



WCA MEMBERSHIP MEETING

3rd QUARTER 2022

The meeting was called to order by President Christy Hertel at 7:09 pm on September 8, 2022, at the Waterford Old School. Members also participated on-line via Zoom.

Minutes: Secretary Nancy Doane presented the minutes for the 2nd Quarter 2022 meeting as posted on the WCA website and referenced in the meeting announcement emailed to all members. A motion to dispense with the reading of the meetings was made and seconded; motion carried. The minutes were unanimously approved as read.

Treasurer's Report: Treasurer Whitney Chamberlin reported that the WCA is on track with its approved FY2022 operating budget and that our expenses to-date for the 4th of July celebration are less than budgeted. She also noted that \$1,000, as approved by the membership, has been sent to the Waterford Foundation to assist with expenses to combat Poison Hemlock on the Phillips Farms. She emphasized, however, that income to be generated by our Waterford Fair fundraiser is crucial for budget projections to be met.

Old Business: There was no old business.

New Business:

Fair Fundraiser: Christy announced that there has been a change in the WCA fundraiser. Rather than organizing and manning a BBQ food stand, which provides an uncertain income stream, the WCA has signed up with the Foundation to provide traffic control (flaggers) for Friday, Saturday and Sunday mornings during the Fair. All flaggers must be 18 years of age and certified, which will be done onsite prior to starting the traffic control shifts. Income to be generated will be \$1,000 per shift, and it is hoped that, with additional time to organize 2023 efforts, the WCA will be able to man additional shifts. Mike Stup encouraged members to respond to a Sign-Up Genius email which will be forthcoming.

Waterford 2033: Chair Cate Magennis Wyatt provided an update since the 2nd quarter membership meeting. The update to the 2003 Kimley-Horn study, now renamed "Waterford—Preserving the Landmark," was unanimously endorsed by the Board of Supervisors and was referred to their Finance Committee for funding consideration. To ensure that the initiative can move right into the survey and/or NEPA phase, \$500,000 is allocated in the FY2023 budget. Efforts are underway to secure the necessary \$7.4 million for inclusion in the FY2024 Capital Improvement Budget and \$50 million placeholder in the FY2025 budget. Cate explained that the full \$50 million is not anticipated to be

funded by the County, but rather additional sources of funding (from the state and federal government as well as other grants) will be sought by Waterford 2033.

Outreach efforts are continuing, with thank you notes and invitations to the Waterford Fair being extended to key officials. Also, discussions have been initiated with Delegate LaRock regarding the need to establish a mechanism for Waterford, which is not an officially recognized municipality, to serve as its own fiscal agency—which Cate knows has been done for other initiatives in the Commonwealth.

During open discussion, some members expressed continued concern about the specifics of the project. In reply, it was emphasized that we remain in the very early preliminary phase and that specifics will not be available until detailed engineering has been completed, much later in the project timeline. Everyone interested in the outcomes of the initiative was encouraged to participate in the weekly Zoom Committee meetings, each Tuesday at noon, to stay abreast of activities and provide their vital input. Jane Williams will gladly add those interested to the weekly Zoom invitations.

Waterford Foundation: Stephanie Thompson reminded members of the steps members need to take to prepare for the Fair, including moving their vehicles to the designated parking area at Schooley Mill, removing political signs, informing the Foundation of potholes that need repair, picking up residents' Fair tickets, and securing their reservations for the Friday night community dinner with the artisans. She also reminded everyone that Pre-Sales will be open from 5:30 – 7:00 on Thursday evening. There is also a need for additional volunteers for a number of purposes, so sign-ups were encouraged. Jackie Gosses, Fair Homestay Coordinator, reported that additional hosts for Fair artisans are needed.

Stephanie also announced that a number of Holiday Workshops will be held in November and that Discount Coupons would be available at the Craft School's Fair Tent for 2023 classes.

Additional Feasts with Friends are scheduled for September 24 and October 8 and 15, and ticket prices have been reduced to \$150/person.

The much anticipated soft opening of the Phillips Farm western trail will be on September 24.

Committee Reports:

Traffic: Sharon Franck, Chair, presented traffic data from the monthly reports generated by the speed monitoring signs at the Loyalty Road, Clarke's Gap Road, and First Street entrances into the village. Although there has been no traction yet on obtaining speed cameras near Waterford Elementary School, at least the traffic data is available to highlight the basis for their need. Meanwhile, unofficial cameras are being mounted throughout the village to obtain visual infractions of the speed limits and inherent dangers traffic issues are causing.

Water: On behalf of Mark Sullivan, Chair, Mike Stup reported that community responses to the Feasibility Study were submitted to the County in June, and the County replies are being reviewed by the Committee for their thoroughness. A community meeting has been scheduled for the County Department of Transportation and Capital Infrastructure for 6:30, October 13, at the Old School. The Committee is reaching out to all Villagers, not just WCA members, to participate in this meeting.

Preservation: On behalf of Mary Sheehan, Chair, Christy presented the written report, attached. She highlighted that there are many outstanding concerns pertaining to adaptive re-use in the draft

rewrite of the County Zoning Ordinance. These concerns will be incorporated into input for the second draft. As a member of the Heritage Commission, Mary is in an effective position to have the concerns addressed.

Beautification: Nick Ratcliffe, Chair, announced that clean-up efforts in preparation for the Fair begin on Saturday, September 17, with an alternative date of Sunday, September 18. Villagers are asked to rake the debris from their lawns onto the edge of the asphalt by noon for pick-up. If needed, a rain date for the following weekend has been set.

Membership: Ed Lehman, Chair, had no report; membership remains at 136.

Cemetery: Linda Landreth, Chair, reported that the wreath laying ceremony for the Fair will once again be on Sunday. Volunteers for maintaining the cemetery are always welcomed.

Adjournment: With no further business presented, the meeting adjourned at 8:41 pm.

Respectfully submitted,
Nancy Doane, Secretary

Attachments:
Preservation Report

Members Present (in person): Ron Benschoter, Whitney Chamberlain, Kay Chewning, Skip Couser, Ray Daffner, Harriet Dickerson, Nancy Doane, Sharyn Franck, Jackie Gosses, Christy Hertel, Emily Houston, James Hutton, Mary Hutton, Linda Landreth, Ed Lehman, Kathie Ratcliff, Nick Ratcliff, Carl Schreider, Roger Smith, Mike Stup, Peter Thomas, Stephanie Thompson, Cate Magennis Wyatt, Jane Williams

Members Present (via Zoom):

MISSION:

The mission of the Waterford Citizens Association is to foster community action, to further the common good and general welfare of the community, to secure improvements, to preserve its unique history as a National Historic Landmark, and to maintain the Waterford Area as a desirable and attractive community in which to live.

VISION STATEMENT

Our vision for the WCA is to create a sense of community and inclusion where all feel welcome to volunteer, contribute and participate.

Preservation Committee update - Q3 membership meeting, Sept 8, 2022

Loudoun County Zoning Rewrite (ZOR) Update

Since the first (April) draft of the County Zoning Ordinance Rewrite (ZOR), in August the County made public a second draft. Numerous Waterford citizens had contributed comments on the first ZOR draft, including at a “posting party” at Cate’s house in July. Many of the comments were incorporated in this second ZOR version.

Our most important concern with the ZOR has been regarding the Adaptive Reuse Section, a new section in the County Zoning Ordinance. Overall, the addition of this new section is excellent news for Waterford – positive addition that will help all historic villages and historic sites adaptively reuse existing historic buildings. Concretely, the new adaptive reuse provisions will allow flexibility in zoning old structures. In other words, a historic building (50 years old and listed or eligible to be listed in a County, State or National historic register) whose previous use is now obsolete can benefit from broader zoning categories and wider uses than its currently designated one. Adaptive Reuse of existing buildings is sustainability at its best, since “the greenest building is an existing one.” In the words of one of the ZOR review members, this new life benefits everyone: the building owner, the community, the building itself, the County's fiscal position, and the environment. The new ZOR also acknowledges more generally the importance of preservation of our heritage resources.

We do have some remaining concerns, however, particularly that some of the requirements for consultants to demonstrate eligibility and to implement the Adaptive Reuse provisions seem somewhat onerous, and among our main comments on this second draft we have argued for further simplification.

Our second point of concern is related to the development of a framework for villages with Village Conservation Overlay Districts (VCODs) of a new community plan framework, as promised in the County’s 2019 Comprehensive Plan. To support this, we have encouraged efforts to provide County Planning staff with funding to develop this framework as soon as possible. Development of that framework will help with practical steps in developing funding and implementing community plans. We also support extending the VCOD to additional villages that do not currently have one.

The second draft ZOR has been discussed at a public hearing of the Planning Commission and will undergo further development before being finalized.

Mary Sheehan for the Preservation Committee
Sept 6, 2022