

Infill Task Force Kickoff Meeting
January 31st, 2022
6:30 pm to 8pm

Meeting Minutes

Meeting was started via zoom around 6:30 pm

Nick Rinehart, the meeting facilitator, gave introduction, took roll call of all task force members. The following Task Force members were present:

- Alex Tarascio, Wellington Resident
- Alyssa Pease, Tauxemont resident
- Ann Marie Ternullo, President of Tauxemont Civic Association
- Britt Patterson, The Patterson Group
- Cathy Ledec, President of Pavilions at Huntington Metro
- Erica Christ, Tauxemont resident
- Gretchen Walzl, MVCCA Planning & Zoning Committee Chair, Hollin Hall Resident
- Heather Johnson, Wellington Resident
- Katherine Ward, MVCCA Co-Chair, past president of Wellington Civic Association.
- Laura MacDonald, Wellington Resident.
- Leo Milanowski, Chair of MVCCA Special Committee on Stormwater Management, Hollin Hall resident
- Louis Genuario, Jr., The Genuario Companies
- Patrick Abbot, Wellington resident
- Paul Wilder, RC Fields
- Ray Novitske, AIA, Novitske Architects, Huntington resident
- Scott Surovell, Virginia State Senator (Phillip Scranage was present on behalf of Senator Surovell)
- Susan Neal, Wellington resident

Mr. Rinehart laid out Zoom and meeting etiquette for all attendees, reviewed agenda then introduced Mount Vernon District Supervisor Dan Storck to provide opening remarks.

Supervisor Storck gave opening comments, outlined the objectives and expected outcomes of the Task Force as:

- Establishing a better understanding and awareness of residential infill development process and rights of property owners.
- Recommendations for Changes to Infill Development process
- New notification and education process for nearby residents of upcoming residential infill projects.

He then thanked everyone for participating and attending.

Fairfax County Staff from Land Development Services – Site Inspections and Development division and Dept. of Public Works – Urban Forestry Management Division (UFMD) gave overview presentation of current Infill Development Review Process.

Presenters from LDS:

Matthew Hansen, Division Director for Site Inspections and Site Development
Yosif Ibrahim, Branch Chief, Residential Infill Development Branch

Presenters from UFMD:

Brian Keightley, Division Director for UFMD
Todd Nelson, Branch Chief, Tree Preservation Management Branch

Members of the Task Force that are representatives from building engineering industry gave comments to provide additional perspective on how they adhere to County ordinances.

- They pledged that they care and adhere to SW ordinance, tree preservation, etc.
- They committed to do their best to work with community members

Task Force members asked questions regarding how “co-owned trees” are handled on a site that is being developed, and if there was any penalty for removing trees.

Brian Keightley of UFMD answered that there is no penalty for removing trees as part of land development process, and acknowledged it can be a challenge to preserve mature trees due to small lot sizes in many cases.

A question was asked on whether “by-right” development allows for clearance of trees out to property line. County Staff repeated that this is usually a private negotiation process between developer & property owner

Todd Nelson of UFMD mentioned Letter to Industry dated 2/7/22 that will require developers to notify adjacent homeowners of off-site or co-owned tree removal as part of development process.

Task Force members explained that ordinances on paper are nice but wanted to figure out how we better incentivize development that maintains that tree canopy that is important to environment.

Next, The Infill Development Task Force Draft Statement of Purpose was shared with Task Force Members. The Meeting Facilitator asked if anyone had any specific comments on the draft document, or what they would like to see added to it:

Task Force members mentioned they would like to see the following added to the document:

- State infrastructure – opportunities to improve state-maintained stormwater infrastructure.
- Meetings – more specificity and exact dates
- Recommendations should be included and identified in the purpose statement.
- Further examination of non-conforming lot provisions and exemptions in the Zoning Ordinance.

The last 15 minutes of the meeting were dedicated to questions from members of the public who called in.

Meeting concluded at 8:20 pm. Next meeting is scheduled for February 24th at 6:30 pm.

Future Meeting Dates:

Meeting #3: March 24th

Meeting #4: April 21st

Meeting #5: May 26th

Meeting #6: June 27th