



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, September 12, 2013, at 9:05 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 8:35 p.m.

Present were Chair Françoise M. Carrier, Vice Chair Marye Wells-Harley, and Commissioner Casey Anderson. Commissioners Norman Dreyfuss and Amy Presley joined the meeting at 9:12 a.m. during discussion of Item 2.

Items 1 through 5 are reported on the attached agenda.

The Board recessed for lunch at 1:09 p.m., and to take up Item 12 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 1:20 p.m. in the 3rd floor conference room, on motion of Commissioner Anderson seconded by Vice Chair Wells-Harley, with Chair Carrier, Vice Chair Wells-Harley, and Commissioners Anderson, Dreyfuss, and Presley voting in favor of the motion. The meeting was closed under authority of Annotated Code of Maryland, State Government Article, §10-508(a)(7) to consult with legal counsel to obtain legal advice.

Also present for the Closed Session were General Counsel Adrian Gardner, Associate General Counsels William Dickerson, David Lieb, and Carol Rubin of the Legal Department; Director Gwen Wright, Acting Deputy Director Rose Krasnow, Lazdins Valdis, Mary Dolan, Fred Boyd, of the Planning Department; and M. Clara Moise of the Commissioners' Office.

In Closed Session the Board received briefing from legal counsel and discussed issues associated with proposed amendments to the Clarksburg Limited Master Plan for the Ten Mile Creek Watershed.

The Closed Session meeting was adjourned at 2:30 p.m.

The Board reconvened in the auditorium at 2:45 p.m.

Items 6, 7, 8, 9, 10, and 11 are reported on the attached agenda.

MCPB, 9-12-13, APPROVED

The Board recessed for dinner at 7:00 p.m. and reconvened in the auditorium at 8:05 p.m. to take up Item 12, the continuation of the Public Hearing for the Clarksburg Limited Master Plan for the Ten Mile Creek Watershed started on Tuesday evening, September 10. This item is reported on the attached agenda.

There being no further business, the meeting was adjourned at 8:35 p.m. The next regular meeting of the Planning Board will be held Thursday, September 19, 2013, in the Montgomery Regional Office in Silver Spring, Maryland.

M. Clara Moise
Sr. Technical Writer

Tomasina Ellison
Technical Writer

***PLEASE NOTE THAT #12 WAS INADVERTENTLY ASSIGNED TO TWO DIFFERENT ITEMS ON THE PLANNING BOARD AGENDA OF 9-12-13**

Montgomery County Planning Board Meeting
Thursday, September 12, 2013
8787 Georgia Avenue
Silver Spring, MD 20910-3760
301-495-4600

1. Consent Agenda

***A. Adoption of Resolutions**

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: There were no Resolutions submitted for adoption.

***B. Record Plats**

Subdivision Plat No. 220130880, Wheel of Fortune

I-3 zone; 2 parcels; located in the southwest quadrant of the intersection of Cadbury Avenue and Park Potomac Avenue; Potomac Subregion Master Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220131130, Woodmont

CBD-2 zone, 1 lot; located in the southwest quadrant of the intersection of Fairmont Avenue and Norfolk Avenue; Bethesda CBD Sector Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220131230, Knowles Estates

CRT zone; 1 lot; located in the southwest quadrant of the intersection of Saint Paul Street and Metropolitan Avenue (MD 192); Kensington Sector Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220131490, Country Club Village - Wynkoop Estates

R-60 zone; 1 lot; located on the north side of Winston Drive, 150 feet southwest of Wynkoop

MCPB, 9-12-13, APPROVED

Boulevard; Bethesda-Chevy Chase Master Plan.
Staff Recommendation: Approval

BOARD ACTION

Motion: **ANDERSON/WELLS-HARLEY**

Vote:

Yea: **3-0**

Nay:

Other: **DREYFUSS, PRESLEY ABSENT**

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

***C. Other Consent Items**

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: **There were no Other Consent Items submitted for approval.**

***D. Approval of Minutes**

~~Minutes of July 25 and July 31, 2013 -~~ **POSTPONED**

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: This Item was postponed.

2. Roundtable Discussion

- A - Planning Department Director's Report
- B - FY 2013 Development Application Submissions and Processing
- C- Shades of Green - **MOVED FROM JUNE 27 AGENDA**

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefing followed by Board discussion.

A. Planning Department Director's Report - Planning Department Director Gwen Wright highlighted the Planning Department proposed work schedule for the coming fall, including among others, the start of the FY15 budget discussions; the finalization and transmittal of the White Oak Master Plan to the County Council; recent historic preservation lead certification issued to one staff in the historic preservation division.

B. FY2013 Development Application Submissions and Processing – Planning Department staff offered a multi-media presentation and discussed the FY13 development applications received and processed by Planning Department staff. The number of development plans received is consistent with the 2011 and 2012 submissions however the number of new site plans has increased, as projects advance from the preliminary plan to the site plan stage. The number of building permits received has increased by 37 percent, and the number of accepted record plat requests decreased by 24 percent.

C. Shades of Green – Planning Department staff discussed the state of the existing tree canopy in Montgomery County. Staff used the GIS system and started on-line registration for Montgomery County residents who want to have trees planted on their property, starting in the Silver Spring area. Staff also issued a tree care manual for maintenance of trees planted. Staff would like to expand the program and work with homeowners and civic associations. Staff is working on a possible partnership with Casey Trees, a company that has been successful in restoring tree canopy in many areas in Washington D.C., and which is in the process of expanding to Montgomery County. Staff added that Montgomery County is losing tree canopy cover, and staff is working on restoring the tree canopy with funds from the forest conservation program.

***3. Preliminary Plan No. 120130080, Glenmont Metro Center**

TSR Zone, 30.93 acres, 231 lots for 225 townhouses, 4 multi-family residential buildings, two plaza/green spaces and 90,000 square feet of non-residential uses, including a variance request for removal of and impacts to specimen trees, located along Glenallan Avenue between the intersection of Georgia Avenue and Layhill Road, within the 1997 Sector Plan for the Glenmont Transit Impact Area and Vicinity.

Staff Recommendation: Approval with conditions

BOARD ACTION

Motion: DREYFUSS/ANDERSON

Vote:

Yea: 5-0

Nay:

Action: Approved staff recommendation for approval of the preliminary plan, subject to revised conditions discussed at the meeting, and as stated in the attached revised Board Resolution adopted at the meeting.

In keeping with the August 30 technical staff report, Planning Department staff offered a multi-media presentation and discussed the request to create 229 lots by converting nine parcels and 49 lots for 225 townhouse units, four multi-family residential buildings with 1,325 multi-family dwelling units, 90,000 square feet of commercial uses, and two plazas with green spaces, and 12.5 percent Moderately Priced Dwelling Units (MPDUs), on a 30.93-acre property located along Glenallan Avenue between the intersection of Georgia Avenue and Layhill Road in the Glenmont Transit Impact Area. The proposed preliminary plan will establish the required street network and public facilities framework as required by the Glenmont Sector Plan. The proposed lots will be served by public water and sewer, and the majority of the residential units proposed will be served by a network of private streets. The Montgomery County Department of Permitting Services (DPS) has issued a letter approving the stormwater management concept for the project.

Transportation Planning Division staff also discussed in detail the transportation requirements for the proposed project, including a traffic study and a mandatory Transportation Policy Area Review (TPAR). Staff noted that the applicant was not subject to the Local Area Transportation Review (LATR). The Montgomery County Department of Transportation (MCDOT) is looking at the implications of this development on the newly-built Washington Metropolitan Area Transit Authority (WMATA) garage and possible mitigation by the applicant. Staff answered questions from the Board regarding various transportation issues and addressed questions raised by the Chair regarding upgrading the sidewalks on Layhill Road, and the gaps in the staff's thru-traffic analysis.

Environmental Planning Division staff discussed the forest conservation requirements for the proposed project, including a variance request for the removal of, and impacts to, specimen

3. Preliminary Plan No. 120130080, Glenmont Metro Center

CONTINUED

trees, and noted that as part of the forest conservation requirements for the proposed site, the applicant is required to plant 2.58 acres with 121 native trees of at least three-inch caliber.

At the Board's request, Planning staff briefly discussed the proposed layout and phasing of the proposed development, as well as the number of parking spaces, and the public use space areas, and noted that there will be more in-depth discussion of the project layout at the time of site plan review by the Board.

Environmental Planning Division staff answered questions from Board members regarding the forest conservation plan including the proposed mixing of Category I and II easements, which staff is not recommending, as it will be in violation of the forest conservation requirements, and will not conform to the Glenmont Sector Plan recommendations. Staff also discussed revisions to the proposed conditions of approval.

In reply to various questions from the Board regarding forest conservation and transportation requirements for the proposed project, Mr. Steven Robins, attorney for the applicant, Mr. Gary Unterberg, and Ms. Anne Randall, members of the applicant's team offered comments and clarification.

Mr. Steve Robins, attorney representing the applicant, introduced Ms. Anne Randall, Messrs. Patrick O'Neal, J.T. Jervey, Gary Unterberg, Russell Gestl, and Miguel Iraolo, members of the applicant's team, discussed the proposed request, agreed to the proposed revisions to the approval conditions, and concurred with the staff recommendation.

Messrs. Patrick O'Neal and J.T. Jervey offered brief comments.

The following speakers offered testimony: Ms. Vicki Vergagni of Greenery Lane and representing the Glen Way Gardens Condominiums Association; Mr. Richard Kauffunger of East Gate Drive and representing the Layhill Citizens Alliance; Mr. John Bogasky of Eagle Rock Place; and Ms. Sherley Lee of Layhill Road.

In rebuttal, Ms. Anne Randall of the applicant's team discussed the transportation analysis results distributed by Mr. Richard Kauffunger, one of the speakers who offered testimony.

There followed extensive Board discussion mainly focused on transportation issues, such as widening of the sidewalks on Layhill Road, the number of proposed parking spaces, and bike trails, with questions to staff and the applicant's representatives.

Legal Counsel to the Board read into the record the revised conditions of approval as discussed by the Board.

4. Adoption of Chevy Chase Lake Sector Plan

Staff Recommendation: Approval to Transmit to the Full Commission for Adoption

BOARD ACTION

Motion: PRESLEY/WELLS-HARLEY

Vote:

Yea: 5-0

Nay:

Other:

Action: Following a brief staff presentation, approved staff recommendation to transmit the Chevy Chase Lake Sector Plan to the M-NCPPC (Full) Commission for adoption and adopted the submitted Resolution.

5. North Branch Stream Valley Park, Unit 4

Authorization to acquire 6.61 acres, more or less, unimproved, from Edward F. and Josephine L. Mayne located in the southeast quadrant of Olney-Laytonsville Road (MD Rte. 108) and Muncaster Road, Olney, MD 20832.

Staff Recommendation: Approval

BOARD ACTION

Motion: ANDERSON/WELLS-HARLEY

Vote:

Yea: 4-0

Nay:

Other: DREYFUSS ABSTAINED

Action: Approved staff recommendation for approval and adopted the submitted Resolution.

Parks Department staff briefly discussed the proposed acquisition of 6.61 acres, more or less unimproved, from Edwards F. and Josephine L. Mayne located in the southeast quadrant of Olney/Laytonsville Road (MD Route 108) and Muncaster Road in Olney, as addition to the North Branch Stream Valley Park.

12. CLOSED SESSION - ADDED

Pursuant to State Government Article Annotated Code of Maryland 10-508(a)(7) to consult with counsel to obtain legal advice

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

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

6. Impacts to M-NCPPC Parks as a result of M-83 alignments (Mid-County Highway)

Presenting an analysis of the impacts to natural, recreational, and cultural resources on parkland that will result from each of the alignments retained for detailed study by the Department of Transportation for M-83, Mid-County Corridor

Staff Recommendation: Discussion

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

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

Parks Department staff discussed the six stages of the M-83 alignment project, as detailed in the attached staff report. Staff offered a multi-media presentation delineating the proposed alternative modifications and emphasized the potential impact this project would have on parkland and surrounding areas, including potential archaeological locations in historic areas, resource-based recreation, such as trails, amenities, road crossings, and highways. Park biodiversity areas were studied and considered in the proposed alternative borders of the development area. Staff noted that the M-83 alignment is a County funded project absent of state and federal funding. Staff discussed the reforestation requirement and potential liability of costs associated with maintaining reforested areas, such as watering, weeding, managing deer, and invasive plants. Planning staff will review the conditions of sale with respect to a customary exchange of land, when Park property is sold, to aid in the value assessment of acquired land. Staff did not support the acquisition of any reforested property.

The Planning Board discussed potential land exchange alternatives related to the sale of parkland and the type and quality of land to be acquired. The Board also discussed potential land acquired containing right-of-way easements and the resulting requirement of allowing state access for future state projects or developments, i.e., running a road through the property or comparable access. The Board also discussed available options to continue the Greenway Trail in light of the bi-section of the trail by the M-83 alternative alignment, as proposed in the Master Plan.

Legal counsel to the Board noted that staff is conducting a unified review regarding park land sale and/or trade, and will present recommendations to the Board in November.

Mr. Nat Reid of Church Road, and Ms. Jane Wilder of Lake Landing Road and representing the Potomac Valley Environmental Group, offered testimony.

7. Discussion of the Fall Semi-annual Report
BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

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

Parks Department Director Mary Bradford discussed a draft outline of the Semi-annual Report which contained multiple Parks Department topics. Parks staff discussed the Single Registration portal regarding the practicality of patrons being able to access cumulative Parks information online from one web page. Staff also discussed the need to revisit the Memorandum of Understanding (MOU) with the County.

Planning Department Director Gwen Wright discussed the general direction of the Planning Department work program, including a recommendation to take on smaller regional/geographical plans to help create a more detailed scale to address the development of emerging communities and neighborhoods as the County evolves. The Planning Department will, however, still require larger county-wide functional plans to develop the larger regional projects, including transportation modeling.

Staff noted that although no plans are pending for major staff reorganizations, a merge of the IT and GIS group is being considered. Proposed changes to the Research Division include a broader scope of the current functions which will include demographics, economic outlook, and strategic planning.

The Planning Board instructed staff to add more emphasis to the improvements of the Single Registration System discussed in the report as a demonstration of the collaboration between the County agencies and as a public service to the community. The Board recommended that the Americans with Disabilities Act (ADA), currently featured in the Community Gardens section, should be moved to the Community Improvements section, or possibly designated as its own section in the report, to highlight the extensive community services and support provided by the ADA. The Board also instructed staff to make sure that information provided in the section on Expanded Responsibilities of the Park Police be

included as duplicate information in the Parks Police section for prominent exposure of the efforts of the Park Police.

***8. Granby Woods**

Limited Preliminary Plan Amendment 11981058A: Granby Woods, Lots 35, 36 and 37, Block B (Deferred from December 6, 2012) --- Request for a partial release and amendment of a covenant for future right-of-way dedication and road construction; lots located on Azalea Drive approximately 600 feet southwest of its intersection with Griffith Farm Road; 5.65 acres; RE-1 zone. Upper Rock Creek Master Plan

Staff Recommendation: Approval

BOARD ACTION

Motion: PRESLEY/DREYFUSS

Vote:

Yea: 5-0

Nay:

Other:

Action: This Item was deferred pending an agreement between the applicant and adjacent property owners.

Planning Department staff discussed the transfer of a land deed for a 5.65-acre property located on Azalea Drive in Derwood, lots 35, 36, and 37, as discussed in the attached staff report. Staff stated support for the applicant's request for relief from the road covenant imposed on the subject property. The final plat for the property was filed in 1986 but the covenant was not filed at that time, nor was the covenant included in the preliminary plan. The initial hearing of the preliminary plan for Granby Woods did not include discussion of any road construction requirement. Current owners of the subject property, upon purchase, were unaware of the requirement to provide an easement for access to additional properties. Staff noted that no additional documentation regarding the covenant was found following extensive research.

Legal counsel explained that the covenant is interpreted as a Forest Conservation Easement that was attached to the property and, as such, is not a covenant between private parties but is a covenant or easement granted to the Planning Board and this covenant, not present in the preliminary plan, was imposed on an individual plat. Legal counsel advised the Board that it retains the authority to amend an easement or covenant.

The Board extensively discussed the legality of the covenant and the ensuing responsibility of the current property owners to finance the cost of any pending road construction. The Board moved to defer this item to a later date to provide additional time for the applicant and the abutting property owners to agree upon an equitable solution regarding the financial obligation of the road construction related to the covenant.

Mr. Russell Shipley, attorney for the applicant, briefly discussed the proposed request, answered questions from the Board, and concurred with the staff recommendation.

Mr. Robert Brewer, attorney representing the Hendry Family, abutting property owners, offered testimony and stated that no documentation other than the legally recorded plat exists to support the covenant on the property.

Mr. William Hendry of Muncaster Road and Mr. Morgan Hendry of Berkley Road in Wilmington, Delaware, abutting property owners, offered testimony.

***9. United Therapeutics Project Plan and Preliminary Plan**

A. Project Plan Review No. 920130060, United Therapeutics Corporation: Silver Spring Campus-Phase 3, CBD-1, 1.55 acres, 121,724 square feet of development including 111,724 square feet of office and up to 10,000 square feet of retail; located in the southeast quadrant of the intersection with Spring Street and Colesville Road, Silver Spring CBD

Staff Recommendation: Approval with conditions

B. Preliminary Plan Review No. 120130190, United Therapeutics Corporation: Silver Spring Campus-Phase 3, CBD-1, 1.55 acres, 1 lot for 121,724 square feet of development including 111,724 square feet of office and up to 10,000 square feet of retail; located in the southeast quadrant of the intersection with Spring Street and Colesville Road, Silver Spring CBD

Staff Recommendation: Approval with conditions

BOARD ACTION

**Motion: A. DREYFUSS/WELLS-HARLEY
 B. DREYFUSS/ANDERSON**

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

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.

Planning Department staff discussed a number of revisions and corrections to the preliminary plan for the United Therapeutics Corporation project, which included minor language additions and numerical changes, prior to the multi-media presentation by United Therapeutics Corporation representatives.

The Planning Board briefly discussed parking concerns, as raised by a speaker, noting that previous parking studies suggest that the development of this project would not result in a reduction of available parking in downtown Silver Spring.

Mr. William Kominers, attorney representing the applicant, briefly discussed the proposed request, and concurred with the staff recommendations.

Mr. Paul Mahon of United Therapeutics offered a multi-media presentation of the proposed United Therapeutics project.

Mr. Jared Loos, member of the applicant's team, offered brief comments and answered questions from the Board.

Mr. Dexter Reed, resident of the Fenton Street/Spring Corridor, offered testimony in opposition to the proposed project.

10. Zoning Text Amendment No. 13-07

To revise the provisions of the US 29/Cherry Hill Road Employment Area Overlay Zone to: allow retail sales and services under certain circumstances; and reflect the changes proposed in ZTA 13-05 to allow for a grocery store in the overlay zone under certain circumstances.

Staff Recommendation: Transmit Comments to the County Council.
(Action required for County Council public hearing of 9/10/13)

BOARD ACTION

Motion: **ANDERSON/PRESLEY**

Vote:

Yea: **5-0**

Nay:

Other:

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

Planning Department staff discussed proposed zoning changes that would permit retail use in the Cherry Hill Road Employment Area Overlay Zone, as described in the attached staff report. The proposed Zoning Text Amendment would allow smaller businesses to occupy retail spaces of 15,000 square feet or less, as well as remove the requirement for site plan review for occupancy of pre-existing buildings within this specified dimension. The proposed revisions to the current Master Plan would zone a majority of the US 29/Cherry Hill area as Commercial/ Residential, which would allow both retail and residential occupancy. Staff recommendations were not in favor of applying the blanket site plan provision for new and existing buildings as the Planning Board may not be provided the opportunity to review site plan revisions, such as air circulation modifications and building access points.

Ms. Susan Reutershan, representing Habitat for Humanity, offered testimony and agreed with the staff recommendation.

Mr. John Paukstis, also representing Habitat for Humanity, offered testimony and noted that the Cherry Hill Road area has been selected as the location for a proposed Habitat re-store pending approval of the zoning text amendment.

The Planning Board briefly discussed the proposed uses for the subject property and concurred with the staff recommendations.

***11. Demolition on Park Property at 15210 Peach Orchard Road**

A. Preliminary/Final Water Quality Plan MR2014001: Demolition on Park Property at 15210 Peach Orchard Road, Parcel P385 - Department of Parks request to remove a house, other buildings and a driveway on the property with no new impervious surfaces proposed, located at 15210 Peach Orchard Road, 2.40 acres, RE-1 Zone, Upper Paint Branch Special Protection Area, Cloverly Master Plan

Staff recommendation: Approval with conditions

B. Mandatory Referral MR2014001: Demolition on Park Property at 15210 Peach Orchard Road, Parcel P385 - Department of Parks request to remove a house, other buildings and a driveway on the property, with no new impervious surfaces proposed, located at 15210 Peach Orchard Road, 2.40 acres, RE-1 Zone, Upper Paint Branch Special Protection Area, Cloverly Master Plan

Staff recommendation: Approval and transmit comments

BOARD ACTION

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

Vote:

Yea: **A. 5-0**
 B. 5-0

Nay:

Other:

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

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

Planning Department staff discussed the proposed Mandatory Referral request and preliminary and final water quality plan, including the demolition of an existing house, and other buildings and a driveway located on a 2.40-acre property on Peach Orchard Road in the Upper Paint Branch Special Protection Area (SPA). Upon approval of this acquisition, all existing structures will be removed from the subject property in an effort to return the parcel to its natural condition and merge the parkland with the Upper Paint Branch Stream Valley Park. Staff noted that the Department of Permitting Services (DPS) has approved its portion of the Water Quality Plan. Staff discussed the existing disturbances in the stream buffer where most of the subject property is located, and noted that this area will be restored once the existing structures have been removed. Staff also offered a multi-media presentation, and noted language changes in the Preliminary/Final Water Quality Plan.

The Planning Board briefly discussed the proposed use for the subject property and concurred with the staff recommendation.

**12. Clarksburg Limited Master Plan for the Ten Mile Creek Watershed - Public Hearing –
ADDED/HEARING CONTINUED FROM SEPTEMBER 10TH**

NOTE: Only speakers who signed up by September 10th, but were not heard, will be allowed to speak. No additional sign-ups will be taken.

(Record will remain open for written testimony until 5:00 p.m. on September 13th)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

**A VERBATIM TRANSCRIPT OF THIS HEARING IS ON FILE IN THE RECORDS
MANAGEMENT OFFICE IN SILVER SPRING, MARYLAND.**

The following speakers offered testimony: Mr. Ephraim King of Baltimore Avenue; Ms. Marilyn Balcombe representing the Gaithersburg-Germantown Chamber of Commerce; Ms. Margaret Schoap of Neelsville Church Road; Mr. Alan Bowser representing the Montgomery County Civic Federation; Ms. Emily Vaias, attorney for Brookfield Homes; Ms. Julia McMurry of Denfeld Avenue; Ms. Kim Letke of Bridewells Court; Mr. Paul Hlavinka representing the Muddy Branch Alliance; Ms. Jacqueline Llewellyn of St. Claire Road; Ms. Karon de Silva of Lewisdale Road; Ms. Ginny Barnes representing Conservation Montgomery; Mr. David Mosher of Mirrasou Lane; and Mr. Barry Gosnell of SMTM East and West Cabin Branch, LLC.