



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, March 21, 2013, at 9:10 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 9:15 p.m.

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

Items 1 through 5 are reported on the attached agenda. Item 5 was discussed before Item 2, and Item 3 was postponed.

The Board recessed for lunch at 12:55 p.m. and to take up Item 11 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 1:15 p.m. during lunch break, on motion of Commissioner Anderson, seconded by Commissioner Presley, with Chair Carrier, Vice Chair Wells-Harley, and Commissioners Anderson, Dreyfuss, and Presley present and voting in favor of the motion. The meeting was closed under authority of Annotated Code of Maryland, State Government Article, §10-508(a)(1), to discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of Commission appointees, employees, or officials, or to discuss any other personnel matter that affects one or more specific employees.

There was no Technical Writer or staff member present at the meeting.

In Closed Session, the Board discussed Planning Department personnel matters.

The Closed Session was adjourned at 1:45 p.m.

The Board reconvened in the auditorium at 2:10 p.m.

Item 6 was postponed. Items 7 and 8 are reported on the attached agenda.

The Board recessed for dinner at 5:31 p.m. and to participate in an M-NCPPC (Full Commission) Closed Session meeting, via telephone conference, with the Prince George's County Planning Board in the 3rd floor conference room.

The Board reconvened in the auditorium at 7:05 p.m. to participate in a Joint Public Forum on the Parks Department Proposed FY15-20 Capital Improvements Program (CIP) budget with the Montgomery County Recreation Advisory Board and the Montgomery County Department of Recreation.

There being no further business, the meeting was adjourned at 9:15 p.m. The Planning Board will be in recess next week, and there will not be a meeting on Thursday, February 28. The next regular meeting of the Planning Board will be held Thursday, April 4, 2013, in the Montgomery Regional Office in Silver Spring, Maryland.

M. Clara Moise
Sr. Technical Writer

Montgomery County Planning Board Meeting
Thursday, March 21, 2013
8787 Georgia Avenue
Silver Spring, MD 20910-3760
301-495-4600

1. Consent Agenda

***A. Adoption of Resolutions**

1. 8415 Fenton Street Preliminary Plan 120120130 MCPB No. 13-25
2. 8415 Fenton Street Site Plan 820130050 MCPB No. 13-26
3. Town & Country Movers Site Plan 820130020 MCPB No. 13-27

BOARD ACTION

Motion: DREYFUSS/PRESLEY

Vote:

Yea: 5-0

Nay:

Other:

Action: Adopted the Resolutions cited above, as submitted.

***B. Record Plats**

1. Subdivision Plat No. 220121220, Alta Vista Knoll/Alta Vista Terrace R-60 zone, 2 lots; located on the west side of Lundigan Court, 150 feet north of Alta Vista Road; Bethesda-Chevy Chase Master Plan.

Staff Recommendation: Approval

2. Subdivision Plat No. 220130730, Parkwood R-60 zone, 1 lot; located on the west side of Crestwood Road, 625 feet north of Franklin Street; Kensington-Wheaton Master Plan.

Staff Recommendation: Approval

BOARD ACTION

Motion: PRESLEY/ANDERSON

Vote:

Yea: 5-0

Nay:

Other:

Action: **Approved staff recommendation for approval of the Record Plats cited above.**

***C. Other Consent Items**

**Site Plan Amendment 82003006B Residence Inn by Marriott (Westfarm Technology Park), -
POSTPONED**

3.83 acres, I-3 Zone, construction of a five foot wide sidewalk, installation of street trees and street lights and limited grading along Cherry Hill Road; location of existing wrought iron fence, per approved Special Exception S-2552; and a Forest Conservation Plan Amendment to reduce existing Category II Forest Conservation Easement along Cherry Hill Road by 0.09 acres. Southwest corner of Cherry Hill Road and Plum Orchard Drive, 1997 *Fairland Master Plan*

Staff Recommendation: Approval

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: **This Item was postponed.**

***D. Approval of Minutes**

Minutes of February 14 and February 21, 2013

BOARD ACTION

Motion: **WELLS-HARLEY/PRESLEY**

Vote:

Yea: **5-0**

Nay:

Other:

Action: Approved Planning Board Meeting Minutes of February 14 and February 21, 2013, as submitted.

12. Master Plan Schedule Preparation for Semi-Annual Presentation - ADDED
BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received Briefing followed by discussion.

Acting Planning Department Director Rose Krasnow discussed the proposed schedule for the preparation and delivery of the Semi-Annual Report to the County Council, and the various Sector and Master Plans being worked on by Planning Department staff. Ms. Krasnow also discussed minor Master Plan amendments that are in the works.

4. Candlewood Elementary School Modernization - TIME CHANGED

***A. Forest Conservation Plan MR2013016:** Candlewood Elementary School Modernization Demolition of the existing structure and construction of a new elementary school on the existing site, 7210 Osprey Drive, Derwood, Upper Rock Creek Master Plan
Staff recommendation: Approval with Conditions and Adoption of Resolution

B. Mandatory Referral MR2013016: Candlewood Elementary School Modernization Demolition of the existing structure and construction of a new elementary school on the existing site, 7210 Osprey Drive, Derwood, Upper Rock Creek Master Plan
Staff recommendation: Transmit comments to Montgomery County Public Schools (MCPS)

BOARD ACTION

Motion: A. ANDERSON/PRESLEY
B. ANDERSON/WELLS-HARLEY

Vote:
Yea: A. & B. 5-0

Nay:

Other:

Action: A. Approved staff recommendation for approval, subject to conditions, as stated in the attached Board Resolution adopted at the meeting.

B. Approved staff recommendation to transmit comments to Montgomery County Public Schools (MCPS), as stated in the attached transmittal letter.

In keeping with the March 11 technical staff report, Planning Department staff discussed the request to modernize the existing Candlewood Elementary School by tearing down the existing one-story building located on a 11.78-acre property on Osprey Drive in Derwood, Maryland, and constructing a new two-story facility that will occupy the same area on the property. Staff noted that in order to achieve the desirable educational objectives using environmentally sustainable design techniques, demolition and reconstruction were the most cost-effective alternative. As part of the forest conservation plan review and approval, MCPS must submit a final forest conservation plan, and prior to any land disturbing activities, must record a Category I Conservation Easement over the area of preserved forest. Staff noted that as part of the Mandatory Referral further improvements to the school must include a traffic study, if those improvements increase enrollment capacity beyond 740 students.

Messrs. Seth Adams, Rakesh Bocai, David Delmar, Patrick Lavay, and Michael Norton, representing Montgomery County Public Schools (MCPS) offered comments and answered questions from the Board.

The following speakers offered testimony: Ms. Antoinette Parsons of Osprey Drive; Mr. James Parsons of Opsprey Drive; Mr. James Kevin Fahey of Panorama Drive; Mr. Jan Van Der Eyl of Leopold Terrace, an abutting property owner.

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

2. Long Branch Sector Plan Worksession 3 - REVISED/TIME CHANGED

Memo Worksession #1

Memo Worksession #2

Revised – LBSP Matrix of Testimony and Staff Response

Staff Recommendation: Discuss and Provide Guidance to Staff

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

. Other:

Action: Received briefing followed by discussion, and provided guidance to staff.

Planning Department staff offered a multi-media presentation of the Long Branch Sector Plan vision for the town center area and noted that following the March 7 worksession meeting a number of issues were left unresolved and consequently have been added for discussion today, i.e., i) Approval of language revisions; ii) Approval of the Plan strategy to address the impacts of the Purple Line along Arliss Street; iii) Approval of staff’s recommendations for the development of the Long Branch Town Center and the Piney Branch Neighborhood Village; iv) Transportation issues; and v) Parks and Recreation issues. Staff also added that there will be additional worksessions scheduled for April 4 and May 9 to discuss environmental issues; affordability; parking strategy; and to finalize the Sector Plan and request the Board’s approval to transmit to the County Council.

Mr. Bob Elliott representing Washington Real Estate Investment Trust (WRIT) offered a multi-media presentation, discussed the proposed plan, and answered questions from the Board.

At the Board’s request, Mr. Gary Erenrich representing Montgomery County Department of Transportation (MCDOT), and Messrs. Michael Madden and Brian Repel representing Maryland Transit Authority (MTA), offered comments and answered questions.

***3. Limited Amendment, Site Plan 81985045A, Rossmoor Leisure World Commercial Center - POSTPONED**

Request to amend the site plan to allow for an increase in the total approved square feet of commercial development; and Adequate Public Facilities test for a portion of an approximately 13.40-acre site located in the northeast quadrant of Georgia Avenue (MD 97) and Rossmoor Boulevard in the Aspen Hill Master Plan area.

Staff Recommendation: Approval with Conditions and Adopt Resolution

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: This Item was postponed.

5. Mandatory Referral No. 2013020-DGS-1: Ross Boddy Neighborhood Recreation Center - TIME CHANGED

Renovation and gymnasium addition with parking, 18529 Brooke Road, Sandy Spring, 8.37 acres, RMH-200 Zone, Sandy Spring/Ashton Master Planning

Staff recommendation: Approval and transmit comments to the County Executive’s Office

BOARD ACTION

Motion: DREYFUSS/WELLS-HARLEY

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved staff recommendation for approval and to transmit comments to the Director of the Montgomery County Department of General Services (DGS, as stated in the attached transmittal letter.

Planning Department staff offered a brief overview of the proposed renovation and gymnasium addition, with parking, of the Ross Boddy Neighborhood Recreation Center located on Brooke Road in Sandy Spring, Maryland in the Ashton Master Plan area. Staff noted that a list of recommendations concerning replacement of trees, screening of the neighborhood from the parking lot, exterior lighting, and addition of a short deceleration lane along Brooke Road to enhance traffic safety, require the Board's approval before being transmitted to DGS.

11. Closed Session - ADDED

Pursuant to State Government Article Annotated Code of Maryland 10-508(a)(1) to discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of Commission appointees, employees, or officials; or to discuss any other personnel matter that affects 1 or more specific employees

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

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

6. Program of Requirements- M-NCPPC Regional Headquarters - **POSTPONED**

A Program of Requirements for a new M-NCPPC Regional Headquarters Building in Montgomery County. It establishes a building program for the Commission's regional operations in Montgomery County, which includes the Commissioners' office, Legal Counsels, the Planning Department, and part of the Department of Parks. It will be submitted to the County Council.

Staff Recommendation: Approval

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: This Item was postponed.

7. Maryland State Highway Administration (SHA) Consolidated Transportation Program Project MO3441, MD 355 Phase 2 for Montrose Parkway East (from its terminus east of MD 355 to Parklawn Drive)

A briefing by SHA to obtain a Planning Board recommendation on the master/sector plan consistency regarding their two alternatives to either close or keep open Randolph Road at the CSX track, this segment of Montrose Parkway is located within or on the border with the North Bethesda/Garrett Park Master Plan, Twinbrook Sector Plan, and (future) White Flint II Sector Plan.

Staff Recommendation: Provide guidance to State Highway Administration

BOARD ACTION

Motion: DREFUSS/PRESLEY

Vote:

Yea: 4-0-1

Nay: ANDERSON

Other:

Action: Supported State Highway Administration plan for a grade-separated intersection at Montrose and Parklawn with an amendment calling for improved pedestrian and cyclist safety across the unrestricted right-turn lanes, and provided guidance to State Highway Administration (SHA), as stated in the attached transmittal letter.

Planning Department staff and Mr. Edgar Gonzalez of the Department of Transportation discussed design review issues for the planned construction of a four-lane arterial parkway for east-west traffic. The two major issues discussed were the CSX railroad crossing at Randolph Road and the intersection of Montrose Parkway and Parklawn Drive. The Federal Railroad Administration's accident prediction model rates the Randolph Road/CSX crossing as the fourth most dangerous railroad crossing in the state as of 2011. Staff reviewed the number of collisions at the intersection over the last few decades, which was negligible compared to collisions between cars at regular intersections. Staff discussed the possibility of closing the intersection by turning Randolph Road into a cul-de-sac before the crossing, and the possibility of constructing an overpass to create an at raised-grade crossing.

Mr. Robert Dyer of Albia Road offered testimony in favor of leaving Randolph Road open with an at-grade crossing as closing the road could affect access to local businesses as well as emergency vehicle access.

The Board supported leaving Randolph Road open and leaving the crossing at grade. The Board also discussed the necessity of the proposed grade-separated interchange at Montrose and Parklawn Drive.

7. Maryland State Highway Administration (SHA) Consolidated Transportation Program Project MO3441, MD 355 Phase 2 for Montrose Parkway East (from its terminus east of MD 355 to Parklawn Drive)

CONTINUED

Staff explained that the alternative to grade separation was an at-grade intersection, and that to accommodate predicted traffic density that intersection would require pedestrians to cross 8-10 lanes of traffic, which would be even less optimal than the proposed underpass.

The Board and SHA representatives discussed possible ways to mediate between pedestrian and cyclist crossings, and the unrestricted right-turn lanes for cars navigating the interchange.

8. Glenmont Sector Plan Worksession No. 2

Public Hearing Issues worksheet

Possible Topics: Parks, Schools, and Historic Preservation

Staff Recommendation: Discuss and provide guidance to staff

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Continued discussion of the Glenmont Sector Plan.

Planning Department staff continued their review, started at the March 14 worksession, of issues raised at the Glenmont Sector Plan public hearing. Issues discussed included the design of the intersection between Layhill Road and Georgia Avenue, placement of a proposed bike path in the Legacy Open Space parcel, language encouraging a minimum of 25 percent tree canopy cover, and potential Historic Preservation sites designation.

Mr. Doug Wrenn, on behalf of Rodgers Consulting, offered testimony stating that the tree canopy cover language might be perceived as unfriendly to businesses, and recommended removing the word “minimum.”

The Board weighed the merits of five sites nominated for Historic Preservation and further discussed the issues listed above.

10. M-NCPPC (Full Commission) Closed Session Meeting - **ADDED/REVISED - TIME CHANGED**

Pursuant to State Government Article Annotated Code of Maryland 10-508(a)(9) to conduct collective bargaining negotiations or consider matters that relate to the negotiations.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Discussed in Closed Session. See State citation and report in the M-NCPPC Closed Session Minutes.

9. Joint Public Forum for the Parks Department Proposed FY15-20 CIP Capital Improvements Program (CIP) Budget

Montgomery County Planning Board/ Department of Parks & Montgomery County Recreation Advisory Board/Montgomery County Department of Recreation

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Participated in the Joint Public Forum of the Parks Department Proposed FY15-20 Capital Improvements Program (CIP) Budget with the Montgomery County Recreation Advisory Board, and representatives from the Montgomery County Department of Recreation.