

**Agenda for Montgomery County Planning Board Meeting
Thursday, February 3, 2005, 9:30 A.M.**

8787 Georgia Avenue
Silver Spring, MD 20910-3760

Board Action

Roll Call
Approval of Minutes: July 8, 2004
Commissioners' Reports
Directors' Reports
Reconsideration Requests
Adoption of Opinions

GENERAL MEETING (*Third Floor Conference Room, 8787 Georgia Avenue, Silver Spring*)

- A. Administrative Items
- B. Request Planning Board approval of an FY06 amendment to the Capital Improvements Program, Resurfacing Park Roads and Bridges PDF 868700 – *Approve*
- C. *Closed Session pursuant to Maryland State Government Code Annotated Section (10- 508) (a) (7) (consider acquisition of real property for a public purpose) (consult with counsel to obtain legal advice) (Subject: ICC)*
- D. *Closed Session pursuant to Maryland State Government Code Annotated Section (10-508) (a) (4) (proposal for a business to locate, expand or remain in the state) (Subject: Laytonia Park Development)*

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

1. **Forest Conservation Plan for Mandatory Referral No. 04904-DEP-1 Alta Vista Stream Restoration Project**, Bethesda, between Alta Vista Road/Bellevue Drive and Elsmere Avenue/Broad Brook Drive

Staff Recommendation: Approval with conditions.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

2. **Mandatory Referral No. 04904-DEP-1 Alta Vista Stream Restoration Project**, Bethesda, between Alta Vista Road/Bellevue Drive and Elsmere Avenue/Broad Brook Drive

Staff Recommendation: Approve construction of a stream restoration project in the Alta Vista Tributary of Rock Creek.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

3. **Pre- preliminary Plan No. 7-05009 Perez Property**

RDT Zone; 17.29 acres; 1 lot requested; 1 one-family detached dwelling unit

Private well and private septic

Located at the northeast quadrant of the intersection of Comus Road and Old Hundred Road (MD 109)

Applicant: Julio and Maria Perez

Engineer: CAS Engineering

Planning Area: Agriculture and Rural Open Space

Staff recommendation: Approval to proceed as a minor subdivision, subject to conditions

******* See Staff Memorandum for Discussion *******

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

4. **Preliminary Plan No. 1-05045 Cromwell Property**

RC Zone; 37.08 acres; Seven (7) lots requested; Seven (7) one-family detached dwelling units

Private well and private septic

Located on the north side of Brooke Road, approximately 800 feet west of the intersection with New Hampshire Avenue (MD 650)

Applicant: MB Cromwell, LLC

Engineer: APEX Engineering

Planning Area: Sandy Spring-Ashton

Staff recommendation: Approval, subject to conditions

******* See Staff Memorandum for Discussion *******

4. Preliminary Plan No. 1-05045 Cromwell Property (continued)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

5. Preliminary Plan No. 1-05050 15215 Seneca Road

RC Zone; 5 acres; One (1) lot requested; 1 one-family detached dwelling unit

Located on the north side of Seneca Road (MD 112), approximately 700 feet east of the intersection with Oxmoor Place

Private well and private septic

Applicant: Eric Martinis

Engineer: CAS Engineering

Planning Area: Potomac

Staff recommendation: Approval, subject to conditions:

******* See Staff Memorandum for Discussion *******

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

6. Record Plats

The following record plats are recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plans and site plans if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code.

- 2-5116 Frye Estates
North side of Travilah Road, approximately 600' east of intersection
of Travilah Road and Dufief Mill Road
R-200/TDR Zone, 3 Lots
Community Water, Community Sewer
Planning Area: Travilah
Ms. Gina Frye, Applicant
- 2-05117 Glen Mill Knolls
North side of Boswell Lane, approximately 600' west of Glen Mill Road
RE-1 Zone, 4 Lots
Community Water, Community Sewer
Planning Area: Travilah
R.A.M. Investing, Ltd., Applicant
- 2-05118 Briarcliff Meadows North
East side of Thompson Road, approximately 1200' south of Spencerville
Road
RE-1 Zone, 9 Lots, 4 Parcels
Community Water, Community Sewer
Planning Area: Cloverly/Norwood
Winchester Homes, Inc., Applicant
- 2-05119 Briarcliff Meadows South
North side of Thompson Road, at the western terminus of Rowland Lane
RE-1 Zone, 8 Lots, 3 Parcels
Community Water, Community Sewer
Planning Area: Cloverly/Norwood
Winchester Homes, Inc., Applicant
- 2-05121 Liberty Grove
West side of Old Columbia Pike, approximately 200' South of Loma Linda
Court
R-200 Zone, 2 Lots
Community Water, Community Sewer
Planning Area: Fairland
Richard McKenzie, Applicant

6. **Record Plats** (continued)

Pursuant to section 50-35A, the following minor subdivision plat is recommended for approval subject to any applicable conditions of previous preliminary plans approvals and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code.

2-05120 West Chevy Chase Heights
South side of Maple Avenue, east of Kentucky Avenue
R-60, 1 Lot
Community Water, Community Sewer
Planning Area: Bethesda-Chevy Chase
C.M. Conlan Contractors & Builders, Inc., Applicant

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

7. **ICC Draft Environmental Impact Statement (DEIS):** Planning Board review and comments on the DEIS (Public testimony will be limited to 2 hrs) (Written testimony will be accepted until 5 pm on Wednesday, February 2, 2005)

Staff Recommendation: Transmit recommendations to the County Council

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:
