



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, February 1, 2018, at 9:39 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 7:45 p.m.

Present were Chair Casey Anderson, Vice Chair Norman Dreyfuss, and Commissioners Natali Fani-González and Tina Patterson. Commissioner Gerald R. Cichy was necessarily absent.

Items 1, 2, 10, and 9, and Items 4 through 7, discussed in that order, are reported on the attached agenda.

Item 3 was removed from the Planning Board agenda.

The Board recessed for lunch at 12:41 p.m., and following a scheduled tour of the MARC Rail Communities Sector Plan area, and dinner, reconvened at the BlackRock Center for the Arts in Germantown at 7:00 p.m. to receive testimony for Item 8 – Public Hearing for the MARC Rail Communities Sector Plan.

There being no further business, the meeting was adjourned at 7:45 p.m. The next regular meeting of the Planning Board will be held on Thursday, February 8, 2018, in the Montgomery Regional Office in Silver Spring, Maryland.

A handwritten signature in black ink, appearing to read 'James J. Parsons'.

James J. Parsons
Sr. Technical Writer/Editor

**Montgomery County Planning Board Meeting
Thursday, February 1, 2018
8787 Georgia Avenue
Silver Spring, MD 20910-3760
301-495-4600**

1. Consent Agenda

***A. Adoption of Resolutions**

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: There were no Resolutions submitted for adoption.

***B. Record Plats**

Subdivision Plat No. 220180030, National Chatauqua of Glen Echo
R-60 zone, 4 lots; located inside of Vassar Circle, at the intersection of Cornell Avenue;
Bethesda-Chevy Chase Master Plan.

Staff Recommendation: Approval

BOARD ACTION

Motion: FANI-GONZÁLEZ/PATTERSON

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**

1. Extension Request for Mount Prospect, Site Plan No. 820170160 --- Request for a five-week extension to the regulatory clock for the Site Plan review, to construct 186 new one-family dwelling units including 121 detached and 66 attached, 12.5% MPDUs, and up to 17 TDRs, located broadly in the northwest quadrant of the intersections of Quince Orchard Rd, Dufief Mill Rd, and Travilah Rd, 170.77 acres, PD-2 Zone; 2002 Potomac Sub-Region Master Plan.

Staff Recommendation: Approval

2. Kenwood Section 5, Extension of Administrative Subdivision Plan No. 620170080 --- R-90 Zone, 30,682 square feet, Request to extend the review period for a two-lot subdivision, located on the west side of Highland Drive, 150 feet north of Garnett Drive, Bethesda Chevy Chase Master Plan.

Staff Recommendation: Approval of the Extension

3. 8911 and 8915 Burdette Road, Extension of Administrative Subdivision No. 620170070 -- R-200 zone, 2.86 acres, Request to extend review period, located on Burdette Road, approximately 900 feet from the intersection with Bradley Boulevard, Bethesda-Chevy Chase Master Plan.

Staff Recommendation: Approval of the Extension

4. Seneca Farms: Regulatory Review Extension Request, Preliminary Plan No. 120170240 -- Third request to extend the regulatory review period for Preliminary Plan No. 120170240; an Application to create 27 lots for 27 detached one-family dwellings; located on the west side of Seneca Road (MD 112), approximately 900 feet northeast of Springfield Road; 136.67 acres; RC Zone; Potomac Sub-Region Master Plan.

Staff Recommendation: Approval of the Extension

BOARD ACTION

Motion: 1. & 2. FANI-GONZÁLEZ/PATTERSON
3. PATTERSON/FANI-GONZÁLEZ
4. FANI-GONZÁLEZ/DREYFUSS

Vote:

Yea: 1. THROUGH 4. 4-0

Nay:

Other: CICHY ABSENT

Action: 1. Approved the Site Plan Extension cited above.
2. & 3. Approved the Administrative Subdivision Extensions cited above.
4. Approved the Preliminary Plan Extension cited above.

***D. Approval of Minutes**

Planning Board Meeting Minutes of January 11, 2018

BOARD ACTION

Motion: PATTERSON/FANI-GONZÁLEZ

Vote:

Yea: 3-0-1

Nay:

Other: CICHY ABSENT/DREYFUSS ABSTAINED

Action: Approved Planning Board Meeting Minutes of January 11, 2018, as submitted.

10. Legislative Update: HB 285, Department of Transportation – Pedestrian and Bicycle Access to Public Schools – Study

BOARD ACTION

Motion: FANI-GONZÁLEZ/DREYFUSS

Vote:

Yea: 4-0

Nay:

Other: CICHY ABSENT

Action: Voted to support HB 285.

Legal Counsel to the Board briefed the Planning Board on proposed House Bill 285 regarding a study of pedestrian and bicycle access to public schools. Staff noted that this Bill requires that the Maryland Department of Transportation (MDOT) examine pedestrian and bicycle access to public schools throughout the State, identify safety concerns regarding pedestrian and bicycle access to public schools, make recommendations for addressing the safety concerns identified in the study, and report the findings and recommendations to the Governor and the General Assembly no later than September 30, 2020.

There followed a brief Board discussion.

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 briefed the Board on the following ongoing and upcoming Planning Department events and activities: the status of the MARC Rail Communities Sector Plan, with a tour of the Plan area scheduled for this afternoon, and a public hearing scheduled for 7:00 p.m. tonight at the BlackRock Center for the Arts in Germantown; the status of the Bicycle Master Plan; the status of the Master Plan of Highways and Transitways, with a public hearing scheduled for February 15; the status of the Veirs Mill Corridor Master Plan, with the Working Draft of the Plan scheduled to be presented to the Board in March; the recent completion of the Rock Spring Master Plan, White Flint 2 Sector Plan, and the Grosvenor/Strathmore Metro Area Minor Master Plan; an upcoming briefing by a representative from the Federal General Services Administration regarding the proposed expansion of the Food and Drug Administration campus located in White Oak scheduled for February 22; an upcoming Planning Board tour of the MGM Grand and National Harbor properties, accompanied by members of Prince George's Planning Department staff and Mr. Jon Peterson of the Peterson Companies, scheduled for February 8; and the upcoming Makeover Montgomery 4 scheduled for May 9 through May 11, with speaker Mr. Peter Leyden, keynote speaker at the 2017 American Planning Association National Planning Conference in New York City.

Ms. Wright then introduced Molline Jackson, Special Assistant to the Director, who briefly discussed upcoming 2018 Black History Month events, specifically the first event, "The Fight for Environmental Justice: Tools for Community Empowerment," featuring Dr. Sacoby Wilson from the University of Maryland, scheduled for February 2.

Planning Department staff then offered a multi-media presentation and briefly discussed public outreach methods implemented for the Montgomery Hills/Forest Glen Sector Plan, specifically the use of residents' texts to geo-coded phone numbers that are listed on signage located throughout the plan area to gather feedback, the results of which will be integrated into an online feedback map.

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2. Roundtable Discussion

CONTINUED

Ms. Wright then introduced Karen Warnick, Chief of Management Services, who briefed the Board on the recently implemented Employee Mentoring Program, in which senior staff members are paired up with staff members who apply to be mentored. The senior staff members then assist in the development of the mentees' technical, leadership, or other professional skills.

There followed a brief Board discussion.

~~3. **FY19 Resource Conservation Plan and Annual Business Recycling and Waste Reduction Report Presentation** — Required annual presentation of the Resource Conservation Plan and Annual Business Recycling and Waste Reduction Reports. The presentation includes recycling, solid waste, energy expenditures, and budgeting forecast. Presentation will also highlight sustainability and energy/water conservation efforts.~~

~~*Staff Recommendation: Approval of Resource Conservation Plan and Annual Business Recycling and Waste Reduction Reports*~~

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

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

9. Overview of the County Executive’s Recommended FY19-24 Capital Improvements Program for the Department of Parks
Staff Recommendation: Receive Briefing

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefing followed by discussion.

Parks Department staff offered a multi-media presentation and discussed the County Executive’s recommended FY19-24 Capital Improvements Program (CIP) for the Department of Parks. According to staff, the County Executive released his recommended FY19 Capital Budget and six-year FY19-24 CIP on January 16. The Executive’s recommendations, if approved by the County Council, would modify the Department of Parks CIP adopted on October 12, 2017 and transmitted to the County Executive on November 1. Those recommendations include project description forms (PDFs) for each capital project as submitted by the Commission, except that the funding source for the two water quality PDFs, Pollution Prevention and Repairs to Ponds and Lakes and Stream Protection, were switched from the Water Quality Protection Bonds to GO Bonds. The Executive also recommended the addition of a M-NCPPC Affordability Reconciliation PDF that recommends additional reductions and allows the Board to identify those reductions anywhere in the Department’s CIP that would reduce funding for projects funded by Current Revenue by \$1,180,000, M-NCPPC Bonds by \$10,946,000, and General Obligation (GO) Bonds by \$15,516,000. These recommendations will reduce the Parks CIP submission from \$243,497,000 to \$217,035,000 for a 10.9 percent decrease. However, staff noted an inconsistency created by the inclusion of a Current Revenue Adjustment Chart, which the Council uses as a reference when approving Spending Affordability Guidelines (SAG), that does not agree with the affordability PDF. All the PDFs and summary reports in the Executive’s recommended CIP indicated a recommended funding level for current revenue at \$3,790,000 while the chart recommends only \$2,610,000, a difference of \$1,180,000. Omitting this from the affordability PDF was apparently a mistake. The recommended reduction was also left out of all summary reports in the CIP. Staff added that before the Council approves the CIP in May, they will revisit overall Current Revenue county-wide, and make any necessary adjustments in their reconciliation process.

To address the Executive’s recommendation regarding reductions to Current Revenue funded projects, staff recommends that the Board advocate that the Council not require this reduction by M-NCPPC, but to find it elsewhere in the County’s CIP because it was an oversight

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9. Overview of the County Executive's Recommended FY19-24 Capital Improvements Program for the Department of ParksCONTINUED

by the County Office of Management and Budget. In response to the Executive's recommendation for reductions in funding for projects funded by Park and Planning Bonds, staff recommends decreasing the budget for stand-alone projects at Woodside Urban Park by \$500,000 and Hillandale Local Park by \$1,000,000, and delaying improvements to Caroline Freeland Urban Park for four years; and fully funding FY19 and FY20 local park level of effort projects (LOE), but reducing proposed funding increases during FY21 through FY24, to include \$2,000,000 in reductions for acquisition, \$550,000 for ADA compliance, \$315,000 for park refreshers, and \$2,162,000 for Planned Lifecycle Asset Replacement (PLAR) projects. To address the recommendation for the reductions for projects funded with GO Bonds, staff offered four alternatives, with Alternative 1 recommending that the Board advocate that the Council fund water quality capital projects with Water Quality Protection Funding for \$9,500,000 in savings; having the Parks Department provide half of the remaining reductions in the Parks CIP for \$3,000,000 in savings; and advocating that the Council find the remaining reductions elsewhere in the county-wide CIP for \$3,000,000 in savings. Alternative 2 also recommends advocating that the Council fund water quality capital projects with Water Quality Protection Funding, and recommends that the Parks Department provide \$6,000,000 in reductions to the Parks CIP. Alternative 3 recommends funding water quality capital projects with GO bonds, having the Parks Department provide \$10,000,000 in GO bond reductions in the Parks CIP, and advocating that the Council find the remaining \$5,500,000 reductions elsewhere in the County-wide CIP. Alternative 4 recommends funding water quality capital projects with GO bonds, and having the Parks Department provide \$15,500,000 million in GO Bond reductions in the Parks CIP. Staff recommends Alternative 1, with Alternative 4 being the least desirable option.

There followed extensive Board discussion with questions to staff, during which the Board instructed staff to explore a scenario that preserves funding for all LOE projects, with park refreshers as the priorities, and that converts stand-alone projects, specifically Hillandale Local Park, to drastically scaled down park refreshers and PLAR projects during FY21 through FY24. The Board also recommended that staff only submit Alternatives 1 through 3 to the Council, prioritized in that order.

***4. Gilburt Residence, Site Plan Amendment No. 81992023A (Continuation from December 14 meeting) ---** Amendment to a Site Plan for Forest Conservation Plan Purposes. A request to remove 583 square feet of an existing Category II Conservation Easement on Lot 44, Block A, Ashley Hollow, Plat No. 19170; located at 2801 Shadowridge Drive in the RE-2 zone; Olney Master Plan.

Staff Recommendation: Approval with Conditions and Adoption of Resolution

BOARD ACTION

Motion: DREYFUSS/FANI-GONZÁLEZ

Vote:

Yea: 4-0

Nay:

Other: CICHY ABSENT

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

Planning Department offered a multi-media presentation and discussed a Site Plan Amendment request for Forest Conservation Plan purposes, noting that this Item is a continuation of the December 14, 2017, Planning Board meeting, during which the Planning Board voted to defer action on the Site Plan Amendment for the Gilburt Residence project pending continued discussion between staff and the applicant regarding the amount of Category II Conservation Easement to be removed, the potential impacts to the remaining easement area, and the offsite mitigation requirement for the proposed easement removal. Staff noted that the applicant has since submitted a revised proposal that they find acceptable.

Regarding the amount of removed easement, applicant’s revised plan now proposes to remove and relocate only 583 square feet of Category II Conservation Easement, a reduction of 16 percent from that proposed during the previous hearing, by relocating the proposed pool, patio, and retaining wall out of the conservation easement as much as reasonably possible. Also, the applicant has relocated a proposed wooden privacy fence from the middle of the easement to the edge of the easement boundary line closest to the home and pool.

To mitigate the proposed removal of the Category II Conservation Easement, the applicant will compensate at an off-site forest bank at a 4:1 ratio. This will result in the need to purchase mitigation credits equal to 2,332 square feet of planted forest or 4,664 square feet of existing forest from an approved forest mitigation bank.

Staff then discussed minor corrections to the staff report and the conditions of approval.

Mr. Steven Orens, attorney representing the applicant, offered brief comments and concurred with the staff recommendation.

There followed a brief Board discussion.

***5. Edgemont at Bethesda II**

A. Sketch Plan No. 320180030, Edgemont at Bethesda II, CR 2.50 C 0.25 R 2.50 H 75T, CR 2.50 C 0.25 R 2.50 H 150T and the Bethesda Overlay (BOZ) zones, 1.65 acres, Request for a multi-family residential building with up to 301,193 total square feet (115,193 existing square feet to remain) with up to 283 multifamily dwelling units (123 existing units to remain), and an allocation of 138,533 square feet of BOZ density to go toward the Park Impact Payment; located at the corner of Woodmont Avenue and Edgemoor Lane; 2017 Approved and Adopted Bethesda Downtown Plan.

Staff Recommendation: Approval with Conditions and Adoption of Resolution

B. Preliminary Plan Amendment No. 11984058A, Edgemont at Bethesda II, CR 2.50 C 0.25 R 2.50 H 75T, CR 2.50 C 0.25 R 2.50 H 150T and the Bethesda Overlay (BOZ) zones, 1.65 acres, Request for a multi-family residential building with up to 301,193 total square feet (115,193 existing square feet to remain) with up to 283 multifamily dwelling units (123 existing units to remain) and an allocation of 138,533 square feet of BOZ density to go toward the Park Impact Payment; located at the corner of Woodmont Avenue and Edgemoor Lane; 2017 Approved and Adopted Bethesda Downtown Plan.

Staff Recommendation: Approval with Conditions and Adoption of Resolution

BOARD ACTION

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

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

Nay:

Other: CICHY ABSENT

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

B. Approved staff recommendation for approval of the Preliminary Plan Amendment 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 the proposed Sketch Plan and Preliminary Plan Amendment requests to combine two existing lots for the construction of multi-family dwelling units. Staff noted that the project will include an allocation of Bethesda Overlay Zone (BOZ) density. The 1.65-acre site, identified as Lot 15 and parts of Lots 4 and 5, is located on the northwest quadrant of the intersection of Edgemoor Lane and Woodmont Avenue, and is zoned Commercial/Residential (CR) within the Bethesda Downtown

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***5. Edgemont at Bethesda II**CONTINUED

Sector Plan area. Lot 15 is currently developed with an existing 122-unit multi-family apartment building, identified as the Edgemont 1 building, and a below-grade parking structure, both of which will remain unchanged by the applications. Parts of Lots 4 and 5 are developed with an existing single-family dwelling-unit. Lot 15 and parts of Lots 4 and 5 have frontage on Edgemoor Lane, with parts of Lots 4 and 5 also fronting on Woodmont Avenue. Vehicular access to the site is currently provided from Edgemoor Lane via an existing driveway along the western most property boundary of Lot 15, and will remain unchanged by the proposed applications.

The applicant proposes to demolish the existing single-family residence on parts of Lots 4 and 5 and redevelop the property with up to 301,193 total square feet of residential development, including 115,193 square feet in 122 units remaining in the existing 72-foot tall Edgemont I building, to accommodate a total of 282 multi-family dwelling units in a 150-foot tall new residential building, including 15 percent Moderately Priced Dwelling Units (MPDUs). The project also includes an allocation of density from the BOZ of up to 138,533 square feet, with the final amount of purchased density to be determined at the time of Site Plan review. The new building is to be located on Woodmont Avenue, with its entrance at the corner with Edgemoor Lane, and will connect to the existing Edgemont I building via an above-grade, indoor connection on the first floor. As proposed, the project will take advantage of the existing Edgemont I development and garage infrastructure to avoid additional curb cuts. The existing two-level below-grade garage located on Lot 15 will be connected underground to a new below grade garage under the new building, which will provide approximately 74 additional parking spaces. Pedestrian access will be provided via the existing sidewalk network. Staff added that the applicant will provide 2,957 square feet of open space, through either improvements or contributions to off-site open space, the details and precise location of which will be determined at Site Plan review.

Staff did receive one correspondence expressing concern regarding potential issues with compatibility, which staff addressed by noting that the proposed building falls within the allowable density and height of the Sector Plan area.

Ms. Pat Harris, attorney representing the applicant, offered comments regarding the results of the required noise analysis, stating that the 3D noise analysis as submitted should be sufficient, and that the applicant should not be required to complete an on-site contour analysis for the entire site as well.

Mr. Ben Stoll, member of the applicant's team, offered comments.

There followed extensive Board discussion with questions to staff and Mr. Stoll, during which the Board instructed staff to include an additional condition of approval to the Sketch Plan requiring additional discussion between staff and the applicant regarding the noise analysis, in order to aid the applicant in submitting a noise analysis that is acceptable to staff.

***6. Fenton Street Site Plan Amendment, Site Plan Amendment No. 82013005B --- CBD-1, CBD-0.5, and Fenton Village Overlay Zone, 2.7 acres, Request to add rooftop terrace to the multi-family building, modify landscape and lighting details, phase construction of the church building, change public art feature, and add generator exhaust flue to roof of the multi-family building; located in the southeast quadrant of the intersection with Wayne Avenue and Fenton Street, Silver Spring CBD Sector Plan.**

Staff Recommendation: Approval with Conditions and Adoption of Resolution

BOARD ACTION

Motion: FANI-GONZÁLEZ/PATTERSON

Vote:

Yea: 4-0

Nay:

Other: CICHY ABSENT

Action: Approved staff recommendation for approval of the Site Plan Amendment 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 Limited Site Plan Amendment request to modify the approved building architecture and site design for a multi-family building and a church, as well as the approved landscaping, public art, and phasing of the church building. The 2.7-acre site, which consists of two recorded lots, one for each element of the project, is located on the southwest quadrant of the intersection of Wayne Avenue and Fenton Street, with a third frontage on Bonifant Street, and is split-zoned Central Business District (CBD) within the Fenton Village Overlay Zone of the Silver Spring CBD Sector Plan area, and Residential within the North and West Silver Spring Master Plan area. According to staff, the Planning Board approved the Project Plan for 18,650 square feet of retail, 215,660 square feet of residential development for a maximum of 259 dwelling units, including 12.5 percent Moderately Priced Dwelling Units (MPDUs), and 29,228 square feet of institutional use for a religious institution in July 2012, with the Preliminary and Site Plans approved in February and March of 2013, respectively.

For the church building, the applicant proposes to relocate a piece of public art from the southwest corner of the church to a paseo located at the northwest portion of the building, and to replace the approved art piece with a new sculpture that is roughly the same size. The applicant is also requesting to construct the church in two phases, the first of which is currently under construction and comprises the Wayne Avenue façade, chapel, playground, and the majority of the church footprint at the ground level. Phase II will build upon the Phase I footprint and will

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***6. Fenton Street Site Plan Amendment, Site Plan Amendment No. 82013005B**CONTINUED

include a small expansion on the Bonifant Street façade to construct the previously approved church building, including the sanctuary. The applicant is also requesting minor landscaping modifications.

Staff then briefly discussed modifications to the Forest Conservation Plan, which includes a slight increase to the afforestation requirement. The applicant has also submitted a variance request to impact but not remove four high-priority trees. Staff does not recommend mitigation plantings for variance trees that are retained and not overly impacted. Staff added that they did receive approval of the variance request from the County Arborist.

Staff then discussed minor corrections to the conditions of approval, and noted the applicant has requested that condition 15 be revised to state that all overhead utilities on the Wayne Avenue, Fenton Street, and Bonifant Street frontages must be underground prior to release of any associated bond for that work, rather than prior to issuance of the final use and occupancy certificate.

Mr. Scott Wallace, attorney representing the applicant, offered comments and concurred with the staff recommendation.

There followed a brief Board discussion.

***7. Glen Echo Heights (Dahlonge), Preliminary Plan Amendment No. 12012010A --- R-90 Zone, 0.58 acres, Amendment request to revise the limits of disturbance for the construction of 2 one-family detached dwellings; located on the north side of Dahlonge Road, approximately 300 feet west of Wiscasset Road, Bethesda-Chevy Chase Master Plan.**

Staff Recommendation: Approval with Conditions

BOARD ACTION

Motion: FANI-GONZÁLEZ/PATTERSON

Vote:

Yea: 4-0

Other: CICHY ABSENT

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

Planning Department staff offered a multi-media presentation and discussed a proposed Preliminary Plan Amendment request to modify the limits of disturbance and associated Tree Save Plan for the construction of two single-family detached dwellings. The 0.58-acre site, comprised of two platted lots, is located on the north side of Dahlonge Road, approximately 300 feet west of its intersection with Wiscasset Road, and is zoned Residential within the Bethesda-Chevy Chase Master Plan area, as well as the Potomac Direct Watershed. The property is currently developed with a single-family dwelling and a large shed, and contains approximately nine specimen trees located along the site boundary. Other significant and minor-size trees are also associated with the property. According to staff, the Planning Board approved the Preliminary Plan to create two lots on 0.58 acres of land in April 2013. Since that time, the original owner has sold the property, and two trees protected by the Tree Save Plan are in declining health.

The applicant proposes to revise the approved limits of disturbance and associated Tree Save Plan for the construction of two single-family detached dwellings. The modifications also include the demolition, rather than retention, of the existing single-family home. All increased tree clearing over the previously approved amount is offset by the inclusion of a Category II Conservation Easement that will provide long-term protection of existing and supplemental trees. Staff did receive three letters of opposition to the proposed amendment expressing concerns generally related to excessive tree removal and the associated negative effects on the screening, character, and environment. However, staff noted that the letters were sent in response to the initial submission, which showed the clearing of nearly every tree onsite and proposed severe impacts to some of the neighboring offsite trees. Staff believes that the proposed Category II Conservation Easement provides a balanced level of tree preservation that addresses the concerns of the neighbors.

Mr. Eric B. Tidd, engineering consultant representing the applicant, offered comments. There followed a brief Board discussion.

8. MARC Rail Communities Sector Plan Public Hearing

Staff Recommendation: Receive public testimony on the Public Hearing Draft of the MARC Rail Communities Sector Plan

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received testimony.

A VERBATIM TRANSCRIPT OF THIS ITEM IS AVAILABLE IN THE MONTGOMERY COUNTY REGIONAL OFFICE OF THE PARK AND PLANNING COMMISSION IN SILVER SPRING, MARYLAND.