



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, December 17, 2015, at 9:13 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 7:05 p.m.

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

Items 1 through 6 are reported on the attached agenda.

The Board recessed for lunch at 11:51 a.m.

The Board reconvened in the auditorium at 1:40 p.m.

Items 7 through 9 are reported on the attached agenda.

There being no further business, the meeting was adjourned at 7:05 p.m. Due to the upcoming holidays, there are no Planning Board meetings scheduled for Thursday, December 24, 2015, or Thursday, December 31, 2015. The next regular meeting of the Planning Board will be held on Thursday, January 7, 2016, 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, December 17, 2015
8787 Georgia Avenue
Silver Spring, MD 20910-3760
301-495-4600

1. Consent Agenda

***A. Adoption of Resolutions**

1. Adoption of Changes to Fees – MCPB No. 15-155
2. Adoption of Plan Review Schedules for Sketch Plans and Site Plans – MCPB No. 15-156
3. Brightview Bethesda Sketch Plan 320160010 – MCPB No. 15-145
4. Brightview Bethesda Preliminary Plan 120160010 – MCPB No. 15-146

BOARD ACTION

Motion: PRESLEY/WELLS-HARLEY

Vote:

Yea: 5-0

Nay:

Other:

Action: Adopted the Resolutions cited above, as submitted.

***B. Record Plats**

Subdivision Plat No. 220150160 & 220150170, Cabin Branch

RMX-1/TDR zone, 65 lots and 4 parcels; located in the area bounded by Broadway Ave., Fulmer Ave. and Dovekie Ave.; Clarksburg Master Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220151250, Silver Spring Park

CR zone, 1 lot; located in the southeast quadrant of Silver Spring Avenue and Fenton Street; Silver Spring CBD Sector Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220151530, Griffith Park

AR zone, 1 lot; located on the west side of Fitzgerald Drive, 400 feet south of Griffith Road; Olney Master Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220151620, Temple's Second Addition

R-60 zone, 2 lots; located on the north side of Harding Drive, 400 feet west of Brunett Avenue; Four Corners Sector Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220160150, Washingtonian Industrial Park

I-M zone, 3 parcels; located on Comprint Court, approximately 1,100 feet west of Shady Grove Road; Great Seneca Science Corridor Master Plan.

Staff Recommendation: Approval

BOARD ACTION

Motion: FANI-GONZÁLEZ/PRESLEY

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. Hampden Lane Site Plan Amendment No. 82007010B --- TS-R Zone, 32,107 square feet, Request to make minor amendments to the approved building footprint, green roof strip, sidewalks, landscaping, and open space, located in the northeast quadrant of the intersection of Hampden Lane and Arlington Road, Bethesda CBD Sector Plan.

Staff Recommendation: Approval and Adoption of Resolution

2. Corrected Resolution, Potomac Chase --- Request to correct Resolution No. 15-127 for Potomac Chase - 12710 High Meadow Road, Preliminary Plan No. 120140180.

Staff Recommendation: Approval

BOARD ACTION

Motion: 1 & 2. FANI-GONZÁLEZ/PRESLEY

Vote:

Yea: 1 & 2. 5-0

Nay:

Other:

Action: 1. Approved staff recommendation for approval of the Site Plan Amendment cited above and adopted the attached Resolution.

2. Adopted the corrected Resolution cited above, as submitted.

***D. Approval of Minutes**

Planning Board Meeting Minutes of December 3, 2015

BOARD ACTION

Motion: WELLS-HARLEY/FANI-GONZALEZ

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved Planning Board Meeting Minutes of December 3, 2015, as submitted.

2. Roundtable Discussion

- Parks Director's Report

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefing.

Parks Department Director's Report – Parks Department Deputy Director of Operations John Nissel briefed the Board on the following ongoing and upcoming Parks Department events and activities: the recent hiring of career employees Ian Garvie as manager of Needwood and Black Hill boats, Eric Quiroz to oversee the Pauline Betz Addie and Wheaton Indoor Tennis Centers, and Jennifer Cashen as Skating Director of Cabin John Ice Rink; the recent promotion of Kevin Sidwell to Facility Manager of Wheaton Ice Arena; the January celebration of National Skate Month with two-for-one skate and other discounts offered at Cabin John and Wheaton Ice Arenas; the status of Winter Break Day Camps at ice rink and indoor tennis facilities; the recent County Council approval of a Supplemental Appropriation Request for \$84,731 for the Woodlawn Barn Visitors Center at Woodlawn Manor Cultural Park on Tuesday, December 1; the status of the possible relocation of the hockey rink at Rock Creek Hills Local Park to Dewey Park and a public meeting scheduled for early 2016; the recent leasing of the historic Darby Store at Darby Historical Cultural Park in Beallsville, which will be used by Patriot Land and Wildlife Management as office and retail space; the recent construction of two dugouts at Cedar Creek Local Park using funds raised and donated by the parents of the Northwest High School softball team; the status of the Garden of Lights exhibit at Brookside Gardens and recent articles featuring the event in the Thursday, December 10 edition of the *Washington Post* Metro section and today's [Local Living](#) section; and the recent inclusion of 14 Parks Department trees in the County *2015/2016 Register of Champion Trees*.

There followed a brief Board discussion.

3. Fairland Recreational Park --- Authorization to acquire 2.0 acres, more or less, unimproved, from Lucy Raymond, LTD, located at 14560 Blackburn Road, Burtonsville, MD 20866.

Staff Recommendation: Approval

BOARD ACTION

Motion: DREYFUSS/WELLS-HARLEY

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved staff recommendation for approval of the proposed land acquisition cited above and adopted the attached Resolution.

Parks Department staff offered a multi-media presentation and discussed the proposed acquisition of land as an addition to Fairland Recreational Park. The approximately 2.0-acre unimproved, heavily wooded site, Lot 214 Block A, is located on Blackburn Road, approximately 2,000 feet southeast of its intersection with Columbia Pike, in the 1997 Fairland Master Plan area. The property is also located within the Silverwood Sub-watershed of the Little Paint Branch Watershed. The assessed full cash value of the land is \$314,133, while appraiser Richard N. Pierce valued it at \$150,000. Staff stated that a contract has been secured to acquire the property at the negotiated price of \$149,999, to be paid through the FY16 Non-Local Acquisition Program and either County Current Receipts or County General Obligation Bonds, whichever are available. Staff stated that the acquisition will allow the expansion of existing sanctioned hiker-biker trails, provide additional space for resource-based recreation, and provide an additional public access point and connection between an existing homeowners association open space and the park. The acquisition will also preclude the development of a single-family detached residence and the associated impervious features within the Little Paint Branch Watershed, a Class I stream. Staff added that the acquisition will also protect important high quality natural resources including a tributary stream to Little Paint Branch, a stream buffer area, wetlands, forest, and steep slopes.

There followed a brief Board discussion.

4. Dorsey Mill Road Bridge over I-270 (Black Hill)

***A. Forest Conservation Plan Amendment No. 82013025B** --- Request for approval to amend the Final Forest Conservation Plan for the Black Hill (formerly Crystal Rock) development as part of a mandatory referral to extend Dorsey Mill Road. This amendment is to modify the previously approved limits of disturbance within and immediately adjacent to the Dorsey Mill Road right-of-way.

Staff Recommendation: Approval with no Conditions and Adoption of Resolution

B. Mandatory Referral No. 2016007 --- Project consists of the extension of Dorsey Mill Road over I-270 by constructing a dual span bridge and associated roadway, sidewalk, shared use path, and separated bike lanes or cycle tracks between Observation Drive (east of I-270) and Century Boulevard (west of I-270). The project is being designed in a manner to eventually accommodate the master planned Corridor Cities Transitway (CCT) within the median that will be located in a middle span to be constructed as part of the CCT Phase II construction.

Staff Recommendation: Approval to forward comments to Montgomery County Department of Transportation

BOARD ACTION

Motion: **A. DREYFUSS/PRESLEY**
 B. DREYFUSS/FANI-GONZÁLEZ

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

Nay:

Other:

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

Planning Department staff offered a multi-media presentation and discussed the proposed Final Forest Conservation Plan (FFCP) Amendment and Mandatory Referral requests regarding the construction of a bridge over Interstate 270 (I-270). The proposed bridge will be located approximately 2,000 feet north of the Ridge Road/Father Hurley Boulevard and I-270 Interchange within a Commercial/Residential zone in the Germantown Sector Plan /Plan area. The applicant, Montgomery County Department of Transportation (MCDOT), proposes to extend Dorsey Mill Road west from its current terminus at Milestone Center Drive over I-270 via the proposed bridge to connect with existing Century Boulevard. The County is responsible for the land acquisition and construction of this project. No construction funds for the project

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4. Dorsey Mill Road Bridge over I-270 (Black Hill)

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have been programmed at this time. Although the typical section will vary over the three distinct roadway sections, the key features of the project include two travel lanes in each direction, with 11-foot lanes adjacent to the curbs; 10-foot wide left turn lanes; a 10-foot wide shared-use path on the eastbound side; a seven to nine-foot wide sidewalk on the westbound side; a seven-foot wide directional cycle track; and 3 to 11-foot wide green buffer stormwater bio-cells between the travel lane and the cycle track on each side of the roadway. Although the initial construction of the bridge consists of only the two spans, staff noted that the substructure of the bridge will be constructed to eventually carry a middle span for the Corridor Cities Transitway (CCT) Phase II project. Staff added that the Maryland Transit Administration currently has no detailed project or facility plans for the proposed CCT Phase II project.

Staff stated that the FFCP application only addresses the forest conservation requirements for the segment of the project on the west side of I-270 where construction will intersect with the existing approved FFCP for the Black Hill subdivision. The proposed amendment will reflect only the paving, grading, and the limits of disturbance associated with proposed Dorsey Mill Road extended within the existing FFCP boundary. The proposed amendment will not affect existing forest or planting and retention requirements for the existing FFCP. Staff noted that the remainder of the roadway project is exempt from the requirement to submit a forest conservation plan.

Mr. Greg Wong of MCDOT offered comments.

Mr. Tim Cupples of MCDOT offered comments and noted that the cost of constructing the middle span of the proposed bridge concurrently with the other two spans would add approximately \$35,000,000 to construction costs, and added that the current proposed project will be constructed in a way that will minimize the amount of future construction.

There followed extensive Board discussion with questions to staff and Mr. Cupples.

5. Westbard Sector Plan, Worksession #4 (vote-out)

Staff Recommendation: Approval to Transmit to County Council

BOARD ACTION

Motion: PRESLEY/FANI-GONZÁLEZ

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved staff recommendation for approval to transmit the Sector Plan cited above to the County Council.

Planning Department staff offered a multi-media presentation and discussed corrections and revisions to language in the proposed Westbard Sector Plan. Staff stated that revisions were requested by the Planning Board at previous worksessions. Staff noted only substantive revisions to language regarding the proposed private road connection between River Road and Westbard Avenue to be located on the American Plant Food-Roof Center property, increased allowable building heights for the Westbard Avenue District, increased affordable housing and allowable building heights for the River Road District, restoration of the Landy Lane connection between River Road and Little Falls Parkway in the North River District, increased affordable housing at the Little Falls Library site in the South Westbard District, stormwater management for Willett Branch, the proposed realignment of the intersection of Westbard Avenue and Ridgefield Road, inclusion of Bikeshare stations, a proposed private shuttle, public art, and interpretive signage.

Staff added that the next steps for the proposed Sector Plan include transmittal of the Planning Board draft to the County Council and a public hearing scheduled for January 26, 2016.

The following speakers offered testimony: Mr. Norman Knopf of Knopf and Brown; Mr. Mike Berfield of Equity One; and Ms. Barbara Sears, attorney representing Equity One.

There followed extensive Board discussion with questions to staff and the speakers, during which the Planning Board requested an additional revision regarding the depiction of the proposed street connection between River Road and Westbard Avenue on a map on page 13 of the Sector Plan. Staff noted that the requested revisions would be made to the proposed plan prior to its transmittal to the County Council.

6. Sligo Artspace, Local Map Amendment No. H-110 --- R-60 Zone, 2.31 acres, Request for Local Map Amendment to change the R-60 zone to a CRNF 1.25 C-0.25 R 1.0 H 65' zone; located at 801 Sligo Avenue at the northwest quadrant of the intersection with Sligo Avenue and Grove Street; East Silver Spring Master Plan.

Staff Recommendation: Approval to Transmit Comments to the Hearing Examiner

(NOTE: Action required for Hearing by the Hearing Examiner on January 8, 2016)

BOARD ACTION

BOARD ACTION

Motion: WELLS-HARLEY/FANI-GONZÁLEZ

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved staff recommendation to transmit recommendations to the Hearing Examiner, as stated in the attached transmittal letter.

Planning Department staff offered a multi-media presentation and discussed a proposed Local Map Amendment (LMA) request to rezone a property from the Residential zone to the Commercial Residential Neighborhood Floating zone. The 2.31-acre property, which is comprised of seven existing lots, is located at the northwest quadrant of the intersection of Sligo Avenue and Grove Street in the East Silver Spring Master Plan area. The site is currently developed with a vacant three-story building that previously served as the Montgomery County District 3 Police Station, and extensive surface parking. The applicant proposes to redevelop the site as a 139,000-square foot mixed-use development, 110,000 square feet of which will be residential, by constructing two three-story buildings to accommodate 68 multi-family units, 11 townhouses, a below-grade parking garage, and surface parking. The applicant also proposes to renovate the existing building to accommodate 30 artist studios and up to 1,500 square feet of retail. All the multi-family units, which will be located on the northwest portion of the property, will be rent-adjusted affordable units. The for-sale townhouses, which will be located on the east side of the property along Grove Street, will include four Workforce Housing units. As per the application binding elements, vehicular access to the site will be restricted to Sligo Avenue, with one access point on the eastern portion of the site near Grove Street and a second access point for loading located on the western edge. Staff added that the proposed project meets all the floating zone requirements.

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MCPB, 12-17-15, APPROVED

6. Sligo Artspace, Local Map Amendment No. H-110

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Ms. Elizabeth Rogers, attorney representing the applicant, offered comments and concurred with the staff recommendation.

Ms. Heidi Zimmer, member of the applicant's team, offered comments.

There followed a brief Board discussion with questions to Ms. Zimmer.

7. Darnestown Sub-station --- Potomac Electric Power Company (PEPCO) Darnestown Sub-station: CU-16-04: Request for a Conditional Use approval of a Public Utility Structure, located at 16010 Riffle Ford Road in Gaithersburg, 2.645 acres, identified as Lot-1, Evangelical Formosan Church of Washington, northwest corner of the intersection of Darnestown Road and Riffle Ford Road, RE-1 Zone, Potomac Sub-Region Master Plan area.

Staff Recommendation: Approval with Conditions

BOARD ACTION

Motion: WELLS-HARLEY/ FANI-GONZÁLEZ

Vote:

Yea: 5-0

Nay:

Other:

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

In keeping with the December 3 technical staff report, Planning Department staff offered a multi-media presentation and discussed the request by Potomac Electric Power Company (PEPCO) for a Conditional Use approval of a Public Utility Structure to be located on a 2.645-acre property, identified as Lot 1, Evangelical Formosan Church of Washington, on Riffle Ford Road in Gaithersburg, in the Potomac Sub-Region Master Plan area. Staff noted that the proposed structure will contain three incoming transmission lines, below ground, feeding three transformers; four transformer bays, three of which will be operational at the end of construction. Currently, the property is unimproved and is generally covered with grass and existing trees concentrated at the northeast and southeast corners. There are no streams, wetlands, steep slopes, 100-year floodplains or highly erodible soils.

Staff noted that the proposed request satisfies all applicable requirements for approval of a Conditional Use specified in the 2014 Montgomery County Zoning Ordinance and is consistent with the recommendations of the 2002 Potomac Sub-Region Master Plan.

Mr. Scott Wallace, attorney representing PEPCO, introduced Messrs. Dale Stewart and Harry Ross, members of the applicant's team, offered brief comments and concurred with the staff recommendation.

There followed a brief Board discussion with questions to staff and Mr. Wallace.

8. Greater Lyttonsville Working Draft Presentation

Staff Recommendation: Receive briefing and set the Public Hearing date for February 11, 2016

BOARD ACTION

Motion: FANI-GONZÁLEZ/PRESLEY

Vote:

Yea: 5-0

Nay:

Other:

Action: Received briefing followed by Board discussion, and approved staff recommendation to approve the Greater Lyttonsville Sector Plan Working Draft, including the changes submitted in the December 3 staff memorandum, and set the Public Hearing date for February 11, 2016.

Planning Department, Parks Department and Historic Preservation Division staff offered a multi-media presentation and discussed the proposed working draft for the Greater Lyttonsville Sector Plan. Staff briefly discussed the proposed land use, zoning and density, history of Lyttonsville, environment, community facilities, transportation goals, available opportunities, buildings forms and compatibility. Staff noted that the planning effort was spurred by two future Purple Line light rail stations proposed for locations in Greater Lyttonsville. The Sector Plan examines ways to leverage the proximity to these substantial public infrastructure investments, while preserving the integrity of the area neighborhood that has a rich history and a strong sense of community. The Plan recommends ways of connecting residential, industrial, and institutional districts, attracting mixed-use development and expanding parks, trails, and open spaces. The Plan builds on the 2000 North and West Silver Spring Master Plan goal to preserve this diverse community as a desirable place to live, work, and play. Staff noted that the Working Draft focused on key aspects of the plan including issues such as commercial and residential affordability, as well as much needed public benefits within the Sector Plan area. The Plan also addresses issues that were raised by the community over zoning classifications and district boundaries.

Staff also discussed the upcoming milestones for the Sector Plan, including a February 4, 2016 Planning Board tour of the Sector Plan area, the February 11, 2016 scheduled Public Hearing, and the early Spring 2016 Planning Board worksessions.

There followed a brief Board discussion with questions to staff.

***9. Woodfield Commons**

A. Preliminary Plan No. 120150170 – Woodfield Commons --- Request to create one lot for 84 multi-family residential dwelling units in three garden apartments; located on the west side of Woodfield Road (Rt.124), approximately 1,075 feet north of the intersection of Rt.124 and Main Street in Damascus; 3.88 acres; zoned CRT-1.5, C-0.5, R-1.0, H-55T; Damascus Master Plan.

Staff Recommendation: Approval with Conditions

B. Site Plan No. 820150090 – Woodfield Commons --- Request to construct 84 multi-family residential dwelling units, including 12.5% MPDU's in three garden apartments; located on the west side of Woodfield Road, approximately 1,075 feet north of the intersection of Rt.124 and Main Street in Damascus; 3.88 acres; zoned CRT-1.5, C-0.5, R-1.0, H-55T; Damascus Master Plan.

Staff Recommendation: Approval with Conditions

BOARD ACTION

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

Vote:

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

Nay:

Action: **A. Approved staff recommendation for approval of the Preliminary Plan request cited above, subject to conditions and as stated in the attached adopted Resolution.**

B. Approved staff recommendation for approval of the Site Plan request cited above, subject to conditions and as stated in the attached adopted Resolution.

In keeping with the December 4 technical staff report, Planning Department staff offered a multi-media presentation and discussed a preliminary plan and site plan request for the Woodfield Commons project. The request is to create one lot for 84 multi-family rental residential dwelling units to be located in three four-story garden apartment buildings on a 3.88-acre property located on the west side of Woodfield Road (Rt. 124), approximately 1,075 feet north of the intersection of Rt. 124 and Main Street in Damascus in the Damascus Master Plan area. The applicant will provide 12.5 percent or 11 Moderately Priced Dwelling Units (MPDUs), and is also obligated to provide 64 units as affordable units under the auspices of the Low Income Housing Tax Credit (LIHTC) program requirements, with participation of the Housing Opportunities Commission (HOC). There will be nine units that are considered market rate rental units. Staff noted that the property has adequate and safe vehicular and pedestrian access. The property shares vehicular access from Woodfield Road with the Damascus Post Office via a private driveway. Pedestrian access is also from Woodfield Road via a sidewalk on the south side of the driveway that leads to the residential buildings. Another pedestrian access will also be

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***9. Woodfield Commons – Preliminary Plan and Site Plan**

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provided on the site western boundary via an existing gravel pathway that will be paved and extended into the property. Parking is appropriately designed and located on the site. Structured parking is provided on the ground floor levels of Buildings A and B. Surface parking is provided in front of, and on the southern end of Building C. The total of 95 parking spaces is comprised of 54 structured parking spaces and 41 surface parking spaces. The site plan also provides for 42 bike spaces and one loading space.

The applicant is required to provide 10 percent public open space which is intended to be devoted to public use or enjoyment that attracts public appreciation due to its location and amenities. Under the standard method of development, the applicant will provide a 18,600 square-foot area located between the western property boundary to the western sides of Buildings A and B, which will also contain a 15-foot wide area that includes a gravel trail and boardwalk along the site western boundary. A Final Forest Conservation Plan has been submitted as part of this application. There are approximately 0.90 acres of existing forest on the property. The forest is comprised of one stand and is an early successional, mix of land and forest dominated by Tree of Heaven and Black Cherry. The applicant does not propose to physically clear all of the existing forest. However, the remaining portions of the forest stand will no longer meet minimum forest stand size requirements. Therefore, the 0.90 acres of forest clearing results in a 1.58-acre reforestation planting requirement, which the applicant will meet offsite via a fee-in-lieu payment.

Mr. Mike Nagy, attorney representing the applicant, introduced Ms. Jessica Zuniga, the applicant, discussed the proposed request and concurred with the staff recommendation.

Ms. Zuniga also offered brief comments.

Mr. Zachary Marks representing HOC also offered brief comments.

The following speakers offered testimony: Mr. Seth Gottlesman of Peanut Mill Drive; Ms. Barbara Zellers of Harvest Knolls Way; Ms. Lynn Holland of Mullinix Mill Road; Mr. George Boyce of Woodfield School Road; Mr. Robert Dyer of Albia Road; Mr. James Mullalis of Mt. Vernon Road; Mr. Jim Brown of Clarksburg Road; Mr. Matthew Waas of Ridge Road; Ms. Marcia Gottlesman of Peanut Mill Drive; Ms. Kalihah Barber of Mt. Radnor Drive; Mr. Ron Turner of Bethesda Church Road; Mr. William Mitchell of Bethesda Church Road; Mr. Robert Hyman of Tandem Drive; Ms. Connie Markwood of Peakview Terrace; Mr. Jason Goldsmith of Vista Ridge Road; Ms. Gretchen Goldsmith of Vista Ridge Road; Ms. Bonita Kane Jarro of Clematis Drive; Mr. John Pryzine of Reva Drive; Ms. Kelly Walker of Hansen Road; Ms. Patti Walker of Hansen Road; Ms. Kelly Walker of Hansen Road; Mr. Rahat Arefy of Nickelby Drive; Ms. Patricia Fenati of Longmeadow Drive; Ms. Alison Pryzine of Reva Drive; and Mr. Richard Schoed of Beech Place.

There followed extensive Board discussion with questions to staff and the applicant's representative.

Chair Anderson clarified for the speakers who testified that the Planning Board's purview and authority are limited to ensuring that the preliminary and site plan requests conform to the intent of the Master Plan for the area. The applicant's proposed project has satisfied all the requirements under the Zoning Ordinance and the Subdivision Regulations, and is in accordance with the recommendations of the 2000 Damascus Master Plan.