

Town of Lovettsville

Town Council Minutes of the November 12, 2015 Regular Meeting

Closed Session

Mayor Zoldos called the Special Meeting to order at 6:01 p.m. Pursuant to Virginia Code Section 2.2-3711A.1, the Mayor and Council went into closed session at 6:01p.m. to conduct interviews with prospective candidates for the Events Coordinator position and to reconvene in open session for action as appropriate.

Motion By: Council Member Carder
Second: Council Member Jones
Aye: Council Members Allar, Carder, Jones, and McIntyre
Nay: None
Abstain: None
Absent: Vice Mayor Senate and Council Member Gray

The Mayor and Council came out of closed session at 7:34 p.m. All Council Members present certified that only public business matters lawfully exempt from the open meeting requirements under the Virginia Freedom of Information Act were discussed and that only such public business matters as were identified in the motion were heard, discussed, or considered in the meeting by the Lovettsville Town Council.

Call to Order/Pledge of Allegiance

Mayor Robert Zoldos II called the Regular Meeting of the Lovettsville Town Council to order at 7:35 p.m. on November 12, 2015 at the Lovettsville Town Hall, 6 East Pennsylvania Avenue, Lovettsville, VA.

Council Members Present

- Mayor Robert Zoldos II
- Council Member Kimberly Allar
- Council Member Tiffany Carder
- Council Member Jennifer Jones
- Council Member James McIntyre

Council Members Absent

- Vice Mayor Michael Senate
- Council Member Rodney Gray

Staff Present

- Town Manager Laszlo Palko
- Town Attorney Elizabeth Whiting
- Project Manager Karin Fellers
- Zoning Administrator Josh Bateman
- Economic Development Coordinator Jonathon Rowles
- Town Clerk Harriet West

Mayor Zoldos announced that there would be a closed session at the end of the meeting to discuss the selection of an Events Coordinator.

Pledge of Allegiance

Mayor Zoldos led those assembled in the Pledge of Allegiance.

Presentations

There were none.

Comments from the Public

Mayor Zoldos called for comments from the public. Councilman McIntyre read the rules for comments from the public.

Elaine Walker spoke about the events on Veterans Day and the Salvation Army kettles.

Community Presentations

A. Lovettsville Library

Councilman McIntyre reported on astronomy night and other upcoming events at the library.

Town Commission and Committee Reports

A. Lovettsville Planning Commission

Chairman McDonough gave his report. He said he is here to answer any questions about the Keena public hearing tonight.

B. Parks Committee

Project Manager Fellers reported on the upcoming meeting regarding the clock tower.

C. We're In Committee

Councilwoman Carder gave updates on efforts to promote the Town through the Brunswick Business Expo, Light Up Lovettsville, a new marketing brochure, the Potomac Partnership, and the Christmas parade in Purcellville.

D. Veterans Day

Councilwoman Allar said the event was very well attended and she thanked everyone for their support.

E. WintertainmentFest

Mayor Zoldos said he will be coordinating the event this year.

F. Light Up Lovettsville

Councilwoman Allar reported on two new awards – best home based business and best street. She said judging will take place on December 12 from 6:00-9:00 p.m.

G. Berserkle on the Squirkle

Mayor Zoldos said he will be coordinating this event which will take place on January 1 on the Town Square.

H. MayFest Committee

Councilwoman Carder reported on the budget, website, bands, and new activities for teenagers.

Additions/Deletions/Modifications to the Agenda

There were no changes to the agenda.

Minutes

A. January 31, 2015 Special Meeting

Motion: I move to accept the minutes of the January 31, 2015 meeting.

By: Council Member Carder

Second: Council Member Jones

Aye: Council Members Allar, Carder, Jones, and McIntyre

Nay: None

Abstain: None

Absent: Vice Mayor Senate and Council Member Gray

B. February 12, 2015 Regular Meeting

Motion: I move to accept the minutes of the February 12, 2015 meeting as amended.

By: Council Member Carder

Second: Council Member Allar

Aye: Council Members Allar, Carder, Jones, and McIntyre
Nay: None
Abstain: None
Absent: Vice Mayor Senate and Council Member Gray

C. February 26, 2015 Regular Meeting and Public Hearings

Motion: I move to accept the minutes of the February 26, 2015 meeting as amended.
By: Council Member Carder
Second: Council Member Jones
Aye: Council Members Allar, Carder, Jones, and McIntyre
Nay: None
Abstain: None
Absent: Vice Mayor Senate and Council Member Gray

D. March 12, 2015 Regular Meeting

These minutes were tabled in order to check on Councilwoman Jones' attendance at this meeting.

E. March 26, 2015 Regular Meeting

Motion: I move to accept the minutes of the March 26, 2015 meeting.
By: Council Member Carder
Second: Council Member Allar
Aye: Council Members Allar, Carder, Jones, and McIntyre
Nay: None
Abstain: None
Absent: Vice Mayor Senate and Council Member Gray

Monthly Financial Report

There was no report.

Staff Reports

A. Report from the Project Manager

Project Manager Fellers gave an update on paving for the East Broad Way project.

B. Report from the Zoning Administrator

Zoning Administrator Bateman reported on the housing and residential land use survey that was distributed to residents last week.

C. Report from the Utility Supervisor

There was no report.

D. Report from the Town Attorney

There was no report.

E. Report from the Town Manager

Town Manager Palko reported on the staff report format for the Economic Development Coordinator.

Action/Discussion Items

A. Public Hearing: Zoning Amendment to Modify Lot Coverage Requirements and Garage Setbacks in Residential Zoning Districts (LVZA 2015-0003)

Zoning Administrator Bateman presented this item. The Council is being asked to consider a zoning ordinance amendment eliminating "alternative absolute maximum" lot coverage requirements in the CR-1, R-1, R-2, R-3 and PIDD zoning districts; reduce the maximum (percent) lot coverage requirement in those districts and the T-C District; and clarify the setback requirement for private garages in the CR-1, R-1, R-2, and R-3 districts.

Councilwoman Carder read the notice for public hearing. Mayor Zoldos opened the public hearing at 8:10 p.m. and called for comments from the public.

A member of the audience asked if the setback for garages is 20 feet from the street or property line. Mayor Zoldos responded it is 20 feet behind the front line of the main building.

Another member of the audience asked if existing garages and sheds are grandfathered. Zoning Administrator Bateman said that was correct.

Mayor Zoldos closed the public hearing at 8:13 p.m. and opened the regular meeting.

Councilman McIntyre asked if this puts existing homes in non-compliance. Zoning Administrator Bateman said this just clarifies a requirement the Town has been enforcing in the past. Mr. Bateman discussed a specific example on S. Loudoun Street.

Motion: I move to adopt Ordinance No. 2015-11-0001 approving the attached zoning ordinance amendment, Case No. LVZA 2015-0003, as presented by staff.

By: Council Member Carder

Second: Council Member McIntyre

Zoning Administrator Bateman responded to questions from Councilwoman Jones about the proposed changes and explained that the lot coverage requirements would be based on a percentage rather than square footage.

Aye: Council Members Allar, Carder, Jones, and McIntyre

Nay: None

Abstain: None

Absent: Vice Mayor Senate and Council Member Gray

B. Public Hearing: Keena Rezoning Concept Plan and Proffer Amendment (LVRZ 2015-0001)

Zoning Administrator Bateman presented this item. The Council is being asked to hear staff's report and the Planning Commission recommendation to the Town Council as part of the public hearing on the application from property owners George C., Timothy E., and James M. Keena to amend the approved concept plan and proffers associated with the previous rezoning of the Applicants' properties from the R-1 Residential District to the Planned Infill Development District (PIDD) in 2007.

Zoning Administrator Bateman gave a presentation on the Keena Subdivision Rezoning Concept Plan and Proffer Amendment. He reviewed the prior approvals between 2002 and 2012, existing conditions and zoning, the 2007 approved concept plan, the 2012 approved preliminary plat, and the 2015 revised concept plan. He noted the following differences with the proposed revisions:

- Five single-family detached lots across from the existing duplexes on Frye Court instead of eight duplex lots.
- Elimination of private alleyways on the interior of the subdivision.
- Elimination of proffer for the construction of a sidewalk on the southwest side of E. Broad Way in front of the Applicants' properties.
- Elimination of a proffer for a cash payment to the Town in lieu of constructing a sidewalk along the northwest of S. Loudoun Street in front of Applicants' property.
- Addition of proffered improvements to the Frye Court sanitary sewer pump station.

Mr. Bateman then discussed the proposed changes to the building form and noted that most of the homes would be front-loaded or side loaded, rather than neo-traditional. He discussed the need for additional dedicated parking to be provided on the extension of E. Pennsylvania Avenue, repairs to existing streets and sidewalks, and upgrades to the Frye Court Pump Station.

The Zoning Administrator then reviewed Staff's recommendations and the Planning Commission's recommendations. He noted it was not clear whether or not the Planning Commission intended to require sidewalks on both sides of Pennsylvania Avenue, as recommended by Staff. Mr. Bateman responded to questions from the Council regarding the timeframe for public improvements, parking, sidewalks, and

streetlights. A discussion ensued regarding the impact of sidewalks on both sides of the extended E. Pennsylvania Avenue.

Hearing no further questions from the Council, Mayor Zoldos opened the public hearing at 9:03 p.m. Councilwoman Carder read notice of public hearing. Mayor Zoldos called for comments from the public. Councilman McIntyre read the rules for public comment.

Chris Hornbaker, 15 Black Forest Lane, said if the Applicant has proffered to install curb, sidewalk, and gutter for part of the project, why isn't he being required to do so elsewhere in the project?

Stacy Evans, 16 S. Loudoun Street, said one of the things she enjoys about living here is that it's a walking community. She said that adding that many driveways will add a lot more traffic to S. Loudoun Street and without the sidewalks, it will be a bigger problem. The narrow street is not slowing people down and there is no parking on S. Loudoun Street. She said if they can get some of the sidewalk it will be safer for people to walk. She felt the rear-load garages would be better for the community and would help to maintain what makes Lovettsville so nice.

Mayor Zoldos asked the Zoning Administrator why the subdivision requirements for sidewalks don't apply to the triangle-shaped property. Mr. Bateman said the sidewalks would essentially lead to nowhere and would not function very well and they would have to be ripped out for a full streetscape project. Mayor Zoldos asked if the developer could be required to put the funds in escrow for future development of the sidewalk improvements. Mr. Bateman said that is what they have done; however, the value of what they offered has diminished since 2007.

Hearing no other comments, Mayor Zoldos closed the public hearing at 9:13 p.m. and opened the regular meeting. He noted that Staff has recommended that the Council not take any action tonight, but rather go through the proffers with the Applicant.

Mark Jeffries said he has been working with Mr. Keena on this project for a long time. He reviewed the history of the project and discussed Mr. Keena's willingness to work with the Town to establish a special zoning district for this project. He said they have a valid approved preliminary subdivision plat to build eight duplexes on Frye Court; however, things have changed with the ownership over time. Originally, the owners wanted to develop the project themselves; now they want to identify a builder or builders who would buy lots in this subdivision. The owners are willing to develop the property and create finished lots. He said Mr. Keena has been in touch with local builders and no one is interested in buying duplex lots. The changes they are requesting are so that they can make a marketable project; they are eliminating the duplexes, reducing the density, and reallocating resources. He explained the difficulty with building sidewalks on Locust Street due to the right-of-way with the existing house. He said the subdivision requirements for sidewalks on both sides of the street were waived for the triangle for that very reason, and so that the project looked like the rest of the surrounding area. Mr. Jeffries discussed parking and the sidewalk on Pennsylvania Avenue and said his understanding is that they can be on the same side of the street. Mr. Jeffries said they already have several timetables on the project. He said all of the improvements will be guaranteed by a bond once the Town approves the project.

Mr. Jeffries said originally the three parking spaces were behind the houses on the alley; however, in response to market conditions, they are committing to do side-loaded garages. They are also reducing the impervious surface by 10-15% and they are creating bigger, more user friendly back yards. They are responding to the market place and making improvements to the project. Mr. Jeffries said they have offered to take on the responsibility of upgrading the pump station. He noted this was not a requirement under the current approved project. He said this will benefit the existing residents of Frye Court and the Keena project. In conclusion, he said what they are trying to do is make this project happen. He said the project will not go forward until a buyer is found for the lots. Mr. Keena is not going to make improvements with no buyer. Over the years, they have worked with the Town and the project has evolved over the years. Mr. Jeffries said the Planning Commission has recommended approval and he is asking for the Town Council's approval of an amendment to the preliminary subdivision plat to make the project happen.

Councilman McIntyre asked about the underground tanks on the triangular piece. Mr. Keena said there was a gas station there in the 30s and 40s. He said the building was torn down in the 60s and the underground storage tanks were removed. He said the tanks are gone, but a firm out of Winchester has been testing wells on the site. The state will close the monitoring station at some point. Project Manager Fellers said she has been in contact with DEQ (Department of Environmental Quality) about testing active wells nearby to determine if anything is travelling towards the Town's large wells.

Councilwoman Jones asked if there is room for on-street parking on Loudoun and Locust Street. Mr. Jeffries said there is not enough room for parking on those streets, but they are building two new streets that will have 20 new on-street parking spaces, in addition to two off-street parking spaces per home. He added they will be adding curb and gutter along their side of Locust Street and noted there is not sufficient room for parking.

Mayor Zoldos asked the Town Clerk to read the letter from Scott Dockum into the record (Attachment 2).

The Zoning Administrator stated the Council could not take action on this tonight because the proffers have not been signed. Mayor Zoldos called for further discussion on the proffers.

Planning Commission Chairman Frank McDonough discussed the Planning Commission's recommendation. He noted that the Commissioners were trying to make changes to the motion on the fly and he apologized if the recommendations weren't as clear and concise as they should have been. He spoke to the following:

- **Timing** – The Commissioners did not have an opinion on this matter. He noted that even though this project has been in the works for a long time, the Applicant has a lot of momentum going forward and other external requirements; therefore, the Commissioners did not feel it was necessary to impose a timeline.
- **Sidewalks on Both Sides of Stone Jail** – Since there are only going to be five houses on the street, the Commissioners determined it would not change the character of the neighborhood sufficient to require sidewalks on both sides of the street.
- **Sidewalks on Both Sides of Pennsylvania Avenue** – The Commissioners didn't require this because the Applicant does not control all of the property on both sides of the street.

Chairman McDonough also noted that the Commissioners did not approve this item the first night it was presented at the public hearing because they instructed the Applicant to work with the Zoning Administrator to identify additional dedicated parking for the Brew Pub.

Mayor Zoldos called for discussion. The Council discussed business viability, walkability, parking, street lights, and the need for a timetable. Zoning Administrator Bateman noted that parking is not sufficient at the Brew Pub but with the addition of more on-street and off-street parking, they will be getting closer to what is needed. A discussion ensued regarding other parking alternatives. Mayor Zoldos noted his concerns with parking, the potential impact on the real estate value of the duplexes, and the timetable for fixing Frye Court. He said bonding is a final action alternative when something goes wrong. The Mayor discussed the history of the sewage pump station. He explained the Town does not own the pump station; however, the Town took over the maintenance of the facility because the people who lived there didn't want to do it. The Town created a small tax district to cover the costs for maintaining the facility. He said the Applicant must improve the site to build their project. He compared this project to others that have been built in Town. He said the Zoning Administrator's recommendations address the Council's concerns; whereas, the Planning Commission's recommendations are slightly off due to not fully understanding the history of the project. He stressed that the Town has placed a lot of importance on walkability and noted two recent projects – the sidewalks on East Broad Way and the bike trail on S. Berlin Pike. A discussion ensued about parking for the Brew Pub.

Mr. Keena asked the Council to just tell him what they want. He said if the Council wants neo-traditional homes on Locust Street with alleyways behind them, they will do that. He noted there will be more parking when the Quonset hut goes. Council, Staff, and the Applicant continued to discuss parking

alternatives for the project. Following further discussion, Mayor Zoldos summarized four things for the Zoning Administrator to follow-up on with the Applicant – sidewalks on Pennsylvania Avenue, neo-traditional homes with alleyways on Locust Street, parking for the Brew Pub, and the timetable for sidewalk repairs on Frye Court. Following further discussion about the sidewalks and related costs, Mr. Keena noted that the land is still proffered for sidewalks on Loudoun Street. The Zoning Administrator and Mr. Keena agreed to meet to work on these issues.

Following discussion, the Council agreed to table the following items:

C. Ribbon Cutting Ceremonies for Bike Path and East Broad Way

D. Events Workshop Date

E. Scheduling Planning Commissioner Interviews

F. Loan Reimbursement Resolution

Town Manager Palko presented this item. The Council is being asked to consider adopting a Resolution of Intent to get reimbursed for incurred capital costs from a loan the Town Manager will be pursuing for overruns on Broad Way and to finance the Town Center lots.

Motion: I move that the Mayor sign the Resolution of Intent and that the Town Manager proceed with the loan application. I further move that the Town Manager present the loan terms to the Town Council when available.

By: Council Member McIntyre

Second: Council Member Carder

Aye: Council Members Allar, Carder, Jones, and McIntyre

Nay: None

Abstain: None

Absent: Vice Mayor Senate and Council Member Gray

Information Items

There were none.

Comments from the Mayor and Council

Mayor Zoldos said he received news from Supervisor Geary Higgins that the \$1.5 million renovation to the Community Center pool house and the addition of two new rooms was approved by the County Finance Committee and will be forwarded to the Board of Supervisors for final consideration.

Closed Session

Pursuant to Virginia Code section 2.2-3711A.1, the Mayor and Council went into closed session at 10:54 p.m. to discuss the selection of an Events Coordinator and to reconvene in open session for action as appropriate.

Motion By: Council Member Carder

Second: Council Member Jones

Aye: Council Members Allar, Carder, Jones, and McIntyre

Nay: None

Abstain: None

Absent: Vice Mayor Senate and Council Member Gray

The Mayor and Council came out of closed session at 11:31 p.m. All Council Members present certified that only public business matters lawfully exempt from the open meeting requirements under the Virginia Freedom of Information Act were discussed and that only such public business matters as were identified in the motion were heard, discussed, or considered in the meeting by the Lovettsville Town Council. Mayor Zoldos asked if there was anything else to come before the Council.

Motion: I move the Town Manager move forward with negotiating the hire of the

recommended applicant for an Events Coordinator.

By: Council Member Jones
Second: Council Member Allar
Aye: Council Members Allar, Carder, Jones, and McIntyre
Nay: None
Abstain: None
Absent: Vice Mayor Senate and Council Member Gray

Adjournment

There being no further business before the Council, the meeting was adjourned at 11:33 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Harriet West", written over a horizontal line.

Harriet West, Town Clerk

Date Approved: October 20, 2016

Attachments:

1. Ordinance No. 2015-11-0001
2. Letter from Scott Dockum

Town of Lovettsville

Ordinance No. 2015-11-0001: AMEND LOT COVERAGE REQUIREMENTS AND GARAGE SETBACKS IN THE RESIDENTIAL ZONING DISTRICTS

MOTION: Carder

SECOND: McIntyre

WHEREAS, Article VI, Division 3 of the Zoning Ordinance contains provisions restricting the area of a lot that may be covered by all of the buildings on that lot in the CR-1, R-1, R-2, R-3, PIDD, and T-C zoning districts, as well as additional front yard building setback for private garages in the CR-1, R-1, R-2, and R-3 zoning districts; and

WHEREAS, the Planning Commission at their meeting on August 5, 2015 initiated an amendment to the Zoning Ordinance in order to clarify and address deficiencies in the requirements pertaining to the maximum lot coverages and setbacks for private garages in the Town's residential zoning districts, and directed staff to prepare a draft amendment of the Zoning Ordinance and bring the draft amendment back to the Commission for consideration; and

WHEREAS, the Planning Commission reviewed the draft amendment prepared by staff at their meeting on September 2, 2015 and directed staff to make changes to the maximum lot coverage allowed in the CR-1, R-1, R-2, R-3, PIDD, and T-C zoning districts before scheduling a public hearing on the revised amendment to be held on October 7, 2015; and

WHEREAS, following public hearing on October 7, 2015, pursuant to public notice given in accordance with Va. Code Section 15.2-2204, the Planning Commission voted to recommend approval of the proposed zoning ordinance amendment, Case No. LVZA 2015-0003, to the Town Council; and

WHEREAS, the Lovettsville Town Council conducted a public hearing on the proposed zoning ordinance amendment on November 12, 2015, pursuant to notice given in accordance with Va. Code Section 15.2-2204, and has determined that adoption of the proposed amendment will promote the health, safety and welfare of the citizens of the Town and is consistent with the public necessity, convenience, general welfare, and good zoning practices generally.

NOW, THEREFORE, BE IT ORDAINED that Article VI, Division 3 and Article I, Section 42-2 of the Zoning Ordinance of the Town of Lovettsville be amended as set forth in the attachment hereto.

BE IT FURTHER ORDAINED that the Zoning Administrator and Town Attorney are hereby authorized to make corrections of misnumberings or misspellings found in the said attachment without further action by the Council.

The German Settlement

VOTE:

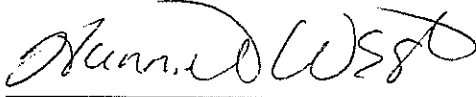
Ayes: Allar, Carder, Jones, and McIntyre

Nays: None

Abstentions: None

Absent for Vote: Gray and Senate

Approved: November 12, 2015



CLERK TO THE COUNCIL



ROBERT ZOLDOS, MAYOR

clerk

From: Scott Dockum [sdockum1@gmail.com]
Sent: Tuesday, November 10, 2015 7:05 PM
To: mayor@lovettsvilleva.gov; Lovettsville Town Clerk; Tiffaney Carder; Kimberly Allar; James McIntyre; msenate@lovettsvilleva.gov; jjones@lovettsvilleva.gov; rgray@lovettsvilleva.gov; jbateman@lovettsvilleva.gov; Laszlo Palko
Subject: Fwd: Planning Commission Public Hearing on October 7 - Keena Changes - Statement for the record

Follow Up Flag: Follow up
Flag Status: Completed

Subject: Lovettsville Town Council Public Hearing on November 12 - Keena Changes - Statement for the record

Dear Town Council,

Unfortunately I cannot be at the public hearing on November 12th due to a family commitment, however I want to ensure that the following statements are entered into the record for the Keena Subdivision Rezoning Concept Plan and Proffer Revisions. Please note that the following statement (items 1-8) were originally submitted to the Planning Commission for the October public hearing. For some reason the statement was not officially entered into the public record of that meeting or read out loud. Statements 1-8 reflect my understanding of the proposed plan as of the Planning Commission public hearing. I am not aware that any of these statements were addressed and/or if any modifications were made to the proposed plan based on my input. Statement 9 is a new concern that occurred through an official notification by the Virginia Department of Environmental Quality and needs some special attention.

With regard to the changes to the dwelling type from a duplex unit to a single family unit, the following considerations need to be taken into account before approval. Additionally there are other items that I believe are important and need to also be considered under this revision request.

1. The new intersection located at Locust Street (Fry Court Extension west to Locust Street) **MUST** be made into a 3-way stop. The original plan did not have homes with driveways bordering on Locust Street. In the original plan these homes were accessed via alleyways to rear garages and parking locations within the subdivision. Under the new plan Keena proposes to have new homes that border Locust Street and will have driveway access directly onto Locust Street. Traffic calming needs to be implemented to ensure the safety of the residents that live in these homes so there is a safe ingress and egress of vehicles into and out of each property. Adding the three-way stop at the intersection should ease the current concerns of excessive speeding on Locust Street and slow down vehicles to allow for safer access to these properties.

2. For the new homes that are fronting Locust Street, what are the plans for street parking? The plan does not provide any indication that Locust street will be widened to accommodate additional parked vehicles along the roadway? The on street parking plans for residents that will live in these homes needs to be clarified and incorporated into the revision.

3. The town needs to ensure that the approved water mitigation systems for the original plan are rigorous enough to accommodate the proposed changes.

4. The plan needs to include a aeration system in the drainage pond to limit the populations of mosquito and growth of unwanted plants. There is a concern that if the pond is not properly aerated the mosquito populations and algae growth will prevail, resulting in negative impacts to residents that live near and around the pond.
5. The original sidewalk and drainage proffers for Loudoun Street were not adequate and the Town should review this and take into consideration a request for Keena to increase the proffers based on current costs used to develop the sidewalk and drainage systems on Broadway. Utilizing the actual cost data from the Broadway project will provide a more reasonable expectation of what the Loudoun Street proffers should have been versus the low estimates that were developed before.
6. For the Loudoun Street property being subdivided into three lots, the plan needs to describe the ingress and egress of each property for vehicular traffic. With the existing barn, it is not clear how much room truly exists for vehicles to enter and leave the property.
7. To maintain the character of the older homes on Loudoun Street, is it possible to revisit the sub-division of the corner lot and reduce the sub-division to two lots versus three? The residents that live on Loudoun Street agree that the current plan encourages severe overcrowding of this corner lot and is out of place in contrast to the current homes that surround the property. It is understood that by law Keena can do what has been proposed, but it would be nice to know if there any possible way to alleviate the overcrowding of homes on this corner lot.
8. Residents want to know Keena's the plans for the new homes. Will they become residential rentals like a majority of the residential properties Keena owns within Town Limits or will the homes be sold to ensure that the Town attracts long term residents to the community and increases the stability of the residential neighborhood? Specifically what are the plans for the Loudoun Street property as this is currently a rental property that Kkeena owns.
9. The Loudoun Street corner lot is currently under an environmental investigation for petroleum contamination under the Virginia Department of Environmental Quality (VADEQ). At this time the public record indicates that the property groundwater is contaminated with Benzene due to leaking underground storage tanks that were installed on the property in the past. Its not clear if the full aspects of the contamination have been located and the town should ensure that that all VADEQ recommendations and/or remediation's of the site are completed before any new development is allowed to occur. Additionally it is not clear if all the underground tanks have been removed as there is concern by some residents that existing tanks may still be on the property at the northern boundary which has not been investigated by the VADEQ contracted firm. the Town should work with VADEQ to obtain a full site investigation to determine if all the underground tanks have been completely removed in order to protect the groundwater at the site and avoid any additional contamination that could occur once development of the property is started.

If there are any questions please feel free to contact me.

Best regards,

Scott Dockum
9 South Loudoun St.
Lovettsville, VA 20180