clay on the property. Mr. Riegler responded that a full geotechnical report has been completed on this site.

A member asked if, on the subject of proffers, the developer could provide crosswalks for pedestrians getting off buses, or pull-offs for buses.

Mr. Hummel and Ms. Greenleaf both took notes of all of these questions to follow through with answers.

The 50/50 raffle was held by Bonnie Clark to benefit the Memorial Garden.

Meeting adjourned at 9:05.