



**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 15, 2015, at 11:14 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 4:37 p.m.

Present were Chair Casey Anderson, Vice Chair Marye Wells-Harley, and Commissioners Norman Dreyfuss, Amy Presley, and Natali Fani-González.

Items 1, 6, 7, and 4, discussed in that order, are reported on the attached agenda.

Item 2 was removed from the agenda.

The Board recessed for lunch at 1:51 p.m.

The Board reconvened in the auditorium at 2:50 p.m.

Items 3 and 5 are reported on the attached agenda.

Item 8 was postponed.

There being no further business, the meeting was adjourned at 4:37 p.m. The next regular meeting of the Planning Board will be held on Thursday, October 22, 2015, in the Montgomery Regional Office in Silver Spring, Maryland.

M. Clara Moise  
Sr. Technical Writer/Editor

James J. Parsons  
Technical Writer

**Montgomery County Planning Board Meeting**  
**Thursday, October 15, 2015**  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760  
301-495-4600

1. **Consent Agenda**

**\*A. Adoption of Resolutions**

1. Horizon Hill Preliminary Plan 120120170 – MCPB No. 15-94
2. Tomahawk Estates Preliminary Plan 12000094B – MCPB No. 15-120

**BOARD ACTION**

**Motion:** **WELLS-HARLEY/PRESLEY**

**Vote:**

**Yea:** **5-0**

**Nay:**

**Other:**

**Action:** **Adopted the Resolutions cited above, as submitted.**

**\*B. Record Plats**

**Subdivision Plat No. 220140210, Clarksburg Village** --- R-200/TDR-3 zone, 2 parcels; located on the east side of Snowden Farm Parkway north of Morning Star Drive; Clarksburg Master Plan.

*Staff Recommendation: Approval*

**Subdivision Plat No. 220150590, Edgemoor** --- R-90 zone, 1 lot; located on the east side of Glenbrook Road, 100 feet north of Edgemoor Lane; Bethesda - Chevy Chase Master Plan.

*Staff Recommendation: Approval*

**Subdivision Plat No. 220151500, Derricks addition to Ashton** --- CRT zone, 1 lot; located in the northeast quadrant of the intersection of Ashton Road (MD 108) and New Hampshire Avenue (MD 650); Sandy Spring - Ashton Master Plan.

*Staff Recommendation: Approval*

**BOARD ACTION**

**Motion:** FANI-GONZÁLEZ/WELLS-HARLEY

**Vote:**

**Yea:** 5-0

**Nay:**

**Other:**

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

**\*C. Other Consent Items**

**1. Brightview Bethesda -- Extension of Sketch Plan 320160010**, Brightview Bethesda, CR-3.0 C 1.0 R 2.75, H 90T Zone, 1.39 acres, Request for 135,321 square feet of development, including assisted living, retail, and existing office uses, located on Rugby Avenue at Glenbrook, Woodmont Avenue Amendment to the Bethesda CBD Sector Plan  
*Staff Recommendation: Approval of Extension*

~~B. Extension of Preliminary Plan No. 120160010, Brightview Bethesda, CR-3.0 C 1.0 R 2.75, H 90T Zone, 1.39 acres, Request for two lots for 135,321 square feet of development, including assisted living, retail, and existing office uses, located on Rugby Avenue at Glenbrook, Woodmont Avenue Amendment to the Bethesda CBD Sector Plan  
*Staff Recommendation: Approval of Extension*~~

**2. 4990 Fairmont Avenue -- Site Plan Amendment 82014006A**, 4990 Fairmont Avenue, CBD-2 Zone, 0.53 acres, Request to increase the maximum proportion of residential square footage, within the approved maximum total of 138,052 square feet, from 131,052 square feet to 133,511 square feet, located in the eastern quadrant of the intersection of Fairmont Avenue and Old Georgetown Road, Bethesda, Woodmont Avenue Amendment to the Bethesda CBD Sector Plan  
*Staff Recommendation: Approval and Adoption of Resolution*

**BOARD ACTION**

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

**Vote:**

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

**Nay:**

**Other:**

**Action: A. Approved staff recommendation for approval of the Sketch Plan Extension cited above.**

**B. Approved staff recommendation for approval of the Site Plan Amendment cited above and adopted the attached Resolution.**

**\*D. Approval of Minutes**

Planning Board Meeting Minutes of October 1 and October 5, 2015

**BOARD ACTION**

**Motion:** DREYFUSS/PRESLEY

**Vote:**

**Yea:** 5-0

**Nay:**

**Other:**

**Action:** Approved Planning Board Meeting Minutes of October 1 and October 5, 2015, as submitted.

~~2. — Montgomery Village Master Plan — Worksession #2~~

~~Staff Recommendation: Discuss and provide guidance to staff~~ — **REMOVED**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:** This Item was removed from the Agenda.

**6. Conditional Use and Preliminary Forest Conservation Plan: Brandywine Senior Living, CU2016-01**

**A. Conditional Use CU2016-01;** request for a Residential Care Facility consisting of 140 beds for seniors needing assisted living and memory care; located at the end of Potomac Tennis Lane (10800 Potomac Tennis Lane), approximately 600 feet north of the intersection with MD Falls Road; 4.02 acres; RE-2 Zone; 2002 Potomac Subregion Master Plan.

*Staff Recommendation: Transmit Comments to Hearing Examiner*

**\*B. Preliminary Forest Conservation Plan CU2016-01;** located at the end of Potomac Tennis Lane (10800 Potomac Tennis Lane), approximately 600 feet north of the intersection with MD Falls Road; 4.02 acres; RE-2 Zone; 2002 Potomac Sub-region Master Plan.

*Staff Recommendation: Approval with Conditions and Adoption of Resolution*

**(NOTE: Action needed for Hearing Examiner hearing on November 6, 2015)**

**BOARD ACTION**

**Motion:                   A. FANI-GONZÁLEZ/PRESLEY  
                                  B. FANI-GONZÁLEZ/WELLS-HARLEY**

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

**Nay:**

**Other:**

**Action:            A. Approved staff recommendation to transmit comments to the Hearing Examiner, as stated in the attached transmittal letter.  
                          B. Approved staff recommendation for approval of the Preliminary Forest Conservation Plan cited above, subject to conditions, and adopted the attached Resolution.**

Planning Department staff offered a multi-media presentation and discussed the Conditional Use and associated Preliminary Forest Conservation Plan requests to construct a residential senior-care facility. The 4.02-acre site is located on Potomac Tennis Lane, approximately 600 feet north of its intersection with Falls Road (MD 189), and zoned Residential/Estate in the 2002 Potomac Sub-region Master Plan area. The site is bounded by Falls Road Golf Course to the northeast, a Manor Care senior facility to the south, the Bullis School to the southeast, and the Potomac Glen and Glen Falls communities to the southwest. The site is currently developed with a private tennis club that includes a clubhouse, bubble-enclosed tennis courts, and associated parking. The applicant proposes to construct a 135,000-square foot senior assisted living and memory care facility to accommodate 140 beds in 120 units. Staff noted that numerous correspondence from community members expressing concerns regarding visibility, density, compatibility, traffic, pedestrian safety, and Master Plan conformance had

CONTINUED ON NEXT PAGE

**6. Conditional Use and Preliminary Forest Conservation Plan: Brandywine Senior Living, CU2016-01**

CONTINUED

been received. Staff addressed these concerns by explaining that the applicant has revised the original plans and lowered the proposed height of the building by six feet. Staff added that a State Highway Administration traffic study concluded that the area poses no excessive safety risks. Staff stated that the site, which is located within the Kilgore Branch sub-watershed of Watts Branch, contains no forest or specimen trees. A 125-foot stream buffer is located along the northwest portion of the property. The applicant has agreed to meet the 0.86-acre forest mitigation requirement through the reforestation of 0.3 acres of the stream valley buffer, and a combination of onsite landscaping credit and offsite plantings. The applicant is also requesting a variance to impact six trees.

The following speakers offered testimony: Mr. Curtis Uhre representing Brickyard Coalition Incorporated; Ms. Diana Conway of River Road; Mrs. Toni Paul, adjacent property owner; Dr. Ronald Paul, adjacent property owner; Ms. Susanne Lee representing West Montgomery County Citizens Association; and Mr. William Chen, attorney representing adjacent property owners Dr. and Mrs. Ronald Paul.

Ms. Erin Girard, attorney representing the applicant, offered comments, concurred with the staff recommendation, and noted that the proposed project will reduce the current amount of traffic, decrease imperviousness, provide improved stormwater management, and increase the site tree canopy.

In response to a Board question regarding the delivery schedule of the proposed facility, Ms. Brenda Bacon, member of the applicant's team, offered comments and noted that the applicant would be amenable to constricted delivery times.

Following extensive Board discussion with questions to staff and Ms. Girard, the Planning Board agreed to include additional recommendations in their comments to the Hearing Examiner, including requiring the applicant to limit delivery times to after 7:00 a.m. and to provide additional noise and light screening measures.

**7. Gertson Property – Subdivision Regulations Waiver Request (SRW201501)** --- A request for a waiver under Section 50-38 to allow an un-platted parcel created after June 1, 1958 to proceed under the minor subdivision process, located at 15800 Kruhm Road, Burtonsville, 5.86 acres, RC Zone, Fairland Master Plan

*Staff Recommendation: Approval with Conditions*

**BOARD ACTION**

**Motion: DREYFUSS/WELLS-HARLEY**

**Vote:**

**Yea: 5-0**

**Nay:**

**Other:**

**Action: Approved staff recommendation for approval of the Subdivision Regulations Waiver request cited above, subject to conditions.**

Planning Department staff offered a multi-media presentation and discussed a waiver request to create and plat a recorded lot without street frontage under the minor subdivision process. The 5.86-acre un-platted parcel is located on Kruhm Road and zoned Rural Cluster within the Fairland Master Plan area. The property consists of two pre-1958 parcels that were consolidated in 1963. The applicant is requesting the waiver because the property is no longer exempt from platting requirements and requires a recorded plat prior to being issued a building permit. Staff added that platting the lot would facilitate the sale of the property and grant entitlements to any future purchaser. Although the applicant has secured septic and well approval, staff stated that there are currently no plans for construction or development of the property, noting that the waiver request is solely for estate settlement purposes.

Mr. Kevin Foster, member of the applicant’s team, offered comments and concurred with the staff recommendation.

There followed a brief Board discussion.



**4. Wheaton Library and Community Recreation Center and Neighborhood Park, Mandatory Referral No. MR2016004** --- Request to replace the existing library and community recreation center with a new combined facility with underground parking, a neighborhood park, and surface parking lot. The combined site will close and incorporate a portion of the existing Hermitage Avenue right-of-way at its intersection with Georgia Avenue and connect Hermitage Avenue to Arcola Avenue. 5.77 acres zoned R-60, located at the northeast corner of the intersection of Georgia and Arcola Avenues, north of Wheaton. 1989 Master Plan for the Communities of Kensington-Wheaton.

**\*A. Preliminary Forest Conservation Plan**

*Staff Recommendation: Approval with Conditions and Adoption of Resolution*

**B. Mandatory Referral No. MR2016004**

*Staff Recommendation: Approval to Transmit Comments to Montgomery County Department of General Services*

**BOARD ACTION**

**Motion:**                    **A. WELLS-HARLEY/DREYFUSS**  
                                     **B. FANI-GONZÁLEZ/DREYFUSS**

**Vote:**

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

**Nay:**

**Other:**

**Action:**            **A. Approved staff recommendation for approval to transmit comments to the Montgomery County Department of General Services, as stated in the attached transmittal letter.**  
                                     **B. Approved staff recommendation for approval of the Preliminary Forest Conservation Plan cited above, subject to conditions, and adopted the attached Resolution.**

Planning Department staff offered a multi-media presentation and discussed the Mandatory Referral and associated Preliminary Forest Conservation Plan requests to construct a co-located library, community center, and neighborhood park. The 5.68-acre site is located at the northeast corner of the intersection of Georgia Avenue (MD 97) and Arcola Avenue, bounded by Parker Avenue to the north, bisected east to west by Hermitage Avenue, and zoned Residential in the 1989 Master Plan for the Communities of Kensington-Wheaton area. The site is currently developed with the Wheaton Community Center on the northern portion and the Wheaton Regional Library on the southern portion. Staff noted that the proposed plan is a joint project between Montgomery County Department of General Services (DGS) and the Maryland-National Capital Park and Planning Commission Parks Department. The applicants propose to demolish the existing buildings, construct a neighborhood park and associated parking on the site

CONTINUED ON NEXT PAGE

**4. Wheaton Library and Community Recreation Center and Neighborhood Park, Mandatory Referral N0. MR2016004**

CONTINUED

of the existing community center, and construct a multi-use facility and below-grade parking for the Wheaton Library and Recreation Center on the site of the existing library. The applicants also propose to terminate Hermitage Avenue at the eastern boundary of the site and realign it to run parallel to MD 97 and connect to Arcola Avenue to the south. The closed portion of Hermitage Avenue that currently intersects with MD 97 will then be landscaped and used as pedestrian access to MD 97 and the neighborhood park to the north. Two points of vehicular access to the site are proposed, one from Arcola Avenue via realigned Hermitage Avenue at the south end of the site, the other from Parker Avenue to the north. Construction is scheduled to begin in July 2016.

Staff stated that the site contains no existing forest, and that a 0.93-acre planting requirement is proposed to be met offsite. The applicants are requesting a variance to remove five trees and impact five others.

Mr. Ernest Lunsford representing DGS offered comments and concurred with the staff recommendation.

There followed a brief Board discussion with questions to Mr. Lunsford.

### 3. Roundtable Discussion

- Parks Director's Report

#### **BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Action: Received briefing followed by Board discussion.**

Parks Department Director Michael Riley accompanied by Parks staff presented a video to commemorate the 50<sup>th</sup> Anniversary of the National Recreation & Park Association (NRPA). Mr. Riley also briefed the Board on the following ongoing and upcoming Parks activities and events: Dedication of the Germantown Town Center Urban Park scheduled for Saturday, October 17 at 5:00 p.m.; State-wide working group for the Emerald Ash Borer tree; Washington Suburban Sanitary Commission (WSSC) project in Quince Orchard Valley Park; the feral cat colony in Magruder Branch Stream Valley Park; the MoCo Owl attacking joggers on the Capital Crescent Trail. Mr. Riley added that Ms. Kristi Williams, the Parks Department Public Affairs & Community Partnership Division Chief will make a presentation regarding the Department's marketing and community partnership agreements.

Ms. Williams offered a multi-media presentation and discussed the Parks Department Marketing and Partnership program following a request by Planning Board members at the October 8 meeting for additional information regarding the program, including other support to partnerships. Ms. Williams noted that 15 of the 20 partners are non-profit organizations providing a public service, which renders them tax-exempt. Of the remaining five partners, three are equestrian centers considered marginal enterprises with minimal profit. Only the remaining two, Go Ape and Tennisplex, are considered more typical business operations. While the Parks Department is currently unable to provide comprehensive marketing support for the community partners, we still provide some support, i.e. inclusion in the Parks Department directory; information on the Parks website; assistance with groundbreaking, opening, and dedication events; inclusion in social media content; and inclusion in Regional and Recreational Park brochures, whenever possible within the Parks Department's budget restrictions

There followed extensive Board discussion focusing on marketing strategies on behalf of the partners and how to promote events and increase revenues and registration for the Parks Department.

Chair Anderson instructed staff to conduct an opinion research poll regarding public parks use in the County via the internet and regular mail instead of paying a market research firm to do it.

**5. Discussion of FY17 Budget** --- Presentation and discussion of **CAS** and Commissioners' Office Budget

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action: Received briefing followed by Board discussion and questions to staff.**

**Central Administrative Services (CAS)** – Corporate Budget Manager John Kroll briefed the Board on the overall FY17 budget request for the Central Administrative Services Department, as discussed in the October 5 staff memorandum to the Planning Board. One frozen Human Resources Specialist position at grade H is proposed to be restored to address critical workload for employment background checks and recruitment activities. As a result of the 2015 audit by the State of Maryland, the Commission is required to implement a number of corrective actions for the handling of background reviews, such as greater monitoring and compliance with training certification requirements. Background reviews are required for all new career employees, contract employees, and volunteers. Annual updates are also required for seasonal/intermittent contract employees with significant breaks in service.

**Finance Department** – Secretary-Treasurer Joseph Zimmerman briefly discussed the FY17 proposed budget for the Finance Department. Mr. Zimmerman noted that the base budget for FY17 would decrease by 2 percent or \$136,854.

**Internal Audit Division** – Chief Internal Auditor Renee Kenney briefed the Board on the proposed FY17 budget for the Office of Internal Audit (OIA). Ms. Kenney noted that the FY17 proposed budget of \$564,957 represents an overall increase of 1.6 percent or \$9,038 over the FY16 budget. OIA does not have any special requests for FY17.

**Legal Department** – General Counsel Adrian Gardner briefly discussed the Legal Department proposed FY17 budget and noted that the FY17 budget after chargebacks is \$2,433,055, split between Montgomery County Administration Fund for \$1,374,793 and Prince George's County Administration Fund for \$1,058,262. The proposed request represents a net decrease of 2.2 percent below the FY16 approved budget.

**Commissioners' Office** - In keeping with the October 16 memorandum to the Planning Board, Joyce Garcia, Special Assistant to the Planning Board, discussed the proposed FY17 budget request for the Commissioners' Office, and noted that a merit position will be converted to a term-contract position, and a second merit position will be frozen to allow the total number of positions in FY16 to remain the same in the proposed FY17 budget.

MCPB, 10-15-15, APPROVED

~~8. Bethesda Downtown Sector Plan Worksession #4~~ **POSTPONED**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:      This Item was postponed.**