



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 27, 2020, at 9:20 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 4:41 p.m.

Present were Chair Casey Anderson, and Commissioners Gerald Cichy and Partap Verma.

Vice Chair Natali Fani-González and Commissioner Tina Patterson joined the meeting at 9:25 a.m. and 9:30 a.m., respectively.

Item 1, the Consent Agenda Item, is reported on the attached agenda.

At 9:40 a.m., the Montgomery County Planning Board and the Prince George's County Planning Board held a special teleconference meeting as The Maryland-National Capital Park and Planning Commission, to discuss proposed Legislation and proposed amendments to House Bill 1249: I-495 and I-270 P3, Item 9 on the Planning Board Agenda.

Items 2, 5 and 4, discussed in that order, are reported on the attached agenda.

Discussion of Item 2, the 2020-2024 Subdivision Staging Policy (SSP) – Transportation Element Initiatives, which the Board temporarily interrupted to take up Item 4, and concluded after discussion of Item 4, and before the lunch break.

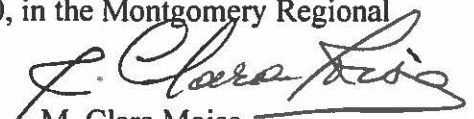
Item 3 was removed from the Planning Board agenda.

The Planning Board recessed for lunch at 1:26 p.m. and reconvened in the auditorium at 2:04 p.m.

Items 6 through 8 are reported on the attached agenda.

Vice Chair Natali Fani-González left the meeting at 3:55 p.m. before discussion of Item 7.

There being no further business, the meeting was adjourned at 4:41 p.m. The next regular meeting of the Planning Board will be held on Thursday, March 5, 2020, in the Montgomery Regional Office in Silver Spring, Maryland.


M. Clara Moise
Sr. Technical Writer/Editor

Montgomery County Planning Board Meeting
Thursday, February 27, 2020
8787 Georgia Avenue
Silver Spring, MD 20910-3760
301-495-4600

1. Consent Agenda

***A. Adoption of Resolutions**

1. Lidl Montgomery Village Whetstone Ctr. - Preliminary Plan 120200020 – MCPB No. 20-007
2. Lidl Montgomery Village Whetstone Center - Site Plan 820200030 – MCPB No. 20-008

BOARD ACTION

Motion: CICHY/VERMA

Vote:

Yea: 3-0

Nay:

Other: FANI-GONZÁLEZ & PATTERSON ABSENT

Action: Adopted the Resolutions cited above, as submitted.

***B. Record Plats**

Subdivision Plat No. 220081280, McCormick's Addition to Horizon Hill -- RE-2 zone; 2 lots; located in the southwest quadrant of the intersection of Glen Mill Road and Red Barn Lane; Potomac Subregion 2002 Master Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220170130, Somerset Heights -- R-60 zone; 1 lot; located on the south side of Dorset Avenue, 250 feet west of the intersection with Surrey Street; Bethesda-Chevy Chase Master Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220200010, Glen Mill Knolls - RE-2 zone, 1 lot; located on the north side of Tanager Lane, approximately 1,500 feet west of Glen Mill Road; Potomac Subregion 2002 Master Plan.

Staff Recommendation: Approval

BOARD ACTION

Motion: CICHY/VERMA

Vote:

Yea: 3-0

Nay:

Other: FANI-GONZÁLEZ & PATTERSON ABSENT

Action: Approved staff recommendation to approve the Record Plats cited above, as submitted.

C. Other Consent Items*1. Downtown Silver Spring**

A. Project Plan Amendment No. 91998005C, Extension Request No. 2 -- CBD-0.5, CBD-1, CBD-2, CBD R-2, 0.21 acres, Request to extend review period from ~~January 30~~ March 19, 2020 to April 30, 2020; located within the blocks bounded by Colesville Road, Georgia Avenue, Cedar Street, and Wayne Avenue; Silver Spring CBD Sector Plan

Staff Recommendation: Approval of Extension Request

B. Site Plan Amendment No. 81999002M, Extension Request No. 1 -- CBD-0.5, CBD-1, CBD-2, CBD R-2, 0.21 acres, Request to extend review period from ~~January 30~~ March 19, 2020 to April 30, 2020; located within the blocks bounded by Colesville Road, Georgia Avenue, Cedar Street, and Wayne Avenue; Silver Spring CBD Sector Plan.

Staff Recommendation: Approval of Extension Request

2. Kiddie Academy Preliminary Plan Amendment 12001077A, Extension Request No. 3 -- CR-1.5 C-1.0 R-1.5 H-60 T, 0.59 acres, Request to extend the review period from February 28, 2020 to March 26, 2020; located on Sligo Avenue, 100 feet northeast of Fenton Street; within the 2000 Silver Spring CBD Sector Plan Area.

Staff Recommendation: Approval of Extension Request

3. Key Bridge Estates, Preliminary Plan 120190170, Regulatory Extension Request No. 2 - Request to extend the regulatory review period from March 2, 2020 to May 2, 2020; to create six residential lots and one out-lot; located at 1415 Smith Village Road, approximately 1500 feet east of Randolph Road, on approximately 2.17 acres of land zoned R-90; within the 1997 White Oak Master Plan area.

Staff Recommendation: Approval of Extension Request

4. Creekside at Cabin Branch: Preliminary Plan No. 120200050, Regulatory Review Extension Request No. 1 -- Request to extend the regulatory review period for an additional five months until July 30, 2020; Application for additional residential development consisting of 206 single-family attached units and 121 single-family detached units, including 21 MPDUs (12.5%) for a total of 327 additional units; 402.7 acres; RNC Zone; located on the northwest quadrant of the intersection of MD Route 121 (Clarksburg Road) and W Old Baltimore Road; 2014 Clarksburg Ten Mile Creek Area Limited Amendment.

Staff Recommendation: Approval of Extension Request

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***C. Other Consent Items**

CONTINUED

BOARD ACTION

**Motion: 1. through 3.: VERMA/CICHY
 4. CICHY/VERMA**

Vote:

Yea: 1. through 4.: 3-0

Nay:

Other: FANI-GONZÁLEZ & PATTERSON ABSENT

Action: 1A. Approved staff recommendation for approval of the Downtown Silver Spring Project Plan Amendment Extension Request No. 2, as submitted.

1B. Approved staff recommendation for approval of the Downtown Silver Spring Site Plan Amendment Extension Request No. 1, as submitted.

2. Approved staff recommendation for approval of the Kiddie Academy Preliminary Plan Amendment Extension Request No. 3, as submitted.

3. Approved staff recommendation for approval of the Key Bridge Estates Preliminary Plan Regulatory Extension Request No. 2, as submitted.

4. Approved staff recommendation for approval of the Creekside at Cabin Branch Preliminary Plan Regulatory Review Extension Request No. 1, as submitted.

***D. Approval of Planning Board Meeting Minutes**

- Planning Board Meeting Minutes of:

1. January 30, 2020; and
2. February 6, 2020

BOARD ACTION

Motion: 1. CICHY/ANDERSON
 2. VERMA/ANDERSON

Vote:

Yea: 1. 3-0
 2. 2-0

Nay:

Other: 2. CICHY ABSTAINED
 FANI-GONZÁLEZ & PATTERSON ABSENT

Action: 1. Approved the Planning Board Meeting Minutes of January 30, 2020, as
submitted.
 2. Approved the Planning Board Meeting Minutes of February 6, 2020, as
submitted.

***2. 2020-2024 Subdivision Staging Policy (SSP): Transportation Element Initiatives --**
The Planning Board will be briefed on the status of work underway by the Transportation Impact Study Technical Working Group (TISTWG) in support of the transportation element of the 2020-2024 SSP. This briefing will focus on two initiatives: (1) the incorporation of Vision Zero-related travel safety objectives into the Local Area Transportation Review (LATR) process and (2) the re-introduction of a policy area-level transportation adequacy test for master plan evaluation. Preliminary recommendations pertaining to these two initiatives will be presented

Staff Recommendation: Receive briefing and provide comments

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received Briefing, followed by Board discussion and provided comments to staff and the consultants.

Planning Department staff and Consultants Barbara Mosier from Toole Design, and Alex Rixey from Fehr Peers DC, offered a multi-media presentation and discussed the 2020-2024 Subdivision Staging Policy (SSP): Transportation Element Initiatives. Staff and the consultants briefed the Planning Board on the status of work underway by the Transportation Impact Study Technical Working Group (TISTWG) in support of the transportation element of the 2020-2024 SSP. Staff noted that the briefing focuses on two initiatives: (1) the incorporation of Vision Zero-related travel safety objectives into the Local Area Transportation Review (LATR) process; and (2) the re-introduction of a policy area-level transportation adequacy test for master plan evaluation. Staff also discussed preliminary recommendations pertaining to these two initiatives, as detailed in the February 20 technical staff report.

The consultants noted that the focus of this initiative is to identify and evaluate an area-wide level transportation adequacy process for master plans and sector plans for consideration by the Planning Department. Unlike earlier versions of policy area transportation review adequacy processes used before, this process is intended to apply strictly to master plans and sector plans and would be applied to subdivision applications. To the extent possible, this process should address the issues cited in the March 20 technical staff report and use analysis metrics that explicitly reflect the contribution of a long-range master planned Bus Rapid Transit (BRT) system to achieve land use/transportation balance in the context of a long-range master planning horizon. A potential starting point for this effort is the proposed policy area transportation review process described in the staff report. Since adopting the Vision Zero Action Plan, the County has undertaken a number of Vision Zero related initiatives, which should be leveraged and

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2. 2020-2024 Subdivision Staging Policy (SSP): Transportation Element Initiatives*CONTINUED**

incorporated into the LATR process. Some of these initiatives have been completed and adopted while others are ongoing and could be incorporated in the future. The following were completed: the Bicycle Master Plan; the High Injury Network; and the Bicycle Level of Traffic Stress. The following are ongoing: the Pedestrian Master Plan; the Systemic Safety Analysis/Predictive Safety Performance Function; the Pedestrian Level of Comfort; the Vision Zero Crash Reduction Tool Kit, and the Complete Streets Design Guide.

The consultants also noted that a key step in support of identifying an approach for enhancing the integration of Vision Zero goals and objectives into the LATR process was to conduct a literature review of similar efforts by other jurisdictions as described in attachment B to the staff report, and the identification of two alternative transportation impact studies based on findings derived from the review.

There followed a brief Board discussion with questions to staff and the consultants.

3. ~~Zoning Text Amendment No. 20-02: Accessory Structures—Standards~~
~~ZTA 20-02 amends the Montgomery County Zoning Ordinance to clarify the standards for~~
~~the total allowed square footage for all accessory structures.~~

~~Staff Recommendation: Transmit Comments to County Council.~~

~~(Action required for County Council public hearing of 3/3/20)—REMOVED~~

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

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

5. Briefing: Preserving the Community Value of Ethnically Diverse Retail in Long Branch -- Presentation by University of Maryland students on a toolkit of ways to help preserve and enhance small retail businesses.

Staff Recommendation: Receive Briefing

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received Briefing followed by Board discussion.

Planning Department staff introduced graduate students Luke Duggan, Bobby Boone, Anna Brinkley, Lily Murnen, and Ellen Kortesoja, from the Center for Smart Growth at the University of Maryland, who briefed the Planning Board on the findings of their in-depth study on strategies and tools to help preserve and enhance small retail businesses, specifically preserving the community values of ethnically diverse retail in the Long Branch area. The detailed report was provided to the Planning Board ahead of this meeting.

Planning Department staff noted that through its partnership with the University of Maryland National Center for Smart Growth, the Department commissioned this study from the University's Partnership for Action Learning in Sustainability (PALS), a group that works with local jurisdictions throughout Maryland to identify projects and problems that can be taught through university courses where students focus on developing innovative and research-based solutions. The Planning Department Research and Special Projects Division is continuing this work as part of its FY20 work program by studying three additional retail clusters at other locations in Montgomery County, and refining the recommendations for strategies and tools.

The students discussed various aspects of the Purple Line impacts, noting that Long Branch is a neighborhood at the threshold of rapid change with the construction of the Purple Line transit rail and preserving the community value of businesses ultimately comes down to preserving opportunity for the businesses themselves. Building on previous ongoing community and County-led efforts, the course evolved to focus on an inclusive economic development strategy that provides a menu of potential zoning, financing, technical support and real estate development tools, for further consideration to retain and grow Long Branch businesses into the future. Despite its positive benefits, the Purple Line also represents a significant challenge for the culturally rich, but economically fragile communities along the 16.2-mile light rail corridor. Located between Silver Spring and Langley Park, Long Branch is one such neighborhood where Montgomery County government is concerned that the rail construction created disruption, and

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5. Briefing: Preserving the Community Value of Ethnically Diverse Retail in Long Branch**CONTINUED**

will most likely also create subsequent redevelopment and increased real estate prices that may harm small businesses, the majority of which are owned by Latinos, Blacks, Asians, and immigrant residents. Some local stakeholders are optimistic about the commercial transformation and opportunities the Purple Line might bring and others fear that their businesses will not be able to withstand the unique combination of pressures tied to the Purple Line, including long and short-term disruptions from construction; increased real estate value and corresponding increases of commercial rentals; increased reluctance on the part of landlords to offer secure, long-term leases; potential loss of commercial spaces as buildings are redeveloped; potential shift of the customer base if current residents are displaced; and increased competition with other shopping districts that will also be connected by the Purple Line.

The students further noted that the County should create grant and forgivable loan programs to support small business activities and create programs specifically targeted to minority and social entrepreneurs and take advantage of this unique opportunity to pioneer a Minority-Owned Business Assistance Program and a Small Business Assistance Program (SBAP) for social entrepreneurship. The County should also explore ways to expand existing programs to apply specifically to Purple Line construction and should consider refining the definition of a County development project, keeping in mind that the Montgomery County Impact Assessment Fund is a similar program to SBAP that provides up to \$25,000 to a small business adversely impacted by mandated County development. The County should also expand eligibility for the SBAP and refer to the current SBAP for the Wheaton Redevelopment Project which sets a precedent for a similar assistance program for Long Branch.

There followed a brief Board discussion with questions to staff and the students.

4. **Resurvey on Locust Level: Preliminary Plan No. 120200040** -- Request to create one lot for a religious assembly and associated 29-student private daycare center, community center, retreat center, ceremonial pool, and four priest cottages; and conveyance of one parcel to M-NCPPC, located at 23501 Ridge Road; 33.82 acres, Rural Cluster (RC) zone; 1994 Clarksburg Master Plan & Hyattstown Special Study Area.

Staff Recommendation: Approval with Conditions and Adoption of Resolution

BOARD ACTION

Motion: FANI-GONZÁLEZ/CICHY

Vote:

Yea: 5-0

Nay:

Other:

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

As discussed in detail in the February 14 technical staff report, Planning Department staff offered a multi-media presentation and discussed a request to create one lot for a religious institution and associated 29-student private daycare center, community center, retreat center, ceremonial pool, and four priest cottages; and the conveyance of one parcel to The Maryland-National Park and Planning Commission (M-NCPPC). The 33.82-acre site is located on Ridge Road in the Rural Cluster (RC) zone in the Clarksburg Master Plan & Hyattstown Special Study area. Staff noted that the applicant proposes to convey to M-NCPPC approximately seven acres located in the northwest corner of the property for a trail connection between Ovid Hazen Wells Park and other park facilities to the east of the site, consistent with the recommendations of the 2016 Countywide Park Trails Plan.

Staff also noted that the site is located within the Little Seneca Creek watershed and contains a stream in the northwest portion as well as steep slopes that are located near the hedgerows. There is an existing 20-foot wide AT&T easement that cuts diagonally across the middle of the site. The site is currently undeveloped and lacks vehicular access, which will be provided via a driveway from Ridge Road which runs roughly from west to east and will lead to the primary entrance of the religious institution to be located on the eastern side of the site. Also, as part of the proposal, drop-off locations are proposed at the front and rear of the religious building and near the entrance of the daycare center. The number of proposed parking spaces totaled 294 for the building and the associated accessory uses. A total of two short-term and three long-term bicycle parking spaces will be provided as part of the application near the entrance of the proposed building, as conditioned in the plan approval.

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4. Resurvey on Locust Level: Preliminary Plan No. 120200040

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Mr. Bob Harris, attorney representing the applicant, DC Metro Sai Samsthan, introduced Messrs. Prasad Konka and Adam Ruff, members of the applicant's team, offered brief comments and concurred with the staff recommendation.

Mr. Ben Butler of Davis Mill Road, adjacent property owner, and Mr. James Clifford of Clifford, Debelius, Boynton & Hyatt, offered testimony.

There followed extensive Board discussion with questions to staff and Mr. Harris.

At the request of the Chair, Legal Counsel to the Planning Board provided clarification regarding provision of a trail by the applicant, stating that the applicant is required to provide the land but not required to build the trail.

6. Thrive Montgomery 2050 Issues Report*Staff Recommendation: Receive Briefing***BOARD ACTION****Motion:****Vote:****Yea:****Nay:****Other:****Action: Received Briefing followed by Board Discussion.**

In keeping with the draft Issues Report dated February 20, Planning Department staff briefed the Planning Board on the Thrive Montgomery 2050 draft list of issues, which was expanded following Planning Board comments received at the December 12 meeting, and feedback received from the community through January 16, 2020. Staff noted that the issues report is part of a series of documents to be produced in the course of preparing the Thrive Montgomery 2050 Plan, which will serve as the basis for the next step in the General Plan update process and in developing draft goals and policies for the Plan. The issues presented in the report are informed by extensive community outreach and feedback from all stakeholders between June 2019 and January 2020. The issues report focuses on broader, more global issues, which are appropriate to be addressed in the Thrive Montgomery 2050 Plan.

Staff then briefly discussed the following issues, which have been grouped into eight categories: Complete Communities; Connectedness; Diverse Economies; Safe and Efficient Travel; Housing Affordability; Healthy and Sustainable Environment; Diverse and Adaptable Growth; and Culture and Design. These categories will become the chapters in the final Thrive Montgomery 2050 Plan.

Staff also added that it is currently working on a draft set of Goals and Policies to address the issues contained in the Issues Report, which will be discussed at the April 2 Planning Board meeting for review and comments. The following is a tentative schedule: Stakeholders suggestions and comments to be received through summer 2020; presentation of a project status report to the Planning Board in June 2020; publication of draft Thrive Montgomery 2050 Plan for public review and feedback in September 2020; Planning Board Public Hearing in November 2020; Planning Board worksessions to review the public testimony and finalize the draft Plan from November 2020 through February 2021; transmittal of the Planning Board Draft Plan to the County Executive and the County Council for review and approval in March 2021.

The following speakers offered testimony: Ms. Jane Lyons representing the Coalition for Smarter Growth; Ms. Pamela Lindstrom representing the Action Committee for Transit; Ms. Heather Bruskin representing the Montgomery County Food Council; and Mr. Scott Plumer of Poplar Hill Road.

There followed extensive Board discussion with questions to staff.

7. MR2020012: PSSM at Brookeville

Mandatory Referral filed by Montgomery County Department of Technology Services to construct a 230- foot self-support tower at 4301 Brookeville Road near Brookeville. This tower is part of the County's Public Safety System Modernization (PSSM) Project to provide adequate radio coverage in several areas in the County the new base stations are sited and designed to provide complete and effective coverage according to a '95/95' coverage mandate: 95% coverage reliability in 95% of the County service area.

Part A – Preliminary/Final Forest Conservation Plan MR2020012

Staff Recommendation: Approval with Conditions and Adoption of Resolution

Part B - Mandatory Referral Request #MR2020012

Staff Recommendation: Staff recommends approval of the Mandatory Referral with comments to be transmitted to Montgomery County Department of Technology Services

BOARD ACTION

Motion: **A. CICHY/VERMA**
 B. CICHY/VERMA

Vote:

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

Nay:

Other: **FANI-GONZÁLEZ ABSENT**

Action: **A. Approved staff recommendation for approval of the Mandatory Referral request cited above and to forward comments to Montgomery County Department of Technology Services, as stated in the attached transmittal letter.**

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

In keeping with the January 14 technical staff report, Planning Department staff offered a multi-media presentation and discussed a Mandatory Referral request and the associated Preliminary/Final Forest Conservation Plan by the Montgomery County Department of Technology Services (MCDTS). Staff noted MCDTS proposes to construct a 230-foot tall self-support tower on Brookeville Road, in Brookeville, Maryland. The tower is considered a Public Use under the Zoning Code and not a telecommunications facility. The Public Use category within the Zoning Ordinance does not provide any review standards. However, because this use

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7. PSSM at Brookeville - A. Preliminary/Final Forest Conservation Plan & B. Mandatory Referral Request MR2020012**CONTINUED**

is similar in character to a telecommunications facility, the conditional use review standards for a telecommunications facility were used by staff to provide guidance to inform the review of the proposed project by the Planning Board.

Staff added that the proposed request for the construction of a new Public Safety System Modernization (PSSM) radio communications tower requires the Mandatory Referral review process under the Montgomery County Planning Department Uniform Standards for Mandatory Referral Review. State Law requires all federal, state, and local governments and public utilities to submit proposed projects for a Mandatory Referral review and approval by the Planning Board, including approval of the proposed location, character, grade and extension of any road, park, public right-of-way or ground, public building or structure, including federal building, or public utility, whether publicly or privately owned, prior to the project being constructed or authorized.

Staff also briefly discussed the Preliminary/Final Forest Conservation Plan (FCP) which was submitted as part of the Mandatory Referral request. The final FCP proposes .08 acres of forest clearing and no forest retention. The net tract area for this application is .011 acres and 166.72 acres will remain in agriculture and is exempt from forest conservation. The proposed project will generate a 0.12-acre planting requirement, which MCDTS proposes to meet through Mitigation Credit in an offsite forest conservation bank. MCDTS also submitted a variance request in a letter dated February 5, 2020, related to the impact to one protected tree.

Messrs. Don Miller of Motorola, and Gerry Adcock of Radio Communications Services offered comments.

There followed a brief Board discussion with questions to staff and the speakers.

8. **MR2020011: PSSM at Damascus --- A Mandatory Referral Request filed by Montgomery County Department of Technology Services** to replace the existing 252-foot self-support tower with a 260-foot self-support tower at 26149 Ridge Road in Damascus. This tower is part of the County's Public Safety System Modernization (PSSM) Project to provide adequate radio coverage in several areas in the County the new base stations are sited and designed to provide complete and effective coverage according to a '95/95' coverage mandate: 95% coverage reliability in 95% of the County service area.

Staff Recommendation: Staff recommends approval of the Mandatory Referral with comments to be transmitted to Montgomery County Department of Technology Services

BOARD ACTION

Motion: VERMA/CICHY

Vote:

Yea: 4-0

Nay:

Other: FANI-GONZÁLEZ ABSENT

Action: Approved staff recommendation for approval of the Mandatory Referral request cited above and to forward comments to Montgomery County Department of Technology Services, as stated in the attached transmittal letter.

Planning Department staff offered a multi-media presentation and briefly discussed a Mandatory Referral request from Montgomery County Department of Technology Services (MCDTS), as discussed in detail in the February 14 technical staff report. Staff noted that there is no Forest Conservation Plan associated with this request because the County Forest Conservation Law, Chapter 22A, is applicable and therefore the project is exempt under Section 22A-5(t). MCDTS proposes to replace the existing 252-foot tall self-support tower with a 260-foot self-support tower on Ridge Road in Damascus. The tower is considered a Public Use under the Zoning Code and not a Telecommunications Facility. The Public Use category within the Zoning Ordinance does not provide any review standards. However, because this use is similar in character to a telecommunications facility, the conditional use review standards for a telecommunications facility were used by staff to provide guidance to inform the review of the proposed project by the Planning Board.

Staff added that the site is located in the Damascus town center area along the southeast side of Ridge Road (MD27) and is used as the Damascus Maintenance Depot. The area is generally commercial in nature with a bank to the north and a strip mall to the south. The east side of the site is bound by the Damascus Washington Suburban Sanitary Commission (WSSC) water tower, and the west side is bound by Ridge Road. The closest residential area is approximately 300 to 400 feet to the south east, consisting of multi-family buildings and

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8. MR2020011: PSSM at Damascus --- A Mandatory Referral Request filed by Montgomery County Department of Technology Services

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townhomes off Ridge Manor Drive. The existing tower is located in the southeast corner of the site. The proposed Public Safety System Modernization (PSSM) tower will fill in the coverage gap in the Damascus area and will provide greater reliability, allowing police, fire, medical, and other first responders to react more quickly and efficiently in an emergency. Following review of the request, staff agrees that the proposed location is well suited to cover this part of the County surrounding Damascus, and the Class III structural standards provide an extremely safe facility.

Mr. Rick Meyer of Parsippany Terrace and representing the Montgomery County Coalition for the Control of Cell Towers, offered testimony.

Ms. Tessia Knight of NB+C Company and Mr. Don Miller of Motorola offered comments.

There followed a brief Board discussion with questions to staff and the speakers.