

the sensitive environmental areas, providing an appropriate historic setting on at least 7 acres, locating and designing a private road to reduce impacts on the historic setting, limiting impacts on the stream, and locating lots on land most suitable for development.

- Rezone from RE-2 and RMH-200 to the rural neighborhood cluster zone; maximum density not to exceed 48 lots.
- Community water and sewer service to be provided by a connection to the James Creek Wastewater Pump Station, adjacent to the site. This is not to be a precedent for sewer service to properties or portions of properties other than those specifically identified in this Plan. However, the reviewing agency should consider a solution or partial solution to the Brooke Road/Chandlee Mill Road health problem at the time of the community water and sewer category change request for the Dellabrooke property. See also Implementation Chapter.

NEW HAMPSHIRE AVENUE AREA

Although this Plan proposes no zoning changes in this area other than the Brinklow Post Office site, the character of New Hampshire Avenue is a major planning concern. The New Hampshire Avenue area contains one of the community's most important roads and is the area most affected by change. It serves as an important rural entry to Sandy Spring/Ashton, a main street for the Ashton village center and a route for through traffic. Recent changes have raised significant community concerns about the area's future ability to retain its rural character.

This Plan proposes a rural character concept as shown in Figure 18, that both maintains the existing rural character and re-creates it along the road. The New Hampshire Avenue area naturally extends to the north into the Brighton area of the Olney Master Plan area.

OBJECTIVE: **Ensure that the rural character of the New Hampshire Avenue area will be enhanced and maintained.**

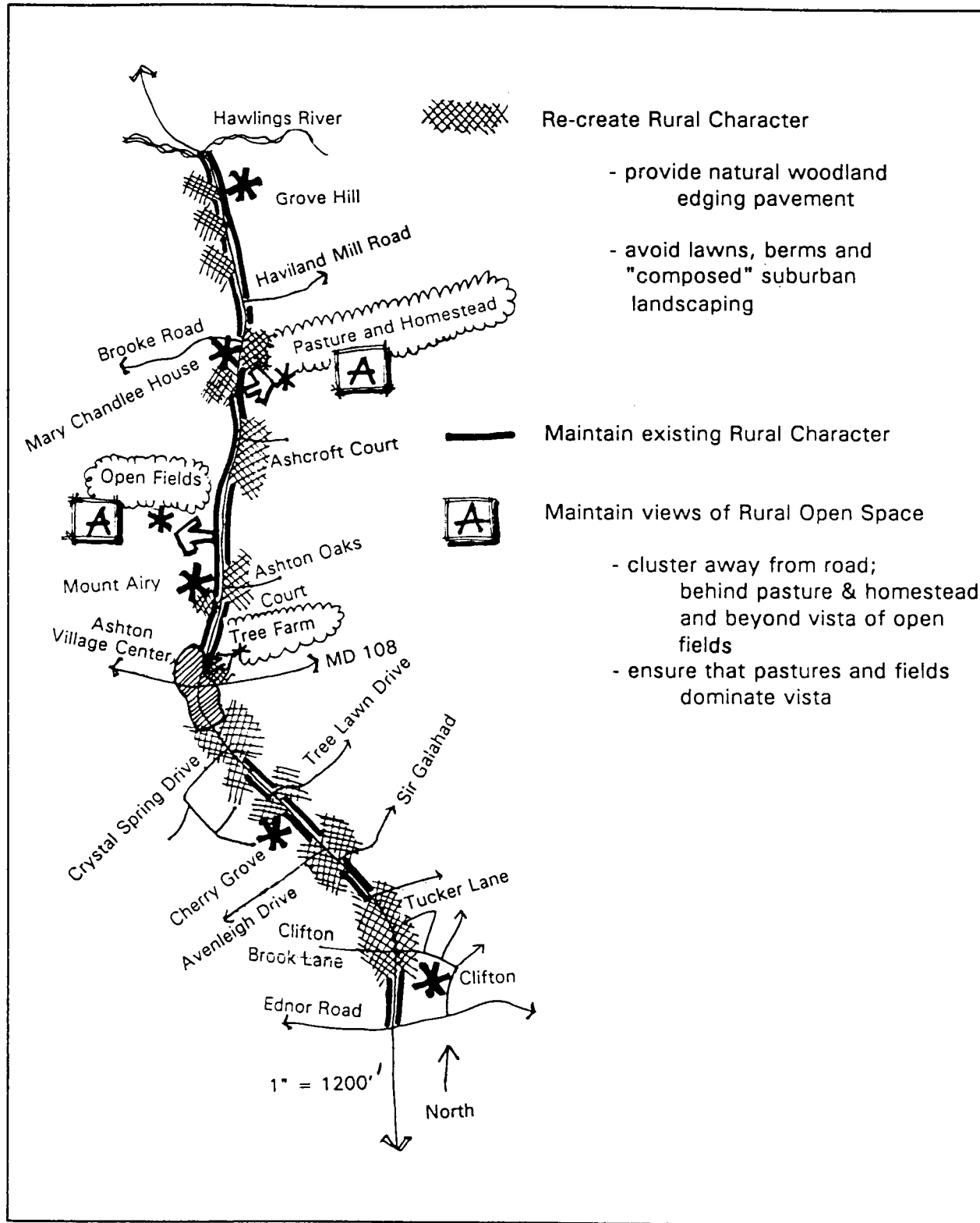
Design Guidelines

These guidelines apply north and south of the Ashton village center:

- Preserve rural open space along the road where it is highly visible to the community. Cluster new homes and site other buildings and uses to preserve open space along the road. Provide for scenic setbacks, as permitted in the Rural Cluster Zone, greater than 50 feet to be determined at the time of development review.
- Orient new homes and other buildings to the road. If homes cannot present fronts or sides to the road then the houses should be carefully sited and screened to minimize visibility. Berms are generally not as desirable as other forms of screening since they are not typical of the rural landscape of the area.

NEW HAMPSHIRE AVENUE: RURAL CHARACTER

FIGURE 18



- Provide for design within the road right-of-way and on adjoining property that is in keeping with rural character. Continue to provide for the 120-foot right-of-way south of MD 108. Maintain heavily vegetated edges as close to the road pavement as possible. Preserve woodland and hedgerows. Place new trees in a fashion that echoes traditional rural placement and species. Follow the applicable road character guidelines in the Transportation chapter.
- Carefully design any intersection improvements and site new structures at the Ednor Road intersection to implement the concept for New Hampshire Avenue's rural character. This is one of the crossroads that defines the character of the area because it serves as an entry.
- Integrate pedestrian and bicycle paths to fit the character of the area. Provide a hiker/biker path on the west side of New Hampshire Avenue in coordination with the recommendations in the Cloverly Master Plan. Sidewalks can substitute for paths within the village center.
- Consider ways to enhance the rural village character and provide for pedestrian crossings in the village center while meeting traffic needs.
- If the State Highway Administration establishes a Rustic Roads Program, consideration should be given to designation of New Hampshire Avenue north of MD 108 as a "Rustic Road."

RECOMMENDATIONS:

- **Consider incorporating these *Guidelines for Brighton area* into the *Olney Master Plan* when it is amended, for the Brighton area.** In any future Master Plan revisions to the *Olney Master Plan*, acknowledge the shared sense of community and rural character and consider application of this Plan's principles and guidelines concerning rural character to the Brighton area.
- **Provide for residential use of the former Brinklow Post Office site.** This Plan changes the current commercial land use designation and zoning of the Brinklow Post Office site. The Plan recommends that the site develop with two single-family detached homes, provided the criteria are met for septic fields. Therefore, the current C-1 zoning is recommended to be changed to the Rural Cluster Zone.