

**Goose Creek Scenic River Advisory Board
Minutes of the March 18, 2003 meeting,
Lovettsville Room, 1st Floor
Loudoun County Government Center, Leesburg, VA**

Members Present: Chairman Helen Casey
 Vice Chairman Joan Rokus (arrived late)
 Ben Lawrence
 Fred McIntosh

Members Absent: Steven Combs-Lafleur
 Kurt Erickson
 William D. Hudspeth
 Michael D. Sawyer, Advisor

County Staff Present: Mark Novak, Parks, Recreation and Community Services (PRCS)
 Marie Genovese, Community Planning
 Janet Klein, Recording Secretary, PRCS

Chairman Helen Casey called the meeting to order at 1:15 p.m. No quorum was present so review of the minutes was deferred until later in the meeting. Helen thanked everyone for coming and introduced the board members and recording secretary and then asked each person in turn to introduce them.

Guests included: Steve Stannard, Bowman Consulting; Tara Craven, Carrhomes; Packie Crown, Reed Smith; Marie Genovese, Loudoun County Planning Department; Bill Neville, Bowman Consulting; Darryl Schwalm, Loudoun Watershed Watch; Mark Novak, Loudoun County Parks, Recreation and Community Services, Marge Fahey of Loudoun Newsletter, and Christine Gleckner of Walsh Colucci arrived later.

Next Meeting

The date for the next meeting was set for Tuesday, May 13, 2003 at 1:00 p.m. in the Lovettsville Room.

Chairman's Comments

Helen began by informing the board that Luck Stone, under the direction of Petey Herndon, came to the rescue of Fred and Betty McIntosh by plowing out their long driveway and digging out their car during the big snow on President's Day weekend. She then asked the board to review the draft letter in their packets from Helen to Jane McCarter of the Planning Department concerning the canoe launch that Lansdowne proposes to build. Helen's objection to this project is that the parking lot will be within the 300 ft. setback and where there are cars, there are people and the potential for littering and polluting. Please get back to her with comments or suggestions for the letter.

Mark Novak, Park Planner, mentioned that PRCS has already submitted its 4-page Referral Comments in which the Department announces its opposition due to the sensitive area and the

fact that the proposed launch site would sit right on top of a historic dam. The County also fears a backlash because plans call for it to go through two residential lots. Mark promised to supply Helen with a copy of the Referral Comments.

Helen had stickers printed with the new information about this board's status as of July 1, 2003 and she has inserted those into the newly-printed brochures. Helen announced that all scenic river advisory boards were abolished. The state then re-instated one 15-member board and created scenic river committees. Director of Conservation & Recreation Joe Maroon will appoint these committee members by July 1, 2003.

PRESENTATION BY PACKIE CROWN, BELMONT RIDGE ROAD, GOOSE CREEK PRESERVE & CORRO DEVELOPMENT

Land used to be the Polen Farm

First application was submitted three months ago. Referral comments have been received. Second application probably ready to submit in about one month, with no major changes. Development will consist of 500 dwelling units and will combine conservation design and traditional layout. Will occur in 4 stages.

Entrance off Belmont Ridge Road. There will be a public street connection to a road on the Rouse property.

Lots are a minimum of 300 feet back from Goose Creek.

Packie stated that she has received conflicting recommendations. PRCS recommends a trail along the Creek but the GCSRAB doesn't want one. A pervious surface would be used not asphalt. There would be no public access to Goose Creek from the property. The trail would go from housing area through the woods down near the water.. Helen said the Board objects to paved trails and discourages the use of trails by domesticated animals. The County has asked for a 10-ft. multi-purpose trail with a 14-ft. easement along Belmont Ridge Road. The homeowners association would be responsible for maintaining the trail.

There will be parks throughout the development. A park possibly similar to Ashburn Park is planned on the wooded southern tip of the property.

LCSA is currently involved in a Surface Water Protection Study. Goose Creek Preserve is working with LCSA on the proffers in order to comply with County standards.

Stormwater management pond hasn't been designed yet. Aspects of their stormwater management plans will be addressed in their second application submission. The system they use will most likely be a combination system filter and holding system routed down to creek after it is returned to good water quality but are looking at many options. Ben Lawrence expressed concern about five years down the road will the homeowners association keep up the ponds? Packie's answer was that that would be part of the proffer.

Helen was concerned about the fertilizer and pesticides used by individual homeowners. Packie answered that 90% of what they use won't be going into one of their holding ponds. Helen and Ben praised them for a good plan. Dar ryl Schwalm asked what criteria the developers are going to be using to assess that the water is a good quality before it flows to the Creek. The answer was that it will be addressed in the proffers.

Corro Property

94 single-family units.

Many existing woodlands that will be preserved. Almost half of property is already in cleared condition.

Following first submission, they moved the entrance further north on 659.

Commercial entrance to Broadlands is about 2,000-3,000 ft. further north of their entrance on 659.

Property will connect with existing development of Belmont Glen to the north. They have been asked to have a pedestrian connection down to Reservoir, install a small dam and green tree reservoir to receive run-off from County Park site as well.

Recreation area is outside the 300-ft. setback.

All water is kept in natural flow through wooded area creating in effect a wooded wetland.

Preparing preliminary stormwater management plan now -- will have more information in their second submission

Ben asked if there will be a gutter system. Yes; there will be filter flows. They plan on improving water quality.

LCSA study should be completed by end of May.

They are working with LCSA on proffers and following their model to see what they need to do.

Helen asked to be kept updated. Packie will send Helen a copy of whole packets when they submit their responses to the referral comments.

Fred asked where the sewage will go. It is controlled by LCSA.

EVERGREEN VILLAGE

750 acre parcel of land

Northern portion of 125 acres is one conservancy lot.

Signed proffers stipulate 305 units with 290 units in the village itself.

Have incorporated LCSAs suggestions into their submission. Proffers 26-29 are additional proffers added to address LCSAs water quality concerns.

Using the Occoquan method to protect the Beaverdam Reservoir. LCSA has started to look into the proliferation of individual drain fields draining into the Reservoir.

Red Cedar treatment plant will handle all the properties to the north. Their treatment plant will be located on the southeast corner of the village and will serve the Middle Goose Subwatershed.

Entrance road will connect to Ryan Road. Current County plans are for Rt. 648 (Gulick Mill Road) to come from the Greenway down through the property and connect with their road.

Conservancy lots can access Reservoir Road but village residents will go in and out through road that will connect to Ryan Road.

Gesell House is on one of the 150 acre conservancy lots that they are willing to turn over to the county. They would donate the land all along the southeastern portion of Beaverdam Reservoir.

Mark Novak stated that he had first heard about this after yesterday's Board of Supervisors meeting and that it was far too early to comment on County use of this land.

They have already had their public meeting with the Board of Supervisors and their application will be reviewed by the Land Use Committee at its meeting on April 14th at 6:00 p.m. in the Lovettsville Room.

Trying to use the natural systems already there.

Don't want to have to cut down trees to build stormwater control structure..

Darryl Schwalm said that natural systems cannot accommodate all these developments and there needs to be either much lower density or more public sewers.

They are going with LCSA's suggestions and exceeding minimum standards.

Joan Rokus mentioned that Keep Loudoun Beautiful is sponsoring its Spring Canoe Trip to Clean up the Goose Creek on April 12th.

Minutes

Joan Rokus moved that the minutes of January 14, 2003 be approved as written. Ben Lawrence seconded and the motion carried unanimously.

Joan Rokus reported that Steve Hahn has invited her and Helen to visit the site of the proposed boat launch. Joan wondered if Mark would like to go. She will let Helen know when she has a date and time and Helen will email everyone.

Helen mentioned the Jane McCarter letter to Joan.

Mark Novak proposed that this board meet with the PRCS staff to go over what the County wants to do to preserve the Creek.

Joan mentioned the 25-acre park along the Potomac that was dedicated to PRCS. In discussing the proposed boat launch, Mark pointed out that there are other locations more appropriate for a boat launch. We need to look at how preserving Goose Creek and other waterways will benefit the citizens. As access and utilization increases, the public will be more involved in the conservation and preservation of quality streams.

Ben Lawrence made a motion that the board schedule a meeting with Mark soon, maybe next week to learn more about the County's position on the boat launch and the other issues that impact the Creek. Joan Rokus seconded the motion and the motion passed unanimously. Helen will coordinate with Mark about this meeting. Marie Genovese stated she would like to attend.

There being no further business to discuss, the meeting adjourned at 3:23 p.m.

Guests Present: Steve Stannard, Bowman Consulting
Tara Craven, Carrhomes
Packie Crown, Reed Smith
Bill Neville, Bowman Consulting
Darrell Schwalm, Loudoun Watershed Watch
Marge Fahey, Loudoun Newsletter
Christine Gleckner, Walsh Calucci

Respectfully submitted,
Janet G. Klein
Janet G. Klein, Secretary Goose Creek Scenic River Advisory Board