

MINUTES
PURCELLVILLE TOWN COUNCIL SPECIAL MEETING
WEDNESDAY, NOVEMBER 30, 2022, 7:00 PM
TOWN HALL COUNCIL CHAMBERS

Meeting video can be found at the following link: <https://purcellvilleva.new.swagit.com/videos/190320>

COUNCIL MEMBERS PRESENT: Mayor Kwasi Fraser, Council members Tip Stinnette, Stan Milan, Joel Grewe (*remote due to family travel*), Erin Rayner, Mary Jane Williams, Vice Mayor Christopher Bertaut

STAFF PRESENT: Town Manager David Mekarski, Town Attorney Sally Hankins, Director of Engineering & Development Dale Lehnig, Director of Planning and Economic Development Don Dooley, Town Clerk/Executive Assistant Diana Hays

CALL TO ORDER:

Mayor Fraser called the meeting to order at 7:00 PM. The Pledge of Allegiance followed.

CITIZEN/BUSINESS COMMENTS:

Ron Rise, 401 Rockburn Court talked about the Rt. 7/690 Interchange.

Ashley Pantelakis, 825 Pencoast Drive, talked about the Fields Farm Park project, thanked the County for buffer and expressed continued concerns for the lighting.

Casey Chapman, 205 Hirst Road, welcomed the new Mayor and Council members elect, talked about the Fields Farm Park project improvements from the County and support for the Rt. 7/690 Interchange.

Andy McCoy, 214 Miles Hawk Terrace, talked about the environmental impacts to the Fields Farm Park project and requested that a study be done.

Christine Green, submitted comments via email about the Fields Farm Park project which were read into the record by Vice Mayor Bertaut.

MAYOR AND COUNCIL COMMENTS:

Council member Rayner congratulated the newly elected and apologized for missing the last meeting.

Council member Williams had no comments.

Council member Milan talked about the Rt. 7/690 Interchange and the Fields Farm Park project.

Council member Stinnette had no comments.

Vice Mayor Bertaut talked about the upcoming holiday events, the development of the Rt. 7/690 Interchange and the Fields Farm Park project.

Mayor Fraser congratulated everyone whose name was on the ballot and talked about the Rt. 7/690 Interchange. Mayor Fraser corrected Ms. Green's comments and stated the Loudoun Golf and Country Club is outside of town limits.

DISCUSSION/INFORMATIONAL ITEM:

- a. Fields Farm Park Applications for Rezoning, Special Use Permits and Commission**
- b. Review Modifications to Fields Farm Park Site Plan to Reduce the Potential Impacts to Surrounding Property Owners as Discussed and Requested by Town Council at their November 2, 2022 Meeting**

David Mekarski introduced the item and staff from the County. Mr. Mekarski stated the public hearing is scheduled for December 13th.

The County representatives in attendance were as follows:

Nancy Boyd, Acting Director County Department of Transportation and Capital Infrastructure
Steve Torpy, Director of Loudon County Parks, Recreation, Community Services
Mark Hoffman, Design Program Manager for the Department of Transportation

Nancy Boyd reviewed the proposed changes to the recreational fields, buffer and park and ride. Ms. Boyd added that structures would stay consistent with town standards within the Board of Architectural Review guidelines.

Mayor Fraser asked about the surface of the lot. Ms. Boyd stated she does not recommend using permeable pavement for this project, which does not last as long.

Council member Williams asked if the town rejects the request, what the long term impact would be on Western Loudoun. Ms. Boyd stated it would be years to have any new plans in place. Council member Williams asked if denying the project would impact the town's future requests for funding and Ms. Boyd did not have an answer at that time.

Council member Milan asked the height of the berm for the buffer and Ms. Boyd noted they are generally a few feet tall. She added that disabled parking is included as well as EV charging stations. Council member Milan asked about a retention pond and Mr. Hoffman stated it is a requirement and there is one pond to the left of the park and ride as well as a second pond just to the south. "Future by Others" refers to plans that have been prepared and approved for the roadway. Mr. Torpy added this park is considerably smaller than Hanson Park.

Vice Mayor Bertaut asked if there have been any changes to the number of spots in the commuter lot. Mr. Hoffman stated the number of spaces they generally plan is 60 spaces per field, which has been reduced to roughly 50. Vice Mayor Bertaut asked if there was a plan to relocate the high school cross country route. Mr. Torpy stated he is not aware of a plan but have worked with high schools to route on park sites in the past. Vice Mayor Bertaut asked if there is a revised lighting plan. Mr. Hoffman stated that due to the timing of the proposed changes, a new lighting plan has not been prepared.

Council member Grewe asked about the triangle to the left of the fields. Mr. Hoffman stated that area is reserved for other public use. Sally Hankins added the piece of land was conveyed to the Town from the County for a water tower. Council member Grewe asked if saplings or established trees would be planted. Nancy Boyd said she would confirm but believes they are not small trees. Council member Grewe stated there is a list of trees the Tree and Environment Sustainability Committee would not want and Nancy Boyd stated she would work with the town on this item and requested the information. Council member Grewe asked if any modeling has been done on utility usage. Mr. Hoffman noted that public restrooms would be on public water and field water is generally from the ground and talked about a hydrogeological study.

Council member Rayner asked about the lights being turned off earlier on the field closest to Pencoast. Mr. Torpy stated it could be discussed further and that by removing one field and moving the others would reduce the impacts to residents on Pencoast. Mr. Hoffman stated he would work with town staff on the emergency access.

Council member Stinnette thanked the County for making the modifications. Council member Stinnette asked why the parking could not be permeable like many of the roads in Western Loudoun, and requested the County look into options for permeable grading. Council member Stinnette talked about an environmental impact study and an environmental assessment and requested the County assess the impacts from an environmental perspective and asked the County if any type of analysis has been done. Mr. Hoffman stated the park and ride has gone through a categorical exclusion due to NEPA funding and process-wise, this would come in during the site plan process, which is after the land use approval.

Mayor Fraser thanked the County and the community. Mayor Fraser asked the long term impacts of traffic, character and environment if Council agrees to the project. Mr. Hoffman stated they would need to relook at traffic with the consultant. Mayor Fraser asked that if the County could have a summary (trees, stormwater, etc.) in two weeks to include a grid on how the County attends to address environmental issues. Mr. Torpy stated the new fields will be natural grass with the exception of the existing field that is currently artificial. Mr. Hoffman stated new planted trees would be replaced within a year if they do not survive. Mayor Fraser asked how long the project would take if Council approves it. Mr. Hoffman noted there are four projects with different funding plans that have to go in a certain sequence – road and access road first followed by the park and ride, and estimated seven to ten years.

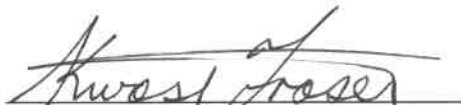
Nancy Boyd added that Mark Hoffman is overseeing the Fields Farm Park project as well as the Route 7/690 Interchange. Council member Milan talked about concerns associated with the Rt.

7/690 Interchange/roundabouts and the floodplain and water issues.

Sally Hankins asked if the new road would have street lights and if the high school access road would have lights. Mr. Hoffman stated there will be lighting to get citizens to their vehicles but there would not be lighting after the park has closed.

ADJOURNMENT:

With no further business, Council member Milan made a motion to adjourn the meeting at 8:44 PM.


Kwasi Fraser, Mayor


Diana Hays, Town Clerk/Executive Assistant