



**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, May 11, 2017, at 9:09 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 4:45 p.m.

Present were Chair Casey Anderson, Vice Chair Marye Wells-Harley, and Commissioners Natali Fani-González and Gerald R. Cichy.

Commissioner Norman Dreyfuss was necessarily absent.

Items 1 and 2 are reported on the attached agenda.

The Board convened in Closed Session at 9:29 a.m. to take up Item 9, a Closed Session Item.

In compliance with State Government Article §3-305(b), Annotated Code of Maryland, the following is a report of the Board's Closed Session:

The Planning Board convened in Closed Session at 9:29 a.m. in the auditorium on motion of Vice Chair Wells-Harley, seconded by Commissioner Cichy, with Chair Anderson, Vice Chair Wells-Harley, and Commissioners Fani-González and Cichy voting in favor of the motion, and Commissioner Dreyfuss absent. The meeting was closed under authority of Annotated Code of Maryland §3-305(b)(7), to consult with counsel to obtain legal advice.

Also present for the meeting were Associate General Counsels Christina Sorrento and Nick Dumais of the Legal Department; Director Gwen Wright, Deputy Director Rose Krasnow, and Cathy Conlon of the Planning Department; and James Parsons and Catherine Coello of the Commissioners' Office.

In Closed Session, the Board received briefing and discussed the Administrative Regulations for Chapter 50, Subdivision of Land.

The Closed Session meeting was adjourned at 9:51 a.m.

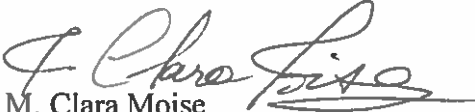
The Board reconvened in the auditorium at 9:56 a.m.


Items 3 through 7 are reported on the attached agenda.

The Board recessed for lunch at 1:17 p.m. and reconvened in the auditorium at 2:13 p.m.

Item 8 is reported on the attached agenda.

There being no further business, the meeting was adjourned at 4:45 p.m. The next regular meeting of the Planning Board will be held on Thursday, May 18, 2017, in the Montgomery Regional Office in Silver Spring, Maryland.

  
M. Clara Moise  
Sr. Technical Writer/Editor

  
James J. Parsons  
Sr. Technical Writer/Editor

**Montgomery County Planning Board Meeting  
Thursday, May 11, 2017  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760  
301-495-4600**

**1. Consent Agenda**

**\*A. Adoption of Resolutions**

1. Springfield Preliminary Plan 120160260 - MCPB No. 17-026
2. RCCG Jesus House Preliminary Plan 120160040 – MCPB No. 17-019

**BOARD ACTION**

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

**Vote:**

**Yea: 4-0**

**Nay:**

**Other: DREYFUSS ABSENT**

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

**\*B. Record Plats**

**Subdivision Plat No. 220170350, Green Acres**

R-60 zone, 1 lot, 1 parcel; located on the west side of Allandale Road, opposite Greenway Drive; Bethesda – Chevy Chase Master Plan.

*Staff Recommendation: Approval*

**BOARD ACTION**

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

**Vote:**

**Yea: 4-0**

**Nay:**

**Other: DREYFUSS ABSENT**

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

**\*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**

Planning Board Meeting Minutes of April 27, 2017

**BOARD ACTION**

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

**Vote:**

**Yea: 4-0**

**Nay:**

**Other: DREYFUSS ABSENT**

**Action: Approved Planning Board Meeting Minutes of April 27, 2017, as submitted.**

**2. Roundtable Discussion**

- Planning Director's Report

**BOARD ACTION****Motion:****Vote:****Yea:****Nay:****Other:****Action:       Received briefing.**

**Planning Department Director's Report** – Planning Department Director Gwen Wright offered a multi-media presentation and briefed the Board on the following ongoing and upcoming Planning Department events and activities: the recent American Planning Association (APA) 2017 National Planning Conference held on May 6 in New York City, during which the Planning Department received the Planning Landmark Achievement Award for the Department's innovative approach to preserving Agricultural Reserve areas, and the Gold National Planning Achievement Award for Transportation Planning for the Bicycle Master Plan interactive Bicycle Stress Map; Preservation Maryland's recent presentation of a Best of Maryland award to Clare Kelly of the Historic Preservation Division for her book *Montgomery Modern* at the awards ceremony on May 11 at the College Park Aviation Museum; the ongoing Asian Pacific American Heritage Month celebration events, including the *E Mau Ke Ea: The Sovereign Hawaiian Nation* presentation by National Museum of the American Indian curator Dr. Douglas Herman scheduled for May 12 at the Montgomery Regional Office auditorium, and the Lion Dance Spring Festival event scheduled for June 2 at the new Green Farm Maintenance Facility; the new Heritage Story Map, a web-based tool on the Planning Department website that allows Parks and Planning Department staff to share their personal immigration stories; the status of the Bethesda Downtown Sector Plan, with the full County Council scheduled to approve the Resolution on May 25, a Council public hearing regarding the Zoning Text Amendment for the proposed Overlay Zone scheduled for June 13, and meetings with stakeholders to discuss the Design Guidelines scheduled throughout the month, the results of which will be presented to the Board in June; the status of the White Flint 2 Sector Plan, with worksessions scheduled for May 18 and June 8; the status of the Grosvenor-Strathmore Metro Area Minor Master Plan, with the presentation of the working draft scheduled for May 18; the status of the Veirs Mill Corridor Master Plan, with a community meeting scheduled for May 15, and internal design charrettes scheduled for next week; the status of the Rental Housing Study, with staff participating in a housing conference on May 5, during which staff offered a preview of the Study, and presentation of the Study to the Board and County Council forthcoming; the status of the Retail

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**2. Roundtable Discussion**

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Trends Study, with a presentation to the Board forthcoming; the status of the Employment Trends Study and Senior Housing Study; the status of the FY19-24 Capital Improvements Program, and a public forum scheduled for May 18, which follows a book signing by former Planning Board Chair Royce Hanson; the upcoming M-NCPPC Night at the Bowie Baysox event, which has been rescheduled from May 12 to July 21 at the Prince George's Stadium in Bowie due to possible inclement weather; and the status of 2017 Fitness Week event scheduled for May 15 through 19.

There followed a brief Board discussion.



**9. CLOSED SESSION**

According to MD ANN Code, General Provisions Article, §3-305(b)(7), to consult with counsel to obtain legal advice.

**The topic to be discussed is the Administrative Regulations for Chapter 50, Subdivision of Land.**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

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

**3. Administrative Regulations for Chapter 50, Subdivision of Land – Worksession**

*Staff Recommendation: Briefing and discussion*

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

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

Planning Department staff offered a multi-media presentation and discussed the Planning Board draft of the proposed administrative regulations for the recently enacted rewrite of Chapter 50 of the Montgomery County Code, "Subdivision of Land." Staff noted that the worksession would focus mainly on their recommended revisions. Because staff received no comments, and there was no testimony received at the scheduled Planning Board public hearing held on April 20, the Board agreed to keep the record open and allow comments to be submitted up until May 11. Since that time, staff has not received any additional comments regarding the proposed regulations. Staff added that any additional comments received during this worksession will be included in the draft. The purpose of the proposed regulations is to clearly explain the Planning Department's overall regulatory review process for applicants, staff, residents, and other interested parties; clarify standards and procedures for submission of timely and relevant information by applicants; provide for timely participation by public agencies in the review of applications; and to provide for participation by interested parties so their views can be known by staff and the Planning Board before action is taken. The plan applications covered by the proposed regulations include pre-preliminary submissions, preliminary and administrative subdivision plans, amendments to such plans, and record plats. The provisions that cover sketch plans and site plans are also referenced in the proposed regulations. Staff added that these proposed regulations, and the provisions of revised Chapter 59 of the County Code, will supersede the existing Development Review Manual.

In addition to some minor language modifications, the proposed revisions include the classification of major and minor preliminary and site plan amendments by who acts on them rather than how the action is taken; the inclusion of concept plans as Alternative Procedures; the clarification that the Planning Department Director may only act on minor site plan amendments in circumstances described in Chapter 59; the inclusion of language that clearly states that changes allowed to a site plan under Chapter 59 do not require a site plan amendment; clarification as to which types of plan amendments can be acted on as Consent Agenda items as

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**3. Administrative Regulations for Chapter 50, Subdivision of Land – Worksession**CONTINUED

opposed to those requiring full Planning Board hearings; the inclusion of a footnote that clearly states that the Planning Department's online Association Finder Interactive Map tool may at times be out-of-date compared to the Maryland State Department of Assessment and Taxation (SDAT) Real Properties Database information, and that the information from the SDAT database takes precedence over the interactive map tool; the inclusion of a footnote clarifying that the public record created upon acceptance of an application is not the same as the legal record that the Board bases its decision upon for purposes of a petition for judicial review; the removal of the provision that permits the Planning Department Director to have staff reports made available more than ten days prior to a scheduled hearing in exceptional circumstances; the removal of the requirement that the staff report for a minor amendment must include a finding that the change will not alter the intent of other aspects of the Board's prior approvals; requiring requests to postpone hearings to be received one full business day before the date of the scheduled meeting; allowing plan amendments to be acted upon on the Consent Agenda only if they are unopposed; the removal of the 15-day review requirement; requiring individual motions for Consent Agenda items; proposed additional procedures for optional Concept Plans; and the ability for the Director to make Adequate Public Facilities findings for building permit referrals in certain circumstances. Staff added that a detailed redlined Planning Board draft of the Regulations will be presented to the Board for approval prior to its adoption.

The next steps for the regulations include the Planning Board adoption of the final draft of the proposed Regulations, submission to the County Council for approval, and a Council Resolution.

There followed extensive Board discussion with questions to staff, during which the Board instructed staff to explore methods of providing timely hearing notice for owners, renters, and all interested individuals, and to submit, with the proposed revisions to the Regulations, a draft of a Zoning Text Amendment that modifies the definition of major and minor plan amendments and clarifies the noticing and hearing requirements.

4. **Maryland Soccer Foundation Annual Report** --- Executive Director Trish Heffelfinger will present the Soccerplex 2016 Annual Report.

*Staff Recommendation: Briefing and Discussion*

**Motion:** CICHY/FANI-GONZÁLEZ

**Vote:**

**Yea:** 4-0

**Nay:**

**Other:** DREYFUSS ABSENT

**Action:** Approved staff recommendation for approval of the 2016 Maryland Soccer Foundation Annual Report, as submitted.

Ms. Trish Heffelfinger, Executive Director of the Maryland Soccer Foundation (MSF), briefed the Board and discussed the 2016 annual report for the SoccerPlex facility located at South Germantown Recreational Park. As a Commission Public-Private Partnership project, MSF is required to provide the Planning Board with an annual report regarding public programs and services, budget and other financial matters, new initiatives, business plan updates, Soccer Association of Montgomery County (SAM) information, and community outreach and events.

Ms. Heffelfinger then discussed highlights from 2016, including the completion of fields 1 and 2, both of which were opened on Memorial Day and utilize an innovative drainage design that will be implemented on all facility fields; the opening of the Grass Roots educational exhibit; the inclusion of an athletic trainer on-site during every league weekend to evaluate injuries, especially concussions; the partnership with Holy Cross Germantown Hospital for parent, coach, and player education regarding head injuries, nutrition, and hydration; the increased usage of the facility due to the growth of existing legacy clubs and the formation of new leagues; ongoing efforts to reduce on-field injuries through the use of innovative maintenance practices; the addition of new sponsors, including Holy Cross Health, Leidos, Whole Foods grocery store, Dick's Sporting Goods, Firehouse Subs restaurant, Paisano's Pizza restaurant, Ben and Jerry's Ice Cream Shop, and Safari Ice; the installation of a video screen at the entrance of the park; and the implementation of a strategic branding initiative involving focus groups and website updates that make the site bi-lingual, Americans with Disabilities Act compliant, and more informative and entertaining.

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

**5. Ten-Year Water and Sewer Plan, 2017-2026, Public Hearing Draft**

*Staff Recommendation: Transmission of Planning Department Comments to the County Council*

**BOARD ACTION**

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

**Vote:**

**Yea:** 4-0

**Nay:**

**Other:** DREYFUSS ABSENT

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

Planning Department staff offered a multi-media presentation and discussed the 2017-2026 update to the Ten-Year Comprehensive Water Supply and Sewerage Systems Plan, specifically the modifications made by staff following their review of the inter-agency draft plan last fall. According to staff, the Maryland Department of the Environment (MDE) requires the County to prepare a comprehensive update of the Water and Sewer Plan every three years. The County Executive recommended draft of the 2017-2026 update is currently under consideration by the County Council, with a Council public hearing scheduled for May 16. The Plan establishes policies that support the General Plan as amended by local and other master plans, and provides projections for future water and sewerage systems needs based on land use planning, demographic projections, legal mandates, and policy requirements.

In addition to some proposed minor edits, staff recommendations include requiring Private Institutional Facilities (PIFs) to comply with impervious limitations and other master plan guidance for environmentally sensitive and drinking water reservoir watersheds in order to protect water quality. Staff also recommends requiring the Washington Suburban Sanitary Commission (WSSC) to modify their current policy regarding grinder pumps to allow their use in exceptionally environmentally sensitive areas where development is taking place. Staff then discussed the proposed edits, including the inclusion of the Maryland Piedmont Sole Source Aquifer in the General Background section; creation of a State Water Use Designation section in Chapter 2; modification of the Use Class for the lower portion of the Northwest Branch; modification of the caption and map legend on Figure 3-F10; consistent use of the term groundwater; clarification of the language used in the definitions of the terms multi-use water and sewerage systems, individual sewerage system, and individual water supply system; and consistent numbering format for Appendix C.

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**5. Ten-Year Water and Sewer Plan, 2017-2026, Public Hearing Draft**CONTINUED

Staff noted that County Council staff have identified additional outstanding issues, which will be considered by an interagency workgroup prior to scheduled worksessions, and may be addressed in the Plan update or as amendments. These issues include PIF policy-related issues, abutting mains policy issues, and policies regarding sewer service extensions for aging onsite septic systems.

Mr. Dave Lake of the Montgomery County Department of Environmental Protection (DEP) introduced Messrs. Alan Soukup and Nasser Kamazani, also of DEP, and offered comments.

Mr. Keith Levchenko, Legislative Analyst for the Montgomery County Council, also offered comments and noted that the County Council public hearing has been postponed to June 13.

The following speakers offered testimony: Ms. Mitra Pedoeem of Bryants Nursery Road; Ms. Mary Hemingway of Snider Lane; Mr. Quentin Remein, representing the Cloverly Civic Association; and Ms. Jan DeGilio, representing the Stonegate Citizens Association.

There followed extensive Board discussion with questions to staff, Mr. Lake, and some of the speakers, during which the Board instructed staff to include additional comments to the Council, including a recommendation that the PIF policy require that the number of parking spaces and capacity of proposed PIFs be specified in the associated Resolutions. The Board also recommended that a five-year time limit for final approval of conditionally approved amendments be implemented for proposed PIFs, which is also to be included in the associated Resolutions.

**\*6. Lake Normandy Estates, Preliminary Plan No. 120170100 --- Request to create two (2) lots from one platted lot; located at 9108 Marseille Drive, 0.94 acres, R-200, 2002 Potomac Sub-Region Master Plan.**

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

**BOARD ACTION**

**Motion: WELLS-HARLEY/CICHY**

**Vote:**

**Yea: 3-0-1**

**Nay: FANI-GONZÁLEZ**

**Other: DREYFUSS ABSENT**

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

Planning Department staff offered a multi-media presentation and discussed a proposed Preliminary Plan request to re-subdivide a property. The 0.94-acre property, identified as platted Lot 5, Block G, is located on Marseille Drive, approximately 0.4 miles from its intersection with Falls Road, and is zoned Residential in the Potomac Sub-Region Master Plan area. The site is also located within the Cabin John Creek watershed. The property is currently developed with one existing detached single-family home and a driveway accessing Marseille Drive. The remainder of the property is lawn and tree cover. While there is no existing forest on the site, there are numerous large trees.

The applicant proposes to re-subdivide the lot in order to create two lots, identified as 20,487-square foot Lot 1 and 20,470-square foot Lot 2. Because an existing residential structure is located in the middle of the lot, it will be bisected by the proposed new property line, and therefore will be demolished prior to recordation of a new record plat. Although no forest or tree planting is required for this application, as a condition of a Forest Conservation Plan exemption, the applicant has submitted a Tree Save Plan that proposes minimal impacts to the critical root zones of two off-site specimen trees. Staff has received one letter in opposition to the application on the grounds that the proposed re-subdivision will result in lots that are not the same character as the lots in the existing neighborhood and do not meet the requirements of the Subdivision Regulations. Staff noted that in accordance with the seven re-subdivision criteria, the proposed lots are of the same character as other lots within the neighborhood.

The following speakers offered testimony: Mr. Richard Rothman, Ms. Leslie Lavelleye, Ms. Karen Rothman, and Mr. Andrew Greenwald, all adjacent property owners.

Ms. Soo Lee-Cho, attorney representing the applicant, offered a multi-media presentation, addressed the speakers' concerns regarding the conformance of the proposed lots to the current Master Plan recommendations and the character of the existing lots in the neighborhood, and concurred with the staff recommendation.

There followed extensive Board discussion with questions to staff.

**\*7. Deerwood Manor, Preliminary Plan No. 120160140 ---** Request to create six (6) lots from two un-platted parcels; located approximately 550 feet northwest of the Darnestown Road/MD 28 and Riffle Ford Road intersection, 4.26 acres, R-200, 2002 Potomac Sub-Region Master Plan.

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

**BOARD ACTION**

**Motion: WELLS-HARLEY/CICHY**

**Vote:**

**Yea: 4-0**

**Nay:**

**Other: DREYFUSS ABSENT**

**Action: Approved staff recommendation for approval of the Preliminary Plan cited above, subject to revised conditions discussed during the meeting, and adopted the attached Resolution.**

Planning Department staff offered a multi-media presentation and discussed a proposed Preliminary Plan request to create six lots from two un-platted parcels. The 4.26-acre property, identified as parcels P024 and P032, is located on the north side of Riffle Ford Road, approximately 500 feet west of its intersection with Darnestown Road (MD28), and is zoned Residential in the Potomac Sub-Region Master Plan area, within the Lower Great Seneca Creek watershed. The site is currently improved with a detached single-family home, shed, barn, and driveway accessing Riffle Ford Road. While there is no existing forest on the property, there are numerous large trees located adjacent to and along the property boundaries.

The applicant proposes to subdivide the existing parcels into six lots ranging in size from approximately 35,295 square feet to 20,012 square feet for the construction of six single-family detached houses. All six lots will have access to a proposed public street which will in turn provide access to Riffle Ford Road. Because an existing house will sit on an outlot that cannot meet the minimum size requirements for the current zone, it will be demolished prior to recording a record plat. The remaining existing structures will be demolished as well. Staff then noted a minor correction to Condition 2 of the accompanying Resolution.

Staff then discussed the proposed Forest Conservation Plan, noting that the 0.65-acre afforestation requirement for the proposed project will be met with a combination of on-site planting and a fee-in-lieu payment. The applicant has submitted a variance request to remove four trees located along the eastern property line and just off-site on adjacent Maryland-National Capital Park and Planning Commission (M-NCPPC) parkland, and impact five others located along the eastern and western property lines. An additional condition of approval regarding the pruning of the

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**\*7. Deerwood Manor, Preliminary Plan No. 120160140**

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roots of these five trees has been added to the accompanying Resolution. As mitigation for the removal of the four protected trees, the applicant will plant 14 native canopy trees on the adjacent M-NCPPC parkland under the direction of Planning Department and Parks Department staff. Staff supports the variance request.

There followed a brief Board discussion.

**8. Zoning Text Amendment (ZTA) 16-03 --** Establish a new accessory residential use titled, "Short-Term Residential Rental" as a limited use in all zones that allow residential uses. This proposal would modify ZTA 16-03, introduced on February 2, 2016.

*Staff Recommendation: Transmit Recommendations to the County Council*

**BOARD ACTION**

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

**Vote:**

**Yea:** 4-0

**Nay:**

**Other:** DREYFUSS ABSENT

**Action:** Approved staff recommendation to transmit recommendations regarding proposed revisions to Zoning Text Amendment 16-03 to the County Council, as stated in the attached transmittal letter.

In keeping with the May 4 technical staff report, Planning Department staff offered a multi-media presentation and discussed proposed revisions to an existing Zoning Text Amendment (ZTA), which would establish a new accessory residential use titled “Short-term Residential Rental” (STRR) as a limited use in all zones that allow residential uses. This proposal would modify existing ZTA 16-03, introduced on February 2, 2016. Staff noted that the short-term rental or use of residential property should be regulated separately from a Bed & Breakfast (B&B) use, thereby maintaining the spirit of the current B&B use and definition, to be allowed only in an owner-occupied detached house, including many of the existing use standards. A B&B is categorized under the Commercial Use Group as lodging and should remain as such. Other forms of short-term rental should be considered “accessory” to the primary residential use of a property and therefore established under the Accessory Residential Uses group. Staff also recommended that short-term residential occupancy of a dwelling or room in a house be restricted to a maximum specified number of days per year, such as 90 days, and be monitored and licensed by the County. Staff further recommended that the property owner or tenant who hosts the short-term rental of the unit must be the primary resident of the home.

Staff also noted that Planning Department staff held three community meetings in 2016 to gather feedback on the proposed ZTA. Staff also created a website devoted to the issue with an online comment board. Staff received numerous emails from community members and stakeholders with differing opinions on STRRs. Several hosts attended the meetings and described their experiences with Airbnb and other similar hosting platforms. They described the lodging they have been providing for students and researchers at the National Institutes of Health (NIH) and the Food & Drug Administration (FDA), and for other visitors for four to eight weeks at a time. Many residents are in favor of allowing short-term residential rentals in the County,

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**8. Zoning Text Amendment (ZTA) 16-03**CONTINUED

stating that STRRs are beneficial because they allow residents to earn extra income and increase housing affordability as part of the sharing economy; benefit small businesses; generate business for areas not usually visited by tourists; provide affordable and comfortable places to stay; allow visitors to get local knowledge from area residents; provide an enriching experience for hosts and guests; and make it more affordable for homeowners to age in place.

Staff added that many residents also expressed concerns regarding various aspects of STRRs, noting that they may: create noise, traffic, underage drinking, litter, drugs, and other illegal activities in the neighborhoods; bring an influx of strangers; diminish property value; be unsafe; compete with accessory apartments; be an enforcement problem, and will create parking issues. Staff addressed the various concerns, and noted that most of the Airbnb visitors do not drive and are here for specific reasons. Staff stated that the enforcement of STRRs conditions required under Chapter 54 of the Zoning Code would be enforced as stated. Staff has researched enforcement mechanisms and recommended that the County Council consider specific conditions for revocation of an STRR license.

The following speakers offered testimony: Ms. Andy Leon Harney, Village Manager of Section 3 of the Village of Chevy Chase; Mr. Gary Spizler of Republic Road; Mr. Larry Dickler of Lanark Way and former president of the South Four Corners Citizens Association; Ms. Elizabeth Wallace of Holly Avenue; Ms. Anastasiya Osborne of Chivalry Court; Ms. Susan Zusy of Gist Avenue; Ms. Dianne Clover of Bruce Drive; Mr. John Briar of Chestnut Street; Ms. Carole Whelan of Inverness Ridge Road; Mr. Joseph Montano representing Expedia, Inc.; Mr. Mark Gross of Bent Branch Road; Mr. Oscar Avant of Harbour Town Drive; Ms. Kristen Gerlach of Underwood Street and Gerlach Real Estate, Inc.; Ms. Marcie Wolf-Hubbard of Ballard Street; Mr. David Hubbard of Ballard Street; Ms. Michaele Weissman of Brooklawn Terrace; Ms. Ilaya Hopkins of Monroe Street and representing the Montgomery County Chamber of Commerce; Ms. Ebony Scurry of Springbrook Drive; Mr. Michael Bufalini of Hamilton Avenue and representing the Seven Oaks-Evanswood Citizens Association; Mr. Geoffrey Baker of Wexford Court; Mr. Dan Wilhelm of Cannon Road and representing the Greater Colesville Citizens Association; Mr. Carl Szabo of Infield Court North and representing Net Choice; Mr. Steve Silverman of Cedar Avenue; Ms. Pascale Maslin of East West Highway; Mr. Robert Chertock of Brunett Avenue; Mr. Brandon Hatton of H Street N.E., Policy Director for Airbnb in the Mid-Atlantic; Ms. Shana Davis-Cook of Connecticut Avenue, Manager of Municipal Government in the Village of Chevy Chase; Mr. Hassan Amiri of Eldrid Drive; and Mr. Adam Dunn of Overlook Drive.

There followed extensive Board discussion with questions to staff.

Chair Anderson stated that the 90-day rental limit should only apply to homeowners renting their homes while they are not on site. There should not be any limit for owners who are present. Also, an Airbnb property owner's license should be suspended for 90 days after two violations, and revoked if the homeowner does not comply with the established regulations.