



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, October 4, 2018, at 9:04 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 4:22 p.m.

Present were Chair Casey Anderson and Commissioners Natali Fani-González, Gerald R. Cichy, and Tina Patterson.

Vice Chair Norman Dreyfuss was necessarily absent.


Items 1 through 6 are reported on the attached agenda.


The Board recessed for lunch at 1:08 p.m. and reconvened in the auditorium at 1:53 p.m.

Items 7 and 8 are reported on the attached agenda.

Item 9 was removed from the Planning Board agenda.

There being no further business, the meeting was adjourned at 4:22 p.m. The next regular meeting of the Planning Board will be held on Thursday, October 11, 2018, 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, October 4, 2018
8787 Georgia Avenue
Silver Spring, MD 20910-3760
301-495-4600**

1. Consent Agenda

***A. Adoption of Resolutions**

1. Patient First Milestone Site Plan 81994029E – MCPB No. 18-092

BOARD ACTION

Motion: CICHY/FANI-GONZÁLEZ

Vote:

Yea: 4-0

Nay:

Other: DREYFUSS ABSENT

Action: Adopted the Resolution cited above, as submitted.

***B. Record Plats**

Subdivision Plat No. 220180650, Son of David Congregation -- RE - 2 zone, 1 lot; located on the north side of Norbeck Road (MD 28), 290 feet east of the Intercounty Connector (MD 200); Olney Master Plan.

Staff Recommendation: Approval

BOARD ACTION

Motion: CICHY/PATTERSON

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**

1. 12500 Ardennes Avenue, Sketch Plan No. 320180200, Regulatory Extension Request No. 2---Request to extend the regulatory review period from October 4, 2018 to February 7, 2019; for a 149,134 square foot (198,718 square feet with replacement MPDU and WFHU density, 225 units, 15% MPDUs) multi-family building, including structured parking, street activating public open space and private amenity uses; located at the southwest quadrant of the intersection of Ardennes Avenue and Twinbrook Parkway; on approximately 1.73 acres of land zoned CR-2.0, C-1.5, R-2.0, H-145T; within the 2009 Twinbrook Sector Plan area.

Staff Recommendation: Approval of the Extension Request

BOARD ACTION

Motion: FANI-GONZÁLEZ/CICHY

Vote:

Yea: 4-0

Nay:

Other: DREYFUSS ABSENT

Action: Approved staff recommendation for approval of the Sketch Plan Extension request cited above.

***D. Approval of Minutes**

Planning Board Meeting Minutes of September 20, 2018

BOARD ACTION

Motion: CICHY/PATTERSON

Vote:

Yea: 4-0

Nay:

Other: DREYFUSS ABSENT

Action: Approved Planning Board Meeting Minutes of September 20, 2018, 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 Mike Riley briefed the Board on the following ongoing and upcoming Parks Department events and activities: the ribbon-cutting ceremony for the new Joan and John O'Rourke Greenhouse held on September 21 at Brookside Gardens; the Park Police Promotional Ceremony held on September 12, during which the Montgomery County Division celebrated eight newly promoted captains, lieutenants, and sergeants; the Rails-to-Trails Conservancy Rail-Trail Champion Awards ceremony held on October 2 on the Capital Crescent Trail, at which Mr. Pete Raynor received the 2018 Doppelt Family Rail-Trail Champion Award; the Yappy Hour and pop-up dog park event held on September 20 in downtown Bethesda; the kick-off of the Fall/Winter Parks Speaker Series event held on October 3, which featured Mr. David Barth, planner and landscape architect, who offered a presentation and workshop on creating high-performance public spaces; the status of the Enterprise Division tennis facility and ice rink autumn lesson series, for which the enrollment has continued to increase yearly; the Friends of Brookside Gardens Fall Plant Sale fundraising event held on September 8 and 9; the recent arrest by members of the Park Police Community Response Team of three individuals suspected in eight cases of theft at the Germantown Indoor Swim Center; the recent positive online reviews by patrons who have rented the Lodge at Little Seneca Creek as the venue for either their wedding ceremonies, receptions or both; the PawPaw Festival event held on September 8 at Meadowside Nature Center; the Parks Half Marathon event held on September 8; the screening of the documentary film *Led Zeppelin Played Here* held on September 7 at Brookside Gardens; the status of the Archaeology Summer Camp Program, which ran for nine weeks this past summer; and the observance of Disability Employment Awareness Month, with several staff members scheduled to attend the Disabilities and Reasonable Accommodations in the Workplace: Awareness, Etiquette, and the Law workshop conducted by the Maryland Commission on Civil Rights later this month.

Mr. Riley then briefly discussed the following upcoming events: the ribbon-cutting ceremony for the new PEPCO Trail scheduled for October 5; the MoCo Epic Bike Ride event scheduled for October 6 and 7 at South Germantown Recreational Park; the Harvest Festival

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2. Roundtable Discussion

CONTINUED

event scheduled for October 6 at the Agricultural History Farm Park; the ribbon-cutting ceremony for the Good Hope Recreation Center scheduled for October 6; the Cider Days event scheduled for October 13, 14, and 20 at the Locust Grove Nature Center; and the ribbon-cutting ceremony for the re-opening of the Mayor Jayne H. Plank Kensington Cabin scheduled for October 20 at Kensington Cabin Local Park.

There followed a brief Board discussion with questions to staff.

3. Briefing on the Parks Department's Public-Private Partnerships

- 1) Public-Private Partnerships: Value Added to Montgomery Parks
- 2) Park Property Under Lease: Program Administration and Revenue

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

Parks Department staff offered a multi-media presentation and briefed the Board on the Parks Department's Public Private Partnerships, the Property Management (PM) program, and lease revenue. According to staff, approximately 20 independent non-profit and small business groups are working to improve parks and expand the services provided to the public on parkland. The partnerships in Montgomery Parks consists of volunteer-focused alliances with groups like the Retired and Senior Volunteer Program (RSVP) and the Marriott Corporation, various friend groups that are managed by Volunteer Services within the Public Affairs and Community Partnerships (PACP) Division, and long-term public-private partnerships managed by the Community Partnerships Manager in PACP. These include groups like GoApe, Soccerplex, Tennisplex, Potomac Horse Center, and Red Wiggler Community Farm, among others. Before being considered for partnership with the Department, prospective public-private partners must demonstrate a mission that is consistent with the mission of the Department, a level of expertise and resources unavailable to the Department that will further the Department's mission, a strategic or business plan that supports the objectives of the prospective partner, the ability to enter into a long-term legal agreement with the Commission, and good standing with the State of Maryland. The current Parks Department public-private partners employ over 150 people, utilize more than 350 volunteers, and provide over \$25,000,000 in services with private funds. The public-private partnerships also contribute approximately \$350,000 in payments to the Department, derived from either rent or maintenance payments dictated by the terms of each unique legal agreement.

Staff then discussed the administration of the PM program, noting that as part of the Facilities Management Division (FM), it administers 131 leases for the use of Montgomery Parks property, including rental homes, buildings, agricultural facilities, telecommunications facilities, tennis bubbles, and equestrian facilities, among others. Staff noted that a typical agreement is no longer limited to a lease, with the inventory now reflecting a diverse range of leases, licenses,

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3. Briefing on the Parks Department's Public-Private PartnershipsCONTINUED

development agreements, permits, operating agreements, and Memoranda of Understanding (MOUs). The PM program also administers certain leases on behalf of the Enterprise Division, including the collection of \$800,000 in lease revenue and managing the day-to-day tenant compliance and lease activities. The PM has also been responsible for coordinating tenant maintenance needs, capital improvement needs, and the demolition of approximately ten structures each year since 2004. Staff noted that the challenges currently impacting the work program include ongoing budget strategies and reprioritization of funds that put limitations on new maintenance and repairs for existing aged infrastructure; extreme weather events that cause a diversion of resources; the tightening of regulations regarding Occupational Safety and Health Administration compliance, lead paint abatement, pollution, stormwater, Americans with Disabilities Act compliance, and fire codes; the rising costs associated with construction plans and permits; water intrusion in old buildings; seemingly small repairs that lead to larger projects; properties that are not always equal in market comparison due to their age, lack of public transportation, lack of modern appliances, or scaled down amenities; and revenue that is not keeping pace with rising maintenance costs.

There followed extensive Board discussion with questions to staff.

4. Veirs Mill Corridor Master Plan – Worksession #5

Staff Recommendation: Discuss and Provide Guidance to Staff

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefing followed by discussion.

Planning Department staff offered a multi-media presentation and continued the discussion begun at the September 20 worksession regarding the transportation recommendations for the Veirs Mill Corridor, specifically the pedestrian, bicycle, and transit recommendations. According to staff, the Veirs Mill Corridor Master Plan envisions the transformation of Veirs Mill Road from a motor-vehicle dominated street to a safe, efficient, and comfortable complete street that serves pedestrians, bicyclists, transit users, and motorists, and connects communities to transit, neighborhood uses, and community facilities. The transportation recommendations seek to increase safety for all road users and prioritize improvements for pedestrians, bicyclists and transit users. The Plan's short-term recommendations are to improve pedestrian infrastructure for the length of Veirs Mill Road and on residential streets that provide a connection between existing and proposed transit and to schools, parks and community facilities, and to provide an interim continuous bicycle network along Veirs Mill Road and parallel streets to provide a connection between existing transit and community uses. With the design and implementation of long-term redevelopment or infrastructure projects, such as bus rapid transit, long-term recommendations include providing a combination of dedicated bicycle facilities on Veirs Mill Road and select intersecting streets to align with the 2018 Bicycle Master Plan network.

Staff then discussed pedestrian network recommendations, which include additional safety measures to be implemented at the existing signals and marked crosswalks, and new or improved protected crossings prioritized based on the distance between existing signalized crossings, proximity to community uses and transit stops, existing transit ridership, and limited crash data. In order of prioritization, the sites recommended for new protected crossings include Turkey Branch Parkway at the Matthew Henson Trail crossing, Valleywood Drive, Norris Drive, and Arbutus Avenue. Following discussion with staff from the Maryland Department of Transportation State Highway Administration (SHA) and Montgomery County Department of Transportation (MCDOT) regarding the proposed new protected crossings, Planning Department and Sabra, Wang & Associates Consulting staff conducted an initial signal warrant analysis for

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4. Veirs Mill Corridor Master Plan – Worksession #5CONTINUED

each of the recommended locations. The analyses indicated that some level of traffic control is warranted only at Norris Drive and the Matthew Henson Trail crossing. In an effort to retain the protected crossing at Arbutus Avenue, Sabra, Wang & Associates staff recommended consolidating and relocating the existing bus stops located at Centerhill Street and Valleywood Drive, along with the proposed protected crossing at Valleywood Drive, to Andrew Street. Following a brief discussion, the Board supported the proposed revision. Staff then briefly discussed revisions to the pedestrian network recommendations in the Public Hearing Draft, as detailed in the September 27 technical staff report. Staff then discussed a Pedestrian Level of Comfort Analysis, which identified inadequate locations in the walking network by evaluating such factors as volume of traffic, posted speed limit, presence and width of a walkway, presence and width of a buffer with traffic, number of lanes to cross, channelized right turn lanes, presence of a pedestrian refuge island, presence of a traffic signal, presence of a marked crosswalk, and any right turn on red restrictions. Connectivity was also analyzed, with initial results indicating that under existing conditions, overall pedestrian connectivity is currently at 49 percent, with a projected increase to 59 percent following implementation of the Plan's short-term recommendations, and 84 percent with the Plan's long-term recommendations, with the greatest pedestrian area-wide connectivity improvements projected to occur in the Connecticut/Randolph District.

Staff then discussed transit recommendations, noting that bus stop connectivity was also analyzed. Under existing conditions, overall bus stop connectivity is at 0.0 percent, with a projected increase to 5.0 percent following implementation of the Plan's short-term recommendations, and 74 percent with the Plan's long-term recommendations. The transit network recommendations include improving the quality of and access to existing bus stops and future Bus Rapid Transit (BRT) stations, supporting the alignment and implementation of the short-term BRT alternative, constructing all sidewalks and interim bikeways to provide safe and convenient access to BRT stations, advancing planning and design for the long-term BRT alternative identified in the Veirs Mill Road Bus Rapid Transit Study, relocating the proposed BRT station from Parkland Drive to Robindale Drive, and evaluating the proposed BRT station locations to prioritize those that have proximity to higher density land uses and community facilities, and potential for near-term redevelopment. Staff then briefly discussed revisions to the transit network recommendations in the Public Hearing Draft, as detailed in the September 27 technical staff report.

The next steps for the Plan include a worksession scheduled for November 29, during which staff will present the results of additional transportation modeling.

Messrs. Andrew Bossi and Corey Pitts from MCDOT offered comments.

There followed extensive Board discussion with questions to staff and Messrs. Bossi and Pitt, during which the Board instructed staff to prepare a letter to SHA that includes the graphics from the staff report which demonstrate that the warrant requirements for all the recommended new signalized crossings are met. The Board also instructed staff to include additional language in the Plan recommending additional signage and wayfinding.

5. Montgomery County Bond Sale

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefing.

Secretary-Treasurer Joe Zimmerman noted that the Commission recently approved the issuance of up to \$15,000,000 of new money for the purpose of funding the Capital Improvements Program, and that a request to approve the lowest interest rate bid for the purchase of the bonds is now before the Planning Board. Mr. Zimmerman noted that the bids were evaluated by Davenport Public Finance Company, who is advising his office in this matter. Seven bids were received, the lowest of which is 3.159037 percent of true interest cost. Mr. Zimmerman added that closing for the sale of the bonds is scheduled for October 18.

There followed a brief Board discussion.

6. **Poplar Grove: Sketch Plan No. 320180220**---Application for up to 1,206,000 square feet (1.02 FAR) of development, including up to 686,000 square feet (0.58 FAR) of residential (including a minimum 12.5% MPDUs), and up to 520,000 square feet (0.44 FAR) of commercial uses on 19.41 acres of net lot area located on the east side of Century Boulevard between Father Hurley Boulevard and the future Dorsey Mill Road; CR 2.0, C-1.75, R-1.0, H-145T and Germantown Transit Mixed Use Overlay Zone; 2009 Germantown Employment Area Sector Plan.

Staff Recommendation: Approval with Conditions

BOARD ACTION

Motion: CICHY/FANI-GONZÁLEZ

Vote:

Yea: 4-0

Nay:

Other: DREYFUSS ABSENT

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

Planning Department staff offered a multi-media presentation and discussed a proposed Sketch Plan request to construct up to 1,206,000 square feet of mixed-use development on a 19.41-acre, four-parcel site that is located on the east side of Century Boulevard and zoned Commercial/Residential in the Germantown Transit Mixed Use Overlay Zone of the Germantown Employment Area Sector Plan area. The property is currently undeveloped and is mostly rolling meadow with a hedge row dividing it. A stormwater management pond providing stormwater treatment for Century Boulevard is located on the southern portion of the site. Located in the far northern portion, adjacent to the right-of-way for the future Dorsey Mill Road, is a fenced cemetery with gravestones identifying members of the Waters Family, which dates back to the mid-1800s.

Staff noted that the project falls within County Ordinance 18031 for burial sites, which was passed last year. Under advisement from Historic Preservation staff, both Montgomery County Department of Transportation (MCDOT) and the applicant carried out preliminary investigations performed by consultants using ground penetrating radar to determine if any anomalies exist in the soil, potentially signifying archeological resources existing beyond the identified boundary of the cemetery. The MCDOT study identified several anomalies within the right-of-way for Dorsey Mill Road, many of which could be human remains based on the size, shape and depth of the identified anomaly. Multiple anomalies were also identified in the northern portion of the property. These anomalies and the area bordering the known cemetery

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6. Poplar Grove: Sketch Plan No. 320180220CONTINUED

will require further investigation by the applicant before construction work can commence on the property. As the project proceeds through future steps in the development application process, the source of the discovered anomalies will be identified, and if any are determined to be burial sites, a detailed analysis and future coordination will occur between Historic Preservation staff, the State of Maryland, and the applicant's team to determine the best way to protect the resources.

The applicant proposes to construct up to 686,000 square feet of residential uses, including 12.5 percent Moderately Priced Dwelling Units (MPDUs), and 520,000 square feet of commercial uses in a new transit-oriented mixed-use community. The majority of the proposed commercial density will be located within office buildings on the northern portion of the property, closest to a future Corridor Cities Transitway (CCT) station, with additional commercial retail uses to be located centrally as stand-alone commercial sites and as possible ground floor retail in a multi-family residential building. The residential density is proposed to be split into two areas on either side of the retail center and is proposed as a combination of multi-family housing and townhouse dwellings. Parking will be provided in a series of underground parking garages. The proposed development will be organized into four districts identified as the North and South Townhome Neighborhood Districts, the Maker District, and the Mixed-Use Transit District, all of which will be connected by a new public street identified as the Garden Street. All internal public streets will be accessed via Century Boulevard. Common and public open space will be provided through courtyard areas within the North and South Townhome Neighborhood Districts, a large plaza and the Waters Memorial Park in the Mixed-Use Transit District, a linear garden and amenity area along Garden Street, and a gardening and amenity area at the southern portion of the property adjacent to the existing stormwater facility. Staff added that the development will be completed in three phases, and the applicant is requesting that limited interim uses be allowed between phases 2 and 3.

Staff then briefly discussed minor corrections to one of the conditions of approval.

Ms. Nicole Totan, member of the applicant's team, offered a multi-media presentation and offered comments.

Ms. Heather Dlhopsky, attorney representing the applicant, also offered comments and concurred with staff recommendation with the exception of Condition 10j., which requires the applicant to provide a location for future CCT park-and-ride parking for up to 250 vehicles, and to commission a maximum three-year long study coordinated by MCDOT regarding the needs, timing, and funding of the potential CCT parking sites at Preliminary Plan review. Ms. Dlhopsky requested to revise the condition to allow the date of the three-year study to begin from the date of Sketch Plan approval, and to state that if the applicant finds a user for the portion of the property that is subject to the three-year study, the applicant will be allowed to return to the Planning Board prior to the conclusion of the study with a Site Plan for a determination as to whether the CCT park-and-ride should be incorporated into the site.

Mr. Martin Winfield of Blossom Hill Way and Ms. Susan Soderberg, representing the Germantown Historical Society, offered testimony.

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6. Poplar Grove: Sketch Plan No. 320180220

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Ms. Rebecca Torma and Mr. Dan Hibbert from MCDOT also offered comments.

There followed extensive Board discussion with questions to staff, Ms. Totan, Ms. Dlhopsky, Ms. Torma, and Mr. Hibbard, during which the Board accepted Condition 10j. as revised by the applicant. The Board also recommended that the applicant and MCDOT staff continue discussion regarding the provision of interim parking for the future CCT station, and that prior to Preliminary Plan review, staff and MCDOT staff explore ways to ensure that Kinster Drive will remain neighborhood compatible while still offering connectivity.

***7. Cabin John Village, Preliminary Plan No. 120180120**---Request to subdivide the Subject Property into fifty-nine (59) lots for 59 townhouses and two (2) platted parcels for 300,000 square feet of retail/office uses (240,915 sq. ft. already existing) and, one parcel for forest conservation/stormwater management, and three (3) parcels for private streets from three (3) platted parcels and one (1) un-platted parcel; located on the northeast corner of Seven Locks Road and Tuckerman Lane, 25.32 acres, CRT-0.75, C-0.5, R-0.25, H-35 and R-90, Zone, 2002 Potomac Master Plan.

Staff Recommendation: Approval with Conditions

BOARD ACTION

Motion: CICHY/FANI-GONZÁLEZ

Vote:

Yea: 4-0

Nay:

Other: DREYFUSS ABSENT

Action: Approved staff recommendation for approval, subject to revised conditions discussed during the meeting, and as stated in the attached adopted Resolution.

Planning Department staff offered a multi-media presentation and discussed a Preliminary Plan request for the proposed Cabin John Village project, as per the September 21 technical staff report. Staff noted that the request is to subdivide a 25.32-acre property located on the northeast corner of Seven Locks Road and Tuckerman Lane in the Potomac Master Plan area. The proposed subdivision would include 59 lots for 59 townhouses; two platted parcels for 300,000 square feet of retail and office uses, with an existing 240,915-square feet shopping center; one parcel for forest conservation/stormwater management; and construction of new private streets from three platted parcels and one un-platted parcel. Staff noted that according to the Master Plan recommendations, the proposed project should provide a pedestrian-friendly mixed-use village center consisting primarily of retail uses but should also include offices, housing, open space, and small-scale entertainment.

Staff also noted that the project will be constructed in three phases while the commercial center continues to operate. Historical data reference a potential unmarked cemetery in the property’s vicinity, and the applicant has provided a cemetery assessment, which indicates that there is no evidence of a cemetery on the property. Staff has met with residents on multiple occasions regarding the proposed project and addressed their concerns regarding significant increase in traffic, insufficient parking, the buffer between their homes and the proposed development, and the shopping center becoming more of a regional center than a neighborhood center.

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***7. Cabin John Village, Preliminary Plan No. 120180120**CONTINUED

Staff added that the property also has environmental issues due to an existing gas station on Parcel C. Soil contamination has occurred which is regulated by the Oil Control Program with the Maryland Department of Environment (MDE). In addition, a previous dry-cleaning facility on Parcel D created additional soil contamination for which MDE has issued a *No Further Requirements Determination* in 2005, which restricts residential land uses. These environmental constraints limit where the applicant can build a residential development.

Staff also briefly discussed the Forest Conservation Plan and noted that the applicant submitted a variance request on September 7, 2018, which will allow him to impact but not remove ten protected trees that are considered high priority for retention. Staff forwarded the request to the County Arborist but has not received a reply as of today. Staff recommends that the variance be granted with no additional mitigation requirement.

Staff then discussed proposed frontage improvements as part of the project, including a 10-foot wide side path between Seven Locks Road and Angus Place, and a 5-foot sidewalk between Angus Place and the entrance to the picnic area and parking lot at Cabin John Regional Park.

The following speakers offered testimony: Mr. Norman Leventhal of Potomac Crest Drive and Vice President of the Potomac Crest Homeowners Association; Mr. Jerry Garson of Raymond Lane and President of the Seven Locks Civic Association; Mr. William (Bill) Wydro of Charen Lane and representing the Regency Estates Citizens Association, Inc.; Ms. Natalie Fishman of Lochinver Lane; Ms. Debra Ornstein Jacobs of Coddle Harbor Lane and member of the Inverness Association; Ms. Linda Rich Wanerman of Coddle Harbor Lane and member of the Inverness Association; Mr. Howard Troffkin of Ivymount Terrace; Mr. Ronald J. Stern of Seven Hill Lane and President of the Hilltop Estates Civic Association; Mr. Miles Grody of Coddle Harbor Lane and member of the Inverness Association; and Mr. Norman Gelman of Turncrest Drive.

Ms. Beth Dennard and Ms. Rebecca Torma of Montgomery County Department of Transportation (MCDOT) offered comments and answered questions from the Board.

Legal Counsel to the Board clarified the requirement for the applicant to apply the recommendations of the Traffic Mitigation Agreement (TMAG).

Ms. Erin E. Girard, attorney representing the applicant, introduced Ms. Katie Bucklew of Cabin John/Edens LLC., Mr. Isaac Abraham and Mr. Jack F. McLaurin of EYA Development Co., discussed the proposed project and concurred with the staff recommendation.

There followed extensive Board discussion, including funding issues for road improvements and additional traffic signals, with questions to staff, Ms. Girard and MCDOT representatives.

***8. Preliminary Plan No. 120180030, Bannockburn-7009 Wilson Lane---R-200 zone, 4.41 acres, Request to create 2 lots: One lot for the existing single-family dwelling unit and one lot for the existing church; located at 7009 Wilson Lane; Bethesda Chevy-Chase Master Plan.**

Staff Recommendation: Approval with Conditions

BOARD ACTION

Motion: FANI-GONZÁLEZ/PATTERSON

Vote:

Yea: 4-0

Nay:

Other: DREYFUSS ABSENT

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

In keeping with the June 26 technical staff report, Planning Department staff offered a multi-media presentation and discussed a Preliminary Plan request for the proposed Bannockburn project. The request is to create two lots, with one lot occupied by an existing single-family dwelling unit and one lot by an existing church on a 4.41-acre property located on Wilson Lane in the Bethesda/Chevy-Chase Master Plan area. Staff noted that the application review period for this Preliminary Plan was extended four times in 2018 by the Planning Department Director. The property contains numerous environmentally sensitive resources such as steep slopes, highly erodible soils, forests, and mature trees. The Forest Conservation Law and the Environmental Guidelines, as well as the Subdivision Code and the Master Plan have all aligned goals and recommendations and priorities to protect such environmentally sensitive areas, and the proposed project substantially conforms to these goals and recommendations. The proposed plan addresses both the existing site conditions and anticipates future development made possible by the subdivision.

Staff added that as part of the Forest Conservation Plan approval, the applicant will install boundary signposts to demarcate the forest conservation easement areas and install a section of split-rail fence to protect portions of the easement areas which are closest to the maintained lawns. Since no construction work is proposed, the request is not subject to a variance at this time. However, prior to any clearing, grading or demolition associated with either of the lots, the applicant must obtain the Planning Department approval.

Ms. Soo Lee-Cho, attorney representing the applicant, Mr. Todd McCreight, also present, introduced Mr. David McKee, member of the applicant's team, discussed the proposed request and concurred with the staff recommendation.

Ms. Eileen Vogel of Laverock Lane, abutting property owner, offered testimony.

There followed a brief Board discussion with questions to staff and Ms. Lee-Cho.

~~9. Beach Drive Bridge (M-PK24) over Silver Creek—Mandatory Referral MR 2019001—Applicant: Montgomery County Department of Transportation. Project: Review of Bridge Replacement Project M-PK24, Beach Drive over Silver Creek—REMOVED~~

~~Staff Recommendation: Approval with Comments~~

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

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