



MONTGOMERY COUNTY PLANNING BOARD
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**APPROVED
MINUTES**

The Montgomery County Planning Board met in regular session on Thursday, January 6, 2011, at 9:10 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 5:00 p.m.

Present were Chair Françoise M. Carrier, Vice Chair Marye Wells-Harley, and Commissioners Joe Alfandre, Norman Dreyfuss, and Amy Presley.

Items 1 through 3 are reported on the attached agenda.

The Board recessed for lunch at 1:20 p.m. and to take up Item 4 in Closed Session.

In compliance with §10-509(c)(2), State Government Article, Annotated Code of Maryland, the following is a report of the Board's Closed Session:

The Board convened in Closed Session at 1:45 p.m. in the third floor conference room, on motion of Commissioner Alfandre, seconded by Vice Chair Wells-Harley, with Chair Carrier, Vice Chair Wells-Harley, and Commissioners Alfandre, Dreyfuss, and Presley present and voting in favor of the motion. The meeting was closed under authority of §10-508(a)(13), State Government Article, Annotated Code of Maryland, to comply with specific constitutional, statutory, or judicially imposed requirement that prevents public disclosures about a particular proceeding or matter.

Also present for the Closed Session was M. Clara Moise of the Commissioners' Office.

In Closed Session, the Board approved the Closed Session Minutes of November 1, 4 (two sets), and 15, 2010, as submitted.

The Closed Session was adjourned at 1:48 p.m.

The Board reconvened in the auditorium at 2:30 p.m.

Items 5 through 7 are reported on the attached agenda.

Item 8, the Roundtable discussion, was postponed.

MCPB, 1-06-11, APPROVED

There being no further business, the meeting was adjourned at 5:00 p.m. The next regular meeting of the Planning Board will be held on Thursday, January 13, 2011, in the Montgomery Regional Office in Silver Spring, Maryland.

M. Clara Moise
Technical Writer

Montgomery County Planning Board Meeting
Thursday, January 6, 2011
8787 Georgia Avenue
Silver Spring, MD 20910-3760
301-495-4600

1. Consent Agenda

***A. Adoption of Resolutions**

1. 6214 Verne Street Preliminary Plan 120080330 - ADOPTION OF MCPB RESOLUTION No. 10-173
2. Leesborough Site Plan 82004027C – ADOPTION OF MCPB RESOLUTION No. 10-174
3. Potomac View Estates, Lot 32 Variance Request Plan No. SC2010015 – ADOPTION OF MCPB RESOLUTION No. 10-159
4. Allcock Property Variance Request Plan No. SC2011001 – ADOPTION OF MCPB RESOLUTION No. 10-160
5. Sandy Spring Friends School Variance Request Plan No. 12003092A – ADOPTION OF MCPB RESOLUTION No. 10-158
6. Seneca Meadows Preliminary Plan 11998004A – ADOPTION OF MCPB RESOLUTION No. 10-156
7. Seneca Meadows Site Plan 820100140 – ADOPTION OF MCPB RESOLUTION No. 10-157
8. Small’s Nursery (Parcel A) Site Plan 81995015B – ADOPTION OF MCPB RESOLUTION No. 10-93

BOARD ACTION

Motion: **DREYFUSS/WELLS-HARLEY**

Vote:

Yea: **5-0**

Nay:

Other:

Action: **Adopted the Resolutions cited above.**

***B. Record Plats**

1. Subdivision Plat No. 220110370, West Chevy Chase Heights; R-60 zone, 1 lot; located on the south side of Maple Avenue, 150 feet east of Maryland Avenue; Bethesda-Chevy Chase.

Staff recommendation: Approval

2. Subdivision Plat No. 220110380, Rock Spring Park; I-3 zone, 4 ownership parcels comprising 1 parcel; located on the west side of Rockledge Drive, 400 feet north of Democracy Boulevard; North Bethesda Garrett Park.

Staff recommendation: Approval

3. Subdivision Plat No. 220110400, Glen Echo Heights; R-90 zone, 1 lot; located on the south side of Walhonding Road, 400 feet west of Waneta Road; Bethesda-Chevy Chase.

Staff recommendation: Approval

BOARD ACTION

Motion: DREYFUSS/ALFANDRE

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved the Record Plats cited above.

***C. Other Consent Items**

Project Plan Amendment Review No. 92009001A, Woodmont Central Phases 1A, 1B & 2, CBD-1/CBD; REVISED AFTER MEETING (Number Corrected)

R2 zones; 2.31 acres; amendment: revisions to conditions #1, 3d, 5e, and 8 to coincide with newly submitted site plan; locations: southwest quadrant of the intersection of Battery Lane and Wisconsin Avenue, southwest quadrant of the intersection of Rugby Avenue and Del Ray Avenue; Bethesda CBD

Staff Recommendation: Approval of the Extension

BOARD ACTION

Motion: PRESLEY/WELLS-HARLEY

Vote:

Yea: 5-0

Nay:

Other:

Action: **Approved staff recommendation for approval of the proposed extension request.**

***D. Approval of Minutes**

Minutes of December 2, 2010

BOARD ACTION

Motion: **WELLS-HARLEY/DREYFUSS**

Vote:

Yea: **5-0**

Nay:

Other:

Action: **Approved Minutes of December 2, 2010, as presented.**

2. CR Zones Zoning Text Amendment

Zoning text amendment to add CR Neighborhood and CR Town zones to the family of CR zones in Division 59-C-15. Modifications, clarifications, and corrections to integrate the new zones into the structure of the CR zones are proposed including changes to uses, parking, development methods, general requirements, development standards, and public benefit requirements.

Briefing and discussion

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: **Received briefing and provided guidance to staff.**

In keeping with the December 22 technical staff report, Development Review Division staff offered a detailed presentation of the proposed Commercial/Residential Zones Zoning Text Amendment.

The following speakers offered testimony: Mr. Peter Fosselman, Mayor of Kensington; Ms. Judy Higgins of Midvale Road and representing the Kensington View Civic Association; Ms. Lydia Sullivan of Detrick Avenue; Mr. Robert Harris of Bethesda Metro Center and representing the Takoma/Langley retailers; Ms. Patricia Baptiste of Grafton Street; and Mr. William Kominers of Bethesda Metro Center; Mr. Robert Cope of Park Place and representing the Joint Committee on Westbar; Mr. Barry Peoples of Kensington Place; Ms. Anne Martin Mead of Wisconsin Avenue and representing 10524 St. Paul, LLC.; Mr. Tony Hausner of Brewster Avenue; Ms. Barbara Sears of Wisconsin Avenue and representing Federal Realty Investment Corporation; and Ms. Anne Marie Vassallo of Park Potomac Avenue and representing the law firm of Shulman Rogers.

There followed extensive Board discussion, with questions to staff and the speakers.

At the Board's request, Ms. Llona Blanchard of Maple Avenue and representing the City of Takoma Park offered comments.

Planning Department Director Rollin Stanley offered comments.

Chair Carrier noted that staff is moving in the right direction and the updated report that staff will provide to the Board next week should take into consideration the comments made by Board members today.

3. Worksession #5 - Wheaton Central Business District (CBD) and Vicinity Sector Plan

A community presentation will be made by GreenWheaton, a sustainable initiative workgroup formed over a year and a half ago in response to community concerns that the Sector Plan includes more "green" elements. Initially a joint workgroup of both WRAC and WUDAC, they are now considering non-profit status modeled on Bethesda Green, which promotes Sustainable Living in the Bethesda area.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received presentation from GreenWheaton Representative.

Ms. Elizabeth Chasen representing GreenWheaton, a sustainable initiative work group, formed over a year and a half ago in response to community concerns that the Sector Plan should include more green elements, offered a multi-media presentation of GreenWheaton vision for the Wheaton Central Business District.

Mr. Peter Fosselman, Mayor of Kensington, offered testimony.

4. Closed Session

Pursuant to State Government Article Annotated Code of Maryland 10-508(a)(13) to comply with specific constitutional, statutory, or judicially imposed requirement that prevents public disclosures about a particular proceeding or matter

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Discussed in Closed Session. See official citation and open session report in narrative minutes.

5. Mandatory Referral No. 2010738-DGS-1: Montgomery County Multi Agency Service Park (Webb Tract)

Along Snouffer's School Road near Centerway Road, I-4 Zone, Gaithersburg Master Plan

Staff recommendation: Approval and transmit comments to the Department of General Services (DGS)

BOARD ACTION

Motion: DREYFUSS/ALFANDRE

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved staff recommendation to transmit comments to Montgomery County Department of General Services

In accordance with the December 22 technical staff report, Community-Based Planning staff offered a multi-media presentation of the request to transmit comments to the Montgomery County Department of General Services (MCDGS) regarding a Mandatory Referral request for Montgomery County Multi Agency Service Park. Staff noted that the proposed site was selected as part of the Montgomery County's Smart Growth Initiative, which implements the relocation of the 92-acre County Service Park as recommended in the 2006 Shady Grove Sector Plan. Staff added that on September 10,

2010, the Planning Board recommended approval of Mandatory Referral request 09303-DGS-1 for the acquisition of the Webb Tract for future use by the County Service Park and the Public Safety Training Academy, and noted that a second Mandatory Referral request will be submitted for the facility design aspect of the project.

Messrs. Hamid Omidvar, Chief of Planning and Development, MCDGS, introduced Mr. Robert Goodill, Landscape Consultant for the project, offered a multi-media presentation, and answered questions from the Board.

Mr. David Geist, Director, MCDGS, also offered comments.

The following speakers offered testimony: Ms. Terry O'Grady of Delcris Drive and representing the Mid-County Citizens Alliance Group; Mr. Bob Hydorn of Apple Ridge Road and representing the Montgomery Village Foundation, Inc.; Mr. Kevin Linck of Apple Ridge Road and representing the East Village Homes Corporation; and Mr. Don O'Neill of Kobe Way.

At the Board's request, Environmental Planning staff offered clarification and additional information regarding the noise level control for the proposed project.

There followed a brief Board discussion with questions to staff, MCDGS representatives, and the speakers.

6. Limited Site Plan Amendment for Site Plan Review No. 82006034B, Children's Manor Montessori School (formerly Traville Day Care)

MXN zone; 1.68 acres; Amendment to change the use to include both a day care facility and private educational institute, add a gazebo to the play area and addition of a sign; located at the southwest quadrant of the intersection of Darnestown Road and Traville Gateway Drive; Gaithersburg Master Plan

Staff recommendation: Approval of the Limited Amendment

BOARD ACTION

Motion: ALFANDRE/WELLS-HARLEY

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved staff recommendation for approval of the Limited Site Plan Amendment, as stated in the attached Board Resolution.

Community-Based Planning staff offered highlights of the proposed Site Plan Amendment request for the Children's Manor Montessori School located at the intersection of Darnestown Road and Traville Gateway Drive in the Gaithersburg Master Plan area. Staff noted that the proposed amendment will change the current use to include both a day care facility and a private educational institution, and will add a gazebo to the play area as well as an entrance sign. Staff briefly discussed the proposed amendment and answered questions from Board members.

7. Review of FY12 Proposed Budget Transmittal Letter

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefing and discussed the Montgomery County Planning and Parks Departments FY12 proposed Budget Transmittal Letter to the County Executive and the County Council President.

Executive Director Patti Barney discussed highlights of the Montgomery County Planning and Parks Departments draft FY12 proposed budget transmittal letter to the County Executive and the County Council President. Ms. Barney noted that Planning Board members can provide comments and revisions via e-mail through Chair Carrier by close of business this Friday.

Parks Department Director Mary Bradford briefly discussed some updates to the Parks Department FY12 proposed budget.

8. Roundtable Discussion - POSTPONED

- Planning Director's Report

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: This item was postponed.