



**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, October 27, 2011, at 9:06 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 4:55 p.m.

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

Items 1 through 5 are reported on the attached agenda.

The Board recessed at 11:56 a.m. for lunch and to take up Item 12 in Closed Session. Closed Session Item 6 was postponed.

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 12:27 p.m. in the third floor conference room, on motion of Vice Chair Wells-Harley, seconded by Commissioner Anderson, with Chair Carrier, Vice Chair Wells-Harley, and Commissioners Anderson and Dreyfuss present and voting in favor of the motion, and with Commissioner Presley absent. 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 1 or more specific employees.

Also present for all or part of the Closed Session were Executive Director Patti Barney; Secretary-Treasurer Joe Zimmerman; Budget Manager Darin Conforti; Human Resources Director Bill Spencer; Director Rollin Stanley, Traci Anderson, and Piera Weiss of the Planning Department; Deputy Directors Gene Giddens and Mike Riley, Mary Ellen Venzke, and Karen Warnick of the Parks Department; Ellyn Dye of the Commissioners' Office; and Merle Steiner, consultant.

In Closed Session, the Board discussed and provided guidance to staff on personnel cost assumptions for the FY2013 operating budget.

The Closed Session was adjourned at 1:30 p.m.

MCPB, 10-27-11, APPROVED

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

Items 7 through 11 are reported on the attached agenda.

Item 10 was postponed.

There being no further business, the meeting was adjourned at 4:55 p.m. The next regular meeting of the Planning Board will be held Thursday, November 3, 2011, in the Montgomery Regional Office in Silver Spring, Maryland.

Ellyn Dye  
Technical Writer

M. Clara Moise  
Technical Writer

**Montgomery County Planning Board Meeting**  
**Thursday, October 27, 2011**  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760  
301-495-4600

**1. Consent Agenda**

**\*A. Adoption of Resolutions**

1. Human Genome Sciences (Traville parcels M & N) Site Plan 82001012C, MCPB No. 11-74
2. Johns Hopkins University Belward Campus Preliminary Plan 11996110A , MCPB No. 11-72
3. Woodside Urban Park Forest Conservation Plan PP22012003, MCPB No. 11-94
4. Norbeck Montessori School Forest Conservation Plan No. S-2802, MCPB No. 11-42

**BOARD ACTION**

**Motion:                   ANDERSON/WELLS-HARLEY**

**Vote:**

**Yea:                   4-0**

**Nay:**

**Other:               PRESLEY ABSENT**

**Action:           Adopted Items 1 and 2, Resolutions MCPB No. 11-74 and MCPB No. 11-72, as revised and distributed by staff; adopted Item 3, Resolution MCPB No. 11-94 as presented; and deferred action on Item 4, Resolution MCPB No. 11-42, due to lack of a quorum of Commissioners present for that hearing.**

**B. Record Plats**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**       **There were no Record Plats submitted for approval.**

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**C. Other Consent Items**

Corrected Resolution for Fairfield at Germantown Site Plan #82003003C - CORRECTED MCPB No. 11-47

**BOARD ACTION**

**Motion:**               **WELLS-HARLEY/ANDERSON**

**Vote:**

**Yea:**               **4-0**

**Nay:**

**Other:**           **PRESLEY ABSENT**

**Action:**       **Adopted the Corrected Resolution cited above.**

**D. Approval of Minutes**

Minutes of October 6, 2011

**BOARD ACTION**

**Motion:**               **ANDERSON/WELLS-HARLEY**

**Vote:**

**Yea:**               **4-0**

**Nay:**

**Other:**           **PRESLEY ABSENT**

**Action:**       **Approved the Minutes of October 6, 2011, as presented.**

2. [GSSC Implementation Advisory Committee](#)

*Staff Recommendation: Appoint New Members of Great Seneca Science Corridor Implementation Advisory Committee*

**BOARD ACTION**

**Motion: DREYFUSS/ANDERSON**

**Vote:**

**Yea: 4-0**

**Nay:**

**Other: PRESLEY ABSENT**

**Action: Following a brief presentation by Planning Department staff, approved the staff recommendation to appoint to the Great Seneca Science Corridor Implementation Advisory Committee Mr. David McDonough, representing Johns Hopkins University, and Mr. Greg Ossont, representing the Montgomery County Executive, to serve out the remainder of the terms of two departing members.**

3. [Enterprise Division Year in Review](#)

Briefing on Montgomery Parks Enterprise Division

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action: Received briefing and discussed.**

Enterprise Division Chief Christine Brett briefed the Board on the year-end FY2011 Enterprise Fund revenues and expenditures, as detailed in the staff report. Ms. Brett provided an overview of the enterprise facilities and financial performance, discussing the many changes over the past few years that resulted in FY2011 net revenues of \$1 million, representing a \$523,000 increase over projected revenues and a \$783,000 increase over FY2010 net income. Ms. Brett also discussed plans and projections for FY2012.

There followed considerable discussion of the golf courses, the relationship with the County Revenue Authority, and the status of Sligo Golf Course.

4. [Montgomery County Parks FY 12-13 Fee Schedules](#)

Review and approve fees for Department of Park's Facilities and Programs

*Staff Recommendation: Approval*

**BOARD ACTION**

**Motion:** DREYFUSS/WELLS-HARLEY

**Vote:**

**Yea:** 4-0

**Nay:**

**Other:** PRESLEY ABSENT

**Action:** Approved the proposed Parks Department FY 2012-13 fee schedules.

Parks Department staff reviewed the FY2011 fee revenues for facilities, classes, and programs operated by the Park Permit; Enterprise; and Horticulture, Forestry and Environmental Education Offices, and discussed proposed new fees for FY2012, as detailed in the staff report.

5. [Pre-Preliminary Plan 720110090 - Halpine View](#)

Request for Planning Board advice for a potential rezoning request from R-30 to PD-60 (Urban High – Density Category) to allow for a multi-family development with 2,206 dwelling units and 9,350 square feet of ancillary commercial uses on approximately 41.3 acres of land; located on the east side of Twinbrook Parkway at the intersection with Halpine Road in the North Bethesda/Garrett Park Master Plan area.

*Staff Recommendation: Advice to Applicant*

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:        Provided guidance to the applicant.**

Planning Department staff presented a pre-preliminary plan for which the applicant is seeking nonbinding advice and feedback from the Board on the proposed rezoning of 41.3 acres from R-30 to PD-60 for the redevelopment of a garden apartment complex, as detailed in the staff report. The proposed new mixed-use development consists of approximately 2,206 dwelling units, including moderately priced dwelling units (MPDUs) and senior housing units; 9,350 square feet of ancillary commercial uses; and screened parking structures. Staff noted that issues and questions about the proposal include the proposed abandonment of an unbuilt portion of Aspen Hill Road right-of-way, traffic impacts and mitigation, environmental impacts, density and building height, and the potential to include the subject property in upcoming master plan efforts.

Ms. Anne Mead, attorney, and Mr. Doug Wrenn, representing the applicant, elaborated on various aspects of the proposal.

Ms. Maryann Dillon, representing the Housing Opportunities Commission, offered comments.

There followed considerable discussion about compatibility; the desirability and likelihood of including the subject property in a master plan effort; traffic; density and building heights, and their distribution on the property in relation to the nearby Metro station and the single-family development across Twinbrook Parkway; and the need for increased open/green space. The Board offered guidance on the issues raised, with staff and the applicant representatives responding to questions and providing additional information as needed.

**6.        Closed Session - POSTPONED**

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:        This item was postponed.**

**12. Closed Session - ADDITION**

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 official citation and open session report in narrative minutes.**

**11. Briefing: FY2013 Budget Priorities**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action: Received briefing on the FY2013 Budget priorities followed by discussion and questions to staff.**

The Board received briefing from Executive Director Patti Barney for Central Administrative Services (CAS), Secretary-Treasurer Joseph Zimmerman for the Finance Department, Parks Department Deputy Director Michael Riley, and Planning Department Director Rollin Stanley and Deputy Director Piera Weiss, on the proposed FY2013 budget priorities.

There followed a brief Board discussion and questions to staff.



**7. Limited Site Plan No. 82007024A (Amendment): Hallman Grove**

Modification to the lot lines, to add an open play area, and to revise the Forest Conservation Plan; on Fellowship Lane approximately 1,600 feet west of Quince Orchard Road, 12.4 acres; R-200 and R-200/TDR-3 Zones, Potomac Master Plan

*Staff Recommendation: Approval with Conditions*

**BOARD ACTION**

**Motion:                   ANDERSON/DREYFUSS**

**Vote:**

**Yea:                   4-0**

**Nay:**

**Other:               PRESLEY ABSENT**

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

In keeping with the October 13 technical staff report, Planning Department staff offered a multimedia presentation of the proposed modification to the lot lines of an existing parcel in order to add an open play area and revise the Forest Conservation Plan. The first modification is to replace the existing horseshoe pit with an open play area of 5,000 square feet, and the second proposed modification is to adjust the lot line to accommodate the play area. Staff noted that the Category I easement will be fenced with a split-rail fence that delineates the edge of the property with a sign indicating the location of the easement. Staff also discussed revisions to the proposed conditions of approval.

Mr. Don Rohrbaugh representing the applicant, offered comments and concurred with the staff recommendation.

There followed a brief Board discussion with questions to staff.

**8.     2011 Mobility Assessment Report (MAR)**

Presentation to Board and discussion as required biannually under Subdivision Staging Policy legislation. This report provides an update on the status of current traffic congestion in the County, focusing on both intersection and corridor levels of congestion. This report also includes an update of future traffic congestion conditions in the County.

*Staff Recommendation: Transmit Report to County Council*

**BOARD ACTION**

**Motion:                   DREYFUSS/WELLS-HARLEY**

**Vote:**

**Yea: 4-0**

**Nay:**

**Other: PRESLEY ABSENT**

**Action: Approved staff recommendation to transmit the 2011 Mobility Assessment Report to the County Council.**

Planning Department staff offered a multimedia presentation of the 2011 Mobility Assessment Report, as required biannually under the Subdivision Staging Policy legislation. Staff noted that the report provides an update on the status of current traffic congestion locations in the County, focusing on both intersection and corridor levels of congestion, and also includes an update on future traffic congestion conditions in the County.

There followed extensive Board discussion with questions to staff.

**9. [Plan Maryland](#)**

Staff will brief the Board on the latest revisions to the Plan with respect to the comments of the Full MNCPPC. The Board will determine whether to sign a three-party letter with the County Executive and County Council President.

*Staff Recommendation: Sign a Three-Party Letter with the County Executive and County Council President*

**BOARD ACTION**

**Motion: ANDERSON/WELLS-HARLEY**

**Vote:**

**Yea: 3-1**

**Nay: DREYFUSS**

**Other: PRESLEY ABSENT**

**Action: Approved staff recommendation to sign a three-party letter with the County Executive and the County Council President regarding the latest revisions to Plan Maryland.**

In keeping with the October 19 technical staff report, Planning Department staff discussed the latest revisions to Plan Maryland with respect to how The Maryland-National Capital Park and Planning Commission's comments were addressed. Staff recommends approval of a joint letter from the Planning Board Chair, the County Executive, and the County Council President to the Maryland Department of Planning in support of the September 2011 revisions to Plan Maryland and also recommends that the Planning Department take the lead in preparing a draft map of proposed designated places. The effort will be coordinated with the Executive and County Council's staff, presented to the Planning Board, and forwarded to the County Council for transmission to the State.

MCPB, 10-27-11, APPROVED

Commissioner Dreyfuss noted that he does not support Plan Maryland because in his view it limits the County's ability to carry out its zoning and development purposes.

Planning Director Rollin Stanley offered comments.

**10. Worksession for Design Guidelines for the Takoma Langley Crossroads Sector Plan - POSTPONED**

*Staff Recommendation: Preliminary Approval and Transmittal to Council*

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action: This item was postponed.**