



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, June 24, 2010, at 9:20 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 4:20 p.m.

A reception for Retirees of the Parks and the Planning Departments was held at 8:30 a.m. before the Planning Board meeting.

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

Items 1, 2, and 7 are reported on the attached agenda.

The Board recessed at 9:50 a.m. to take a tour of the ICC Stream Restoration Projects and Mainline from Layhill Road to Bonifant Road and to have lunch.

The Board reconvened in the auditorium at 2:00 p.m.

Items 3 through 6 are reported on the attached agenda.

There being no further business, the meeting was adjourned at 4:20 p.m. The next regular meeting of the Planning Board will be held on Thursday, July 1, 2010, in the Montgomery Regional Office in Silver Spring, Maryland.

M. Clara Moise
Technical Writer

Montgomery County Planning Board Meeting
Thursday, June 24, 2010
8787 Georgia Avenue
Silver Spring, MD 20910-3760
301-495-4600

1. Consent Agenda

A. Adoption of Resolutions

Hoyle's Mill Village, Section II - Site Plan No. 81995030F - ADOPTION OF MCPB RESOLUTION No. 10-76

BOARD ACTION

Motion: ALFANDRE/PRESLEY

Vote:

Yea: 4-0

Nay:

Other:

Action: Adopted Resolution cited above.

***B. Records Plats**

Subdivision Plat No. 220090940, Avery Forest: RE-2 zone, 1 lot; located on the west side of Avery Road, 800 feet north of Southlawn Lane; Upper Rock Creek.

Staff Recommendation: Approval

Subdivision Plat No. 220100810, Edgemoor: R-60 zone, 1 lot; located on the east side of Fairfax Road, 300 feet north of Edgemoor Lane; Bethesda-Chevy Chase.

Staff Recommendation: Approval

BOARD ACTION

Motion: ALFANDRE/PRESLEY

Vote:

Yea: 4-0

Nay:

Other:

Action: **Approved staff recommendation for approval of above-mentioned Record Plats as presented.**

***C. Other Consent Items**

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: **There were no consent items submitted for approval.**

***D. Approval of Minutes**

- Minutes of June 3, 2010

BOARD ACTION

Motion: **PRESLEY/ALFANDRE**

Vote:

Yea: **4-0**

Nay:

Other:

Action: **Approved Planning Board Meeting Minutes of June 3, 2010, as presented.**

7. Reconsideration Request - ADDITION

- Montrose Parks Limited Site Plan Amendment No. 82002021A

BOARD ACTION

Motion: PRESLEY/DREYFUSS

Vote:

Yea: 4-0

Nay:

Other:

Action: Approved staff recommendation to reconsider Montrose Parks Limited Site Plan Amendment No. 82002021A.

2. Planning Board Members Tour ICC Stream Restoration Projects & Mainline

Field visit to the ICC stream restoration project NW-170, wetland creation project NW-128, and a section of the Contract B ICC mainline. NW-170 is located along the mainstem of Northwest Branch and extends from the Batchellors Forest tributary south to Bonifant Road. NW-128 is located on the eastern side of NW-170, just north of Bonifant Road. The portion of the Contract B mainline that will be visited extends from Layhill Road to Bonifant Road.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Planning Board members took a tour of the ICC Stream Restoration Projects and Mainline from Layhill Road to Bonifant Road, accompanied by Parks Department staff.

3. Little Seneca Greenway

Authorization to acquire 8.71 acres, more or less, unimproved, from Roy M. Bradley, Jr. and Patricia J. Bradley, located east of Frederick Road (MD Rte. 355), south of Running Brook Drive, Clarksburg, MD 20871 as a Legacy Open Space Greenway Connection.

Staff Recommendation: Approval

BOARD ACTION

Motion: PRESLEY/DREYFUSS

Vote:

Yea: 4-0

Nay:

Other:

Action: Approved staff recommendation to acquire the above-mentioned property for park use with Legacy Open Space funds.

4. Small's Nursery (aka Preserve at Small's Nursery)

A. Preliminary Plan 11994011C and Site Plan 81995015B, Preserve at Small's Nursery - Limited Amendments: RE-1 zone; 183.58 acres; 130 lots for 130 one-family detached residential dwellings previously approved; request to amend the forest conservation plan to facilitate an entrance road for the adjacent Towns at Small's Nursery subdivision; located on Thistlebridge Drive, 500 feet west of Georgia Avenue (MD 97); Upper Rock Creek Master Plan.

Staff Recommendation: Approval with Conditions

B. Site Plan Review No. 820100060, Townhouses at Small's Nursery: RT-10 zone; 3.11 acres; 19 townhouses; located on Thistlebridge Drive approximately 500 feet west of Georgia Avenue; Olney

Staff Recommendation: Approval with Conditions

BOARD ACTION

**Motion: A. PRESLEY/DREYFUSS
B. PRESLEY/DREYFUSS**

Vote:

Yea: A. 4-0

B. 4-0

Nay:

Other:

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

B. Approved staff recommendation for approval, subject to revised conditions, as stated in the attached Board Resolution.

In keeping with the June 10 technical staff report, Development Review staff offered a multi-media presentation of the request to create 130 lots for 130 one-family detached residential dwellings, known as The Preserve at Small’s Nursery, and 19 townhouses, known as the Townhouses at Small’s Nursery, on a 183.58-acre property located on Thistlebridge Drive, 500 feet west of Georgia Avenue (MD 97). Staff noted that the applicant has requested an amendment to the forest conservation plan to facilitate an entrance road for the adjacent townhouse subdivision, and a proposed easement.

At the Board’s request, Legal staff to the Board offered comments and clarification regarding a proposed easement.

Mr. Robert Brewer and Mr. Patrick O’Neil, attorneys for the applicant, introduced members of the applicant’s team, briefly discussed the proposed request, and concurred with the staff recommendation.

There followed a brief Board discussion with questions to staff and the applicant’s representatives.

5. Silver Spring Library

A. Preliminary Forest Conservation Plan No. 10719-DGS-1 - Wayne Avenue, CBD-2 Zone, Silver Spring CBD Sector Plan

Staff Recommendation: Approval with Conditions

B. Mandatory Referral No. 10719-DGS-1: for Silver Spring Library

Staff Recommendation: Transmit with Comments

BOARD ACTION

Motion: **A. ALFANDRE/DREYFUSS**

B. ALFANDRE/DREYFUSS

Vote:

Yea: **A. 4-0**

B. 4-0

Nay:

Other:

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

B. Approved staff recommendation to transmit comments to the County Council, as stated in the attached transmittal letter.

In keeping with the June 11 and 18 technical staff reports, Urban Design and Preservation and Environmental Planning staff discussed the mandatory referral and the preliminary forest conservation plan for the proposed Silver Spring library. Staff offered a multi-media presentation and discussed the proposed site, architectural design, and the proposed conditions.

At the Board's request, Mr. David Dise, Director of Montgomery County General Services, and Mr. Gregory Lukmire, architect for the project offered comments.

The following speakers offered testimony: Mr. Darian Unger of Cedar Street and representing the Silver Spring Citizens Advisory Board; Ms. Kathlin Smith of Silver Spring Avenue and representing the Silver Spring Library Advisory Committee; and Mr. George French of Albany Avenue.

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

6. Site Plan Amendment Review No. 82008021B, Washington Adventist Hospital (Limited)

I-1, I-3 zones; 48.86 acres; amendment to modify condition #1: regarding conformance with the Special Exception in anticipation of requested changes to the approved package of transportation improvements. Located on Plum Orchard Drive, approximately 400 feet southwest of Broadbirch Drive; Fairland

Staff Recommendation: Approval with Conditions

BOARD ACTION

Motion: PRESLEY/DREYFUSS

Vote:

Yea: 4-0

Nay:

Other:

Action: Approved staff recommendation for approval, subject to revised conditions discussed during the meeting, as stated in the attached Board Resolution. Planning Board instructed staff to transmit Board recommendations to the Board of Appeals regarding the pending Special Exception, as discussed during the meeting.

In accordance with the June 11 technical staff report, Development Review and Transportation Planning staff offered highlights of the request by Washington Adventist Hospital to modify condition 1 of the Site Plan regarding conformance with the Special Exception in anticipation of requested changes to the approved package of transportation improvements. Staff noted that the hospital did seek an extension of the Adequate Public Facility (APF) Review to which staff did not have any objection. Staff added that contradictions between the Site Plan and the Special Exception suggested a review of both documents to ensure consistency.

The applicant requested that staff review the Site Plan and make the necessary modifications so that the applicant can send a letter to the Board of Appeals with the recommendations.

Staff noted that the Department of Transportation is on board with the proposed modifications and parties have come to an agreement to delete condition 5c

(i) and replace 5c(ii) and 5c(vi) with new language as proposed by the applicant, and approved by staff..

Mr. Patrick O'Neal, attorney representing Washington Adventist Hospital, introduced members of the applicant's team, briefly discussed the proposed request, and concurred with staff recommendation.

At the Board's request, Legal staff to the Board offered comments, followed by extensive Board discussion and questions to staff and the applicant's representatives.