



**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, June 1, 2017, at 9:05 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 12:38 p.m.

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

Commissioner Gerald R. Cichy was necessarily absent.

Items 1 through 8 are reported on the attached agenda.

Item 4 was discussed before Item 5.

There being no further business, the meeting was adjourned at 12:38 p.m. The next regular meeting of the Planning Board will be held on Thursday, June 8, 2017, in the Montgomery Regional Office in Silver Spring, Maryland.

M. Clara Moise  
Sr. Technical Writer/Editor

**Montgomery County Planning Board Meeting**  
**Thursday, June 1, 2017**  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760  
301-495-4600

**1. Consent Agenda**

**\*A. Adoption of Resolutions**

1. Kilmain Pre-Preliminary Plan 720150110 - MCPB No. 17-034

**BOARD ACTION**

**Motion:** WELLS-HARLEY/DREYFUSS

**Vote:**

**Yea:** 4-0

**Nay:**

**Other:** CICHY ABSENT

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

**\*B. Record Plats\***

**Subdivision Plat No. 220170620**

Cattail Subdivision, R-200 zone, 1 lot; located on the north side of Cattail Lane, 550 feet east of Jonesville Road; Agriculture and Rural Open Space Master Plan.

*Staff Recommendation: Approval*

**BOARD ACTION**

**Motion: WELLS-HARLEY/DREYFUSS**

**Vote:**

**Yea: 4-0**

**Nay:**

**Other: CICHY 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 May 18, 2017

**BOARD ACTION**

**Motion: FANI-GONZÁLEZ/DREYFUSS**

**Vote:**

**Yea: 4-0**

**Nay:**

**Other: CICHY ABSENT**

**Action: Approved the Planning Board Meeting Minutes of May 18, 2017 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 Director Michael Riley briefed the Planning Board on the following Parks Department ongoing and upcoming events and activities: County Council FY18 Budget discussions wrap-up for both the Operating Budget and the Capital Improvements Program (CIP); Parks Department staff assistance to the County with residential yard trim collection; improvements made to the basketball courts at Sligo Dennis Park; Marriott Hotel Spirit to Serve Day; update on the old Silver Spring Library; update on the Kemp Mill Urban Park; Update on the Capital Crescent Trail & Bethesda Avenue; upcoming groundbreaking for the Commission's Wheaton Headquarters scheduled for Sunday, June 4 at 2:00 p.m. during the Taste of Wheaton celebration.

Mr. Riley also briefed the Planning Board on the new tree App now available to the public. Parks users now have a valuable resource when it comes to learning about the trees that make up the County's urban forest. The Parks Department Arboriculture Division has implemented a new mobile App called "Open Tree Map" that provides useful information and offers an interactive experience. There are 76 parks mapped thus far, with new ones added every month. The App users can mark trees as favorites, take photos and share them with friends. The app also allows users to communicate with Parks Department staff about a park and share their experience with others via social media. Signage on trees indicates that a park has been activated to use the App. The signs contain information about the ecological and community benefits of trees and also include information on how to access the App.

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

~~3. Public Private Partnership with the Coalition for Capital Cresecent Trail~~ To revise the Development Agreement, which was approved by the Planning Board in 2012, for the construction of a trail plaza on the Capital Cresecent Trail approximately 250 feet north of River Road in Bethesda. **REMOVED**

*Staff Recommendation: Approval of the revised Development Agreement*

**BOARD ACTION\***

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:** This Item was removed from the Planning Board agenda.

**4. Briefing on the Bethesda Downtown Sector Plan Design Guidelines**

*Staff Recommendation: Receive Briefing*

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

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

Planning Department staff offered a multi-media presentation and discussed the proposed design guidelines for the Bethesda Downtown Sector Plan. Staff noted that the briefing will provide an overview of the Plan Design Guidelines concepts. Following stakeholders working group meetings in May to discuss the guidelines, staff has received input on the guidelines throughout the Sector Plan process, and a working draft of the Guidelines will be released in early July for discussion and refinement during worksessions with the Planning Board scheduled for July 13 and 27.

The Bethesda Downtown Sector Plan highlights design excellence as an important tool in achieving the vision of a truly sustainable downtown with strengthened centers of activity. This focus is part of the Planning Department's broader effort to raise the quality of design as building density is increasing in Montgomery County's centers like downtown Bethesda. This growth requires careful consideration of how to create an inviting and livable downtown environment. The Design Guidelines will be organized into area-wide guidelines, applicable to all properties and public spaces within the sector plan area, and site-specific guidelines for key sites. Staff noted that a Design Advisory panel will be established through the Bethesda Overlay Zone Zoning Text Amendment.

Staff discussed how the guidelines will become policy and how the guidelines should be used, and also discussed Parks and Open Space Guidelines and the review process.

The following speakers offered testimony: Mr. Robert Harris, attorney from Lerch, Early & Brewer; Mr. Kristopher Takas of SOM Architects; Mr. Bob Dalrymple attorney from Linowes & Blocher; Ms. Stacy Silber, attorney from Lerch, Early & Brewer; Mr. Craig Williams of David M. Schwarz Architects Co.; Ms. Emily Vaias of Ballard Spahr Co.; and Ms. Mary Flynn of Willow Lane, Mayor of the Town of Chevy Chase.

Chair Anderson suggested that developers give staff some suggestions regarding possible ways of applying the guidelines for small properties, and staff should also come up with examples of small site configurations and ways to follow the guidelines.

There followed extensive Board discussion with questions to staff and some of the speakers.



**5. Approve the Montgomery County Planning Board Resolution of Adoption for the Bethesda Downtown Sector Plan**

*Staff Recommendation: Approve the Resolution of Adoption and Transmit to the Full Commission*

**BOARD ACTION**

**Motion: DREYFUSS/WELLS-HARLEY**

**Vote:**

**Yea: 4-0**

**Nay:**

**Other: CICHY**

**Action: Approved staff recommendation for approval of the Resolution of Adoption for the Bethesda Downtown Sector Plan and to transmit it to the M-NCPPC (Full) Commission for adoption.**

Chair Anderson and the Commissioners offered brief comments and thanked staff for their hard work on this Plan over the past three years.

**\*6. Orchard Avenue**

**A. Preliminary Plan No. 120110280**, 6413 Orchard Avenue, CRT 2.25 and Takoma Park/East Silver Spring CROZ Zones, 0.21 acres, Request for one lot to construct a 3,978 square-foot warehouse use, with a waiver for building setbacks, located on Orchard Avenue approximately 165 feet west of the intersection with Sligo Mill Road in the City of Takoma Park, Takoma Park Master Plan.

*Staff Recommendation: Approval with Conditions*

**B. Site Plan No. 820120160**, 6413 Orchard Avenue, CRT 2.25 and Takoma Park/East Silver Spring CROZ Zones, 0.21 acres, Request for one lot to construct a 3,978 square-foot warehouse use, with a waiver for building setbacks, located on Orchard Avenue approximately 165 feet west of the intersection with Sligo Mill Road in the City of Takoma Park, Takoma Park Master Plan.

*Staff Recommendation: Approval with Conditions*

**BOARD ACTION**

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

**Vote:**

**Yea:**                    **A. & B. 4-0**

**Nay:**

**Other:**                **CICHY ABSENT**

**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 May 18 technical staff report, Planning Department staff offered a multi-media presentation and discussed a Preliminary Plan and a Site Plan request to create one lot for 3,978 square feet of wholly enclosed warehouse uses, and a waiver for building setbacks allowed under Sections 59-C-18.213(a)3 of the Overlay Zone Ordinance. The 0.21-acre property is zoned Commercial Residential Townhome (CRT) and is located on Orchard Avenue approximately 165 feet west of the intersection with Sligo Mill Road in the City of Takoma Park in the Takoma Park Master Plan area. Staff noted that the proposed request was approved by the City of Takoma Park. Staff also discussed corrections to the Site Plan conditions of approval.

Mr. Mike Razavi of Razter Associates, engineer representing the applicant, concurred with the staff recommendation.

There followed a brief Board discussion with questions to staff.

**\*7. 900 Thayer Avenue**

**A. Project Plan Amendment No. 92005003B**, 900 Thayer Avenue, CR-3.0 C-2.0 R-2.75 H-110T zone and the Fenton Village Overlay Zone, 0.59 acres, Amendment to increase the building height from 66 feet to 68 feet on Thayer Avenue, located at 900 Thayer at the southwest corner of the intersection with Fenton Street; Silver Spring CBD Sector Plan  
*Staff Recommendation: Approval with Conditions and Adoption of Resolution*

**B. Site Plan Amendment No. 82006020B**, 900 Thayer Avenue, CR-3.0 C-2.0 R-2.75 H-110T zone and the Fenton Village Overlay Zone, 0.59 acres, Amendment for modifications to windows, reduction of on-site parking, addition of a rooftop deck and solar panels and to increase the building height from 66 feet to 68 feet on Thayer Avenue, located at 900 Thayer at the southwest corner of the intersection with Fenton Street; Silver Spring CBD Sector Plan  
*Staff Recommendation: Approval with Conditions and Adoption of Resolution*

**BOARD ACTION**

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

**Vote:**  
     **Yea:**                    **A. & B. 4-0**  
     **Nay:**

**Other:**                **CICHY ABSENT**

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

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

In keeping with the May 19 technical staff report, Planning Department staff offered a multi-media presentation and discussed a Project Plan and a Site Plan Amendment request to make modifications to windows, reduce on-site parking, add a rooftop deck and solar panels, and increase the building height from 66 feet to 68 feet. The project is located on a 0.59-acre property on Thayer Avenue at the southwest corner of its intersection with Fenton Street in the Silver Spring Central Business District Sector Plan area. Staff noted that the proposed amendments will not alter the overall character of the existing development or have an impact with respect to the original findings of approval. Furthermore, these modifications will not affect the compatibility of the project with respect to the surrounding neighborhood. Staff also added that the proposed amendment requests comply with the standards of Section 59-C-2.42 of the Zoning Ordinance in effect on October 29, 2014. Staff has not received correspondence from the public regarding these requests.

Ms. Erin Girard, attorney representing the applicant, concurred with the staff recommendation.

There followed a brief Board discussion with questions to staff.

**8. 14911 Good Hope Road – M-NCPPC Conservation Park (Demolition and Restoration)**

**A. Preliminary/Final Water Quality Plan PP2017001** --- A request to demolish and remove all impervious surfaces including a house, other buildings, and driveways on the property with no new impervious surfaces proposed, and restore the property to a pervious condition to be managed as a M-NCPPC conservation park; located at 14911 Good Hope Road, on the east side of Good Hope Road, approximately 500 feet south of the intersection with Briggs Chaney Road; 6.03 acres; RE-2C zone; Upper Paint Branch Overlay Zone; Upper Paint Branch Special Protection Area; 1997 Cloverly Master Plan.

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

**B. Preliminary/Final Forest Conservation Plan Amendment PP2017001** --- A request to demolish and remove all impervious surfaces including a house, other buildings, and driveways on the property with no new impervious surfaces proposed, and restore the property to a pervious condition to be managed as a M-NCPPC conservation park; located at 14911 Good Hope Road, on the east side of Good Hope Road, approximately 500 feet south of the intersection with Briggs Chaney Road; 6.03 acres; RE-2C zone; Upper Paint Branch Overlay Zone; Upper Paint Branch Special Protection Area; 1997 Cloverly Master Plan.

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

**BOARD ACTION**

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

**Vote:**  
     **Yea:**                    **A. & B. 4-0**

**Nay:**

**Other:**                    **CICHY ABSENT**

**Action:**            **A. Approved staff recommendation for approval of the Preliminary/Final Water Quality Plan cited above, subject to revised conditions, and adopted the attached Resolution.**

**B. Approved staff recommendation for approval of the Preliminary/Final Forest Conservation Plan Amendment cited above, subject to conditions, and adopted the attached Resolution.**

Planning Department and Parks Department staff offered a multi-media presentation and discussed a Preliminary/Final Water Quality Plan (PFWQP) request and a Preliminary/Final Forest Conservation Plan Amendment (PFFCPA) request for the M-NCPPC Conservation Park demolition and restoration on Good Hope Road. The PFWQP request includes restoration of property, including demolition and removal of all impervious surfaces, including an existing

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**8. 14911 Good Hope Road – M-NCPPC Conservation Park (Demolition and Restoration)**CONTINUED

house, other buildings and driveways on the site with no new impervious surfaces proposed. The 6.03-acre property is located on the east side of Good Hope Road, approximately 500 feet south of its intersection with Briggs Chaney Road in the Upper Paint Branch Overlay Zone and the Upper Paint Branch Special Protection Area (SPA) in the Cloverly Master Plan area. The PFFCPA request is to remove all the existing impervious surfaces and restore the property to a pervious, natural condition to be maintained as an M-NCPPC park. The site will be a conservation park. The removal of approximately 31,193 square feet of the impervious surfaces will be accomplished as part of a mitigation requirement for another project located in the Upper Paint Branch SPA and Overlay Zone, which was approved by the Planning Board on March 23, 2017.

Staff noted that the property is currently improved with a single-family residential house, a barn, a business office, greenhouses, asphalt driveways, and gravel parking areas. Access to the property is from Good Hope Road via two separate driveways. Prior to the Parks Department purchase of the property in 2015, it was operating as a landscape nursery and contractor under a Special Exception CBA-1201A approved by the Planning Board. As a result of this use, there are many areas of fill, gravel deposits, and debris piles on the property. The remainder of the property is undeveloped with existing forest and tree cover. There is a forested stream buffer on the property that is associated with an offsite stream located within the Upper Paint Branch Stream Valley Park to the south. There are no streams, wetlands, 100-year floodplain, steep slopes, or highly erodible soils on the property.

Mr. Don Rohersaugh of Site Solutions offered comments.

There followed a brief Board discussion with questions to staff.