



**MONTGOMERY COUNTY PLANNING BOARD**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

APPROVED  
MINUTES

The Montgomery County Planning Board met in regular session via Microsoft Teams video conference on Thursday, May 27, 2021, at 9:01 a.m. and adjourned at 12:23 p.m.

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

Items 1 through 4, and Items 6, 7, and 9 are reported on the attached agenda.

Item 8 was removed from the Planning Board agenda.

Vice Chair Fani-González left the meeting briefly during discussion of Item 6 and returned prior to discussion of Item 7.

There being no further business, the meeting was adjourned at 12:23 p.m. The next regular meeting of the Planning Board will be held on Thursday, June 3, 2021, via video conference.

James J. Parsons  
Sr. Technical Writer/Editor

**Montgomery County Planning Board Meeting**  
**Thursday, May 27, 2021**  
2425 Reddie Drive  
Wheaton, MD 20902  
301-495-4605

**1. Consent Agenda**

**\*A. Adoption of Resolutions**

1. United Therapeutics Sketch Plan 320210040
2. United Therapeutics Site Plan 820210060

**BOARD ACTION**

**Motion:** CICHY/VERMA

**Vote:**

**Yea:** 5-0

**Nay:**

**Other:**

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

**\*B. Record Plats**

**Subdivision Plat No. 220210370 - 220210390, Cabin Branch**

CRT zone (formerly MXPB); 28 lots, 8 parcels; located on the east and west sides of Petrel Street, north of Little Seneca Parkway; Clarksburg Master Plan.

*Staff Recommendation: Approval*

**Subdivision Plat No. 220210560, Garrett Park, Section 2**

R-90 zone / Garrett Park Overlay; 1 lot; located on the east side of Montrose Avenue, 500 feet north of Strathmore Avenue (MD 547); North Bethesda - Garrett Park Master Plan.

*Staff Recommendation: Approval*

**BOARD ACTION**

**Motion:** CICHY/VERMA

**Vote:**

**Yea:** 5-0

**Nay:**

**Other:**

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

**\*C. Other Consent Items**

**1. The Guardian**

**A. Sketch Plan Amendment No. 32017008A, Regulatory Extension Request No. 2---**CR 5.0 C 4.0 R 4.75 H 145', 0.68 acres. Request to extend the review period for concurrent applications from May 27, 2021 through June 10, 2021; located on the southeast corner of Georgia Avenue at Cameron Street; 2000 Silver Spring CBD Sector Plan.

*Staff recommendation: Approval of the Extension Request*

**B. Site Plan Amendment No. 82017010A Regulatory Extension Request No. 1---**CR 5.0 C 4.0 R 4.75 H 145', 0.68 acres. Request to extend the review period for concurrent applications from May 27, 2021 through June 10, 2021; located on the southeast corner of Georgia Avenue at Cameron Street; 2000 Silver Spring CBD Sector Plan.

*Staff recommendation: Approval of the Extension Request*

**BOARD ACTION**

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

**Vote:**

**Yea:**                    **A. & B. 5-0**

**Nay:**

**Other:**

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

**B. Approved staff recommendation for approval of the Site Plan Amendment Extension request cited above.**

**\*D. Approval of Minutes**

Planning Board Meeting Minutes of May 6 and May 13, 2021

**BOARD ACTION**

**Motion:** CICHY/VERMA

**Vote:**

**Yea:** 5-0

**Nay:**

**Other:**

**Action:** Approved Planning Board Meeting Minutes of May 6 and May 13, 2021, as submitted.

**2. Roundtable Discussion**

- Planning Department 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 THRIVE Montgomery 2050 Update to the General Plan, with County Council Public Hearings scheduled for June 17 and 29, and staff continuing meetings with community groups; the status of the Attainable Housing Strategies initiative, with staff currently conducting virtual community meetings and office hours, and a Planning Board briefing scheduled for June; the status of the Corridor Forward – the I-270 Transit Plan; the status of the I-495 and I-270 Managed Lanes study, with the Maryland Department of Transportation/State Highway Administration (MDOT/SHA) focusing solely on the I-270 portion of the project; the status of the Silver Spring Downtown and Adjacent Communities Plan; the status of the Fairland and Briggs Chaney Master Plan, with the third session of the associated virtual speaker series regarding access to food scheduled for June 1; the status of the first phase of the Great Seneca Science Corridor Minor Master Plan Amendment, with Planning Board briefings forthcoming; the continuing work on the update to the Rustic Roads Functional Master Plan, the Pedestrian Master Plan, the Predictive Safety Analysis, the Mixed-Use Development Study, the Retail in Diverse Communities Study, and the Equity Opportunity Index; the Urban Land Institute (ULI) Award of the Americas, for which the new Wheaton Headquarters Building is one of 23 finalists; and the upcoming retirement of Henry Mobayeni, Information Technology and Innovation Division Chief. There followed a brief Board discussion with questions to Ms. Wright.

Planning Department staff then offered a multi-media presentation and discussed the Historic Preservation Office 2020 Annual Report and Program Overview. According to staff, the Historic Preservation Office supports the Montgomery County Planning Board and Historic Preservation Commission (HPC) in evaluating, protecting, and enhancing Montgomery County’s heritage. The key duty of the HPC, a nine-member body appointed by the County Executive and confirmed by the County Council, is the review of Historic Area Work Permits (HAWPs), which

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## 2. Roundtable Discussion

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require HPC or staff-level approval for exterior work involving properties listed on the *Master Plan for Historic Preservation*. In 2020 alone, HPC staff processed 243 HAWP applications.

Staff then briefly discussed the historic designation process, noting that two new historic resources, the Mihran Mesrobian House and the Derwood Store and Post Office, have been designated and added to the Master Plan for Historic Preservation. The Historic Preservation Office staff are currently working to support designation of the Edward U. Taylor School and the Potomac Overlook Historic District.

Staff also discussed the Montgomery County Tax Credit Program, which covers 25 percent of eligible expenditures for exterior maintenance, restoration, or preservation work for the rehabilitation of historic properties listed in the *Master Plan for Historic Preservation*. In 2020, staff authorized \$58,000 in tax credit for exterior stucco and wood trim repairs for the Queen Anne-style Senior House and Senior Annex in the National Park Seminary Historic District. In all, staff reviewed 127 applications for Montgomery County's Historic Preservation Tax Credit in 2020, a 12 percent increase from the previous year.

Outreach and education work in 2020 included commemorative programming and public events in recognition of the 100th anniversary of the ratification of the 19th Amendment in August; virtual educational programs including lectures to share knowledge with the public, workshops to highlight preservation incentives, and panel discussions that engaged local and national audiences; and the digitization of the Office's slide and photograph collection and HAWPs to make these materials more easily accessible to property owners, researchers, historians, and the public.

Staff noted that the Historic Preservation Office is engaged in several projects that explore the history of Montgomery County's under-represented communities and protect the historic sites associated with their lives and contributions, including developing a historic context study that documents Maryland's Lesbian/Gay/Bisexual/Transgender/Questioning (LGBTQ) history, which identified several sites in Montgomery County associated with the movement for LGBTQ equality, including the homes of Bruce Williams, first openly gay elected official in Maryland, and Sue Silber, a long-time legal advocate for the LGBTQ community. Staff also secured \$25,000 in funding from the Maryland Historical Trust to survey development in Silver Spring in the 1950s and 1960s, emphasizing themes related to the history of racial segregation and the fair housing movement, the drafts of which are currently being surveyed by the state. Other special projects include the installation of a historic marker highlighting Forest Glen native Lavinia Engle, a woman suffragist and the first woman delegate elected from Montgomery County, and the securing of \$100,000 in Emergency Grant funding from the Maryland Heritage Area Authority that will support rehabilitation of the historically African American Scotland AME Zion Church in Potomac.

There followed extensive Board discussion with questions to staff.

**3. Picnic in the Park Update/Alcohol Directive Renewal****BOARD ACTION****Motion:** VERMA/FANI-GONZÁLEZ**Vote:****Yea:** 5-0**Nay:****Other:****Action:** **Approved staff recommendation for renewal and expansion of the Parks Department Directive cited above.**

Parks Department staff offered a multi-media presentation and discussed the Picnic in the Park initiative, specifically the renewal of the temporary suspension of alcohol prohibition in designated parks. Staff noted that on September 24, 2020, a Park Directive went into effect that temporarily suspended the current prohibition on alcohol in designated areas of Jesup Blair Local Park, Acorn Urban Park, Germantown Town Center Urban Park, Norwood Local Park, Olney Manor Recreational Park, Takoma Urban Park, Wall Local Park, Wheaton Local Park, and Wheaton Regional Park until May 31, 2021. During that time, staff has programmed events in a number of parks, including Warm-Up days, held January through March at Acorn Urban Park, Germantown Town Center Urban Park, and Wheaton Local Park, with upcoming Craft and Sip events to be held at Acorn Urban Park, Jesup Blair Local Park, Wheaton Regional Park, and Germantown Town Center Urban Park. To facilitate the initiative, specific limited areas where consumption is permitted were established, and picnic tables, trash cans, and portable restrooms were installed. Marketing and community outreach strategies have included press releases, park signage, communication with Homeowners associations, paid social media advertising, e-newsletters, and a virtual open town hall forum.

Staff noted that the proposed renewal of the Directive as proposed will not only extend the suspension of alcohol in the nine existing parks involved in Picnic in the Park for an additional 12 months, but also expand the initiative to designated areas in Carroll Knolls Local Park, Ellsworth Urban Park, Elm Street Urban Park, and Flower Avenue Urban Park. Staff added that except for the Parks associated with the Picnic in the Park initiative, as described in the Directive, all other restrictions on the possession and consumption of alcohol on Montgomery Parks property will remain in effect.

Ms. Arlene Rosenbusch of Gaines Avenue and Dr. Elyse Grossman of Grove Ridge Way offered testimony.

There followed extensive Board discussion with questions to staff, during which the Planning Board instructed staff to include non-English language media in their community outreach efforts, to include coordination efforts with the Montgomery County Alcohol Beverage Service (ABS) and Health Department in future updates, and to schedule a follow-up Planning Board briefing 90 days from today.



**4. AUDUBON NATURALIST SOCIETY a/k/a WOODEND NATURE SANCTUARY**

**A. Special Exception Modification CBA-2643-A:** Modification to a Special Exception CBA-2643-A Audubon Naturalist Society a/k/a Woodend Nature Sanctuary. R-90, 40.19 acres. Request to create a new play area for outdoor recreational opportunities and learning; located 8940 Jones Mill Road approximately 1700 feet north of Jones Bridge Road; Bethesda-Chevy Chase Plan.

*Staff Recommendation: Approval with Conditions*

**(NOTE: Action Required for Hearing by Hearing Examiner on June 11, 2021)**

**B. Final Forest Conservation Plan SC2020007:** Request to amend Forest Conservation Plan number SC2020007 (Audubon Naturalist Society a/k/a Woodend Nature Sanctuary) associated with Special Exception Modification CBA-2643-A to create a new play area for outdoor recreational opportunities and learning; R-90, 40.19 acres; located 8940 Jones Mill Road approximately 1700 feet north of Jones Bridge Road; Bethesda-Chevy Chase Plan.

*Staff Recommendation: Approval with Conditions*

**BOARD ACTION**

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

**Vote:**

**Yea: 5-0**

**Nay:**

**Other:**

**Action: A. Approved staff recommendation for approval of the Special Exception Modification cited above, subject to conditions, and transmittal of comments to the Hearing Examiner, as stated in the attached transmittal letter.**

**B. Approved staff recommendation for approval of the Final Forest Conservation Plan cited above, subject to conditions, which will be reflected in an associated draft Resolution to be adopted by the Planning Board at a later date.**

Planning Department staff offered a multi-media presentation and discussed proposed Special Exception (SE) Modification and associated Final Forest Conservation Plan (FFCP) Amendment requests to create an outdoor play area. The 40.19-acre property, identified as the Woodend Nature Sanctuary, is bisected by Jones Mill Road, approximately 1,700 feet north of its intersection with Jones Bridge Road, bounded by Brierly Road to the west, Rock Creek Park to the east, and is zoned Residential within the Bethesda-Chevy Chase Master Plan and the Lower Rock Creek watershed areas. The site is currently developed with a former estate home, identified as Woodend and designated as a historic resource by the National Trust for Historic

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**4. AUDUBON NATURALIST SOCIETY a/k/a WOODEND NATURE SANCTUARY**CONTINUED

Preservation, Maryland Inventory of Historic Properties, and Montgomery County Master Plan for Historic Preservation, which is now used for office space; a former estate garage; service buildings; and a surface parking lot associated with the Audubon Naturalist Society (ANS) of the Central Atlantic States. The remainder of the property consists of undeveloped woodlands that are maintained as a wildlife sanctuary. Staff added that all existing structures will be retained.

Staff noted that the applicant proposes to amend the existing special exception to create the Nature Play Space play area for outdoor recreational opportunities and learning. The proposed Nature Play Space, which will be located on the western portion of the site, will be used for ANS programming most school days from 8:30 a.m. to 2:00 p.m. September through May and reserved for summer camp use from 9:00 a.m. to 4:00 p.m. June through August. The public will be permitted to visit from dawn to 10:00 a.m. and 2:00 p.m. to dusk during the school year, dawn to 8:00 a.m. and 4:00 p.m. to dusk during the summer months, and dusk to dawn on Saturdays and Sundays year-round. The proposed Play Space will include a child scale entry tunnel, play deck, two playhouses, a log scramble, a nest deck, a log circle, twig tepees, a nest swing, a parkour course, a boulder balance, a wood thrush, an area for water play, restrooms, and a rustic shade structure, all of which will be American with Disabilities Act (ADA) compliant. A dedicated area for drop-off and pick-up of children arriving by bus will be located north of an entrance driveway along Jones Mill Road, as well as two accessible parking spaces previously approved in 2019 for trail improvements. A permeable parking area will accommodate up to 18 vehicles for unaccompanied visitors and school field trips. Two existing ADA spaces are also located adjacent to the proposed permeable parking area. In addition to the Nature Play Space, other improvements include associated modifications to the landscaping, stormwater management, and updates to previously approved conditions of approval pertaining to operations.

Staff then briefly discussed the proposed FFCP Amendment request, noting that the property currently contains 27.3 acres of forest. While the applicant proposes no additional forest clearing, the Limits of Disturbance (LOD) have been revised to provide parking and equitable access to the trails and educational areas on the site, which requires no afforestation or reforestation requirements due to the extensive Conservation Easements that were approved with the original Forest Conservation Plan and resulted in credit for 15.46-acres of retention above the conservation threshold. The applicant has submitted a variance request to impact but not remove three mature trees and 13 high priority trees, which requires no mitigation.

Mr. Jody Kline, attorney representing the applicant, offered comments, and concurred with the staff recommendation.

Ms. Lisa Alexander, member of the applicant's team, also offered brief comments regarding safety and ADA compliance.

There followed a brief Board discussion with questions to staff and Ms. Alexander.

**\*6. 4010 Randolph Road**

**A. Preliminary Plan 120210080:** Request to subdivide the Subject Property from 2 parcels into 8 lots for 265,100 square feet of development, including up to 200 dwelling units and up to 3,500 square feet of commercial uses. Located at Randolph Road and Colie Drive, 900 feet northeast of the intersection of Randolph Road and Veirs Mill Road, Silver Spring; on approximately 6.89 acres of land zoned CRN-1.0, C-0.5, R-1.0, H-65; within the 2019 Veirs Mill Corridor Master Plan area.

*Staff Recommendation: Approval with Conditions*

**B. Site Plan 820210050:** Request to construct 265,100 square feet of development including one mixed-use building, 7 multi-unit buildings, and 3 detached houses (up to 200 total dwelling units) and up to 3,500 square feet of commercial uses. Includes three waivers to modify or exceed the Zoning Ordinance, Chapter 59, including the Build-to-Area front setback for Building 2A from Colie Drive Extended (Section 59.4.5.3.C.3.b), the Transparency requirement for the north façade of Building 1 (Section 59.4.5.3.C.5), and the Bicycle Parking Location, Access, and Security requirements (Section 59.6.2.6.B.1.c). Located at Randolph Road and Colie Drive, 900 feet northeast of the intersection of Randolph Road and Veirs Mill Road, Silver Spring; on approximately 6.89 acres of land zoned CRN-1.0, C-0.5, R-1.0, H-65; within the 2019 Veirs Mill Corridor Master Plan area.

*Staff Recommendation: Approval with Conditions*

**BOARD ACTION**

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

**Vote:**

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

**Nay:**

**Other: FANI-GONZÁLEZ TEMPORARILY ABSENT**

**Action: A. Approved staff recommendation for approval of the Preliminary Plan cited above, subject to revised conditions discussed during the meeting, which will be reflected in an associated draft Resolution to be adopted by the Planning Board at a later date.**

**B. Approved staff recommendation for approval of the Site Plan cited above, subject to revised conditions discussed during the meeting, which will be reflected in an associated draft Resolution to be adopted by the Planning Board at a later date.**

Planning Department staff offered a multi-media presentation and discussed proposed Preliminary and Site Plan requests to subdivide a property for the construction of a mixed-use development. The 6.89-acre property, consisting of Parcel P765, Parcel A, and Outlots A and B,

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**\*6. 4010 Randolph Road**CONTINUED

is located on the south side of Randolph Road, confronting its intersection with Colie Drive, bounded by Bushley Drive to the east, and is zoned Commercial/Residential/Neighborhood (CRN) within the Veirs Mill Corridor Master Plan area. The site is currently developed with the 35,646-square foot former Department of Recreation administrative offices, and associated surface parking. Vehicular access to the site is provided via an internal circular driveway from Bushey Drive, which leads to the main entrance of the Department of Recreation building. Access to the surface parking lot is provided through separate curb cuts on both Randolph Road and Bushey Drive.

Staff noted that the applicant proposes to subdivide two existing parcels into eight new lots with up to 265,100 total square feet of mixed-use development. Proposed Lot 1, at approximately 43,686 square feet, will contain a mixed-use building, which will be limited to a maximum of 60 feet in height and contain up to 110,000 square feet of residential development and up to 3,500 square feet of retail at the southern portion of the ground floor. Proposed Lot 2, at 95,836 square feet will contain the development's main open space, a 0.5-acre programmed linear park, and four quadraplex buildings, identified as Buildings 2A, 2B, 2D, and 2E, which will contain twelve residential rental units each and will be three stories in height. Proposed Lot 3, at 29,802 square feet, will contain a 36-unit garden apartment building that faces Randolph Road. Proposed Lots 4 and 5, at 16,520 and 17,422 square feet, respectively, will each be developed with a quadraplex building. Like the four quadplexes in Lot 2, these quadplexes will be three stories but contain 12 condominium units. Lots 6, 7, and 8, at 6,221, 7,315, and 7,567 square feet, respectively, will each contain a single-family detached residential home. Staff noted that in all, the proposed project will provide 200 affordable dwelling units. The number of vehicular access points on Bushey Drive will be reduced from three to two, and Gannon Road and Colie Drive will be extended through the property. The applicant is also requesting waivers for the Build-to-Area front setback for proposed Building 2A, the transparency requirements for the north façade for proposed Building 1, and the bicycle parking location, access, and security requirements for proposed Buildings 1 and 3. Staff supports the waiver requests. Staff then briefly discussed minor revisions to the Conditions of Approval.

Staff also discussed the associated Final Forest Conservation Plan, which has a 1.01-acre planting requirement that will be met either in an off-site mitigation bank or by fee-in-lieu payment if no banks are available. The applicant has also submitted a variance request to remove ten high priority trees, which will be mitigated through the onsite planting of 32 native shade trees. Staff supports the variance request.

Staff has received community correspondence expressing concerns regarding the potential for an increase in crime, the loss of open space, the potential for loss of community privacy, and the Planning Department's noticing for the project. Staff has addressed these issues, as detailed in the May 14 technical staff report.

Ms. Anita Countee of Bushey Drive and Ms. Karen Fry of Bushey Drive offered testimony.

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**\*6. 4010 Randolph Road**

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Ms. Stacy Silber, attorney representing the applicant, offered comments and concurred with the staff recommendation.

Mr. Alan Goldstein, member of the applicant's team, also offered comments.

There followed a brief Board discussion with questions to staff.

7. **Mandatory Referral No. MR2021020**---Request for the acquisition of 11600 Nebel Street in Rockville as an emergency homeless shelter.

*Staff Recommendation: Transmit Comments to Montgomery County Department of General Services*

**BOARD ACTION**

**Motion:** CICHY/VERMA

**Vote:**

**Yea:** 5-0

**Nay:**

**Other:**

**Action:** Approved staff recommendation for approval to transmit comments to Montgomery County Department of General Services, as stated in the attached transmittal letter.

Planning Department staff offered a multi-media presentation and discussed a proposed Mandatory Referral request by the Montgomery County Department of General Services (DGS) to acquire land for a homeless shelter. The 1.25-acre site is located on the west side of Nebel Street and is zoned Commercial/Residential (CR) within the White Flint Sector Plan area. The property is currently developed with an existing 33,048-square foot office building and an approximately 100-space surface parking lot. Two existing driveways along Nebel Street provide vehicular access to the site.

Staff noted that DGS is requesting to acquire the property to operate an emergency homeless shelter to address the future closing of an existing shelter in Rockville, as well as the re-opening of recreation centers that had been closed to recreational uses and utilized during the COVID-19 pandemic as temporary shelters. The proposed facility will ensure that a full complement of homeless services is available for individuals seeking emergency shelter in the County. All physical changes for the building will occur in the interior of the structure to allow the building to accommodate approximately 200 beds. The operator of the shelter, Montgomery County Coalition for the Homeless (MCCH), and the Department of Health and Human Services (DHHS) will determine the specific staffing number. Staff added that DGS anticipates closing on the property soon.

There followed a brief Board discussion with questions to staff.

**8. ~~Reflection Park~~ **REMOVED****

~~**A. Conditional Use CU-21-06**---Request for a Conditional Use for a Cemetery on a 40.39-acre property located at 16621 New Hampshire Avenue, on the east side of the road, approximately 2,800 feet north of its intersection with Spencerville Road (MD 198); in Silver Spring, MD, a single unrecorded parcel shown as Parcel P911; RC Zone; 1997 Cloverly Master Plan.  
*Staff Recommendation: Approval with Conditions*~~

~~**B. Preliminary Forest Conservation Plan CU-21-06 Reflection Park**---Request for a Conditional Use for a Cemetery on a 40.39-acre property located at 16621 New Hampshire Avenue, on the east side of the road, approximately 2,800 feet north of its intersection with Spencerville Road (MD 198); in Silver Spring, MD, a single unrecorded parcel shown as Parcel P911; RC Zone; 1997 Cloverly Master Plan.  
*Staff Recommendation: Approval with Conditions*~~

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

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

**9. Planning Board Annual Briefing on Updates to the Montgomery County Burial Sites Inventory**

*Staff Recommendation: Adopt Updates to the Montgomery County Burial Sites Inventory*

**BOARD ACTION**

**Motion:** CICHY/VERMA

**Vote:**

**Yea:** 5-0

**Nay:**

**Other:**

**Action:** Received briefing and approved staff recommendation to adopt the second Annual Update to the Montgomery County Burial Sites Inventory.

Planning Department staff offered a multi-media presentation and discussed the second annual update to the Montgomery County Burial Sites Inventory. Staff noted that the presentation covers modifications made to the Montgomery County Burial Sites Inventory since May 2020, along with a summary of activities carried out as part of the burial sites program in the past year. Staff noted that to preserve archaeological resources and the cultural heritage of the County, the County Council passed two ordinances to protect burial sites in 2017. The Montgomery County Code now requires the Montgomery County Planning Board to maintain an inventory of County burial sites, with Montgomery County Ordinance 18-31 requiring that all human burial sites be preserved and protected as a condition of the preliminary plan of subdivision review and approval. As part of this process, the Montgomery County Guidelines for Burial Sites state that a Planning Board designee will update the Burial Sites Inventory, including additions, revisions, exclusions, and deletions, as new information becomes available so that it reflects the most current and accurate information, and that additions, revisions, exclusions, and deletions shall be presented to the Planning Board annually at a briefing. Staff noted that including the updates, the Inventory now consists of 335 total records, including 246 known locations, 71 approximate locations, and 18 unmapped locations.

Staff also noted that this year's revisions to the Burial Sites Inventory include: 1) changing a site from an approximate location to a known location based on a review of the record; 2) changing a site from a known location to an approximate location based on a review of the record; 3) adding three sites to the inventory based on new information; 4) changing the locations of six sites based on new information or a review of existing information; and 5) seven other administrative changes, including updated names for three cemeteries to better reflect the history of the sites. As required by the Burial Sites Guidelines, property owners were notified in writing by certified mail about substantive changes to Burial Sites Inventory records on their property. Staff noted that Historic Preservation staff are currently working with Information

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**Planning Board Annual Briefing on Updates to the Montgomery County Burial Sites Inventory**

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Technology (IT) staff to migrate the Burial Sites Inventory to the Hansen platform in order to better integrate burial sites data in a single system that is sustainable for the long term. As part of this migration, staff created a new information form that will allow updated information to be displayed publicly via the MCAtlas webportal. Staff is currently in the process of generating new information forms and will eventually complete them for all cemetery records. Staff added that no specific revisions were recommended for the Burial Sites Guidelines.

Other ongoing Burial Sites Inventory activities include staff consultation for projects such as preliminary plans, mandatory referrals, and National Historic Preservation Act undertakings; responding to public inquiries and concerns; identification of archaeological and cemetery sites that may merit consideration for addition to the Master Plan for Historic Preservation; the addition of a preservation graduate student intern during the summer; outreach and educational programs for Planning Department staff, agencies of Montgomery County Government, state agencies, regional archaeologists, and the public; preservation and interpretation of Indigenous sites and history; development of a predictive model and for locations of enslaved persons burial sites; and an Identification Pilot Study to help identify practical, non-invasive techniques for locating the 71 existing approximate burial sites in the inventory.

Ms. Eileen McGuckian, representing Montgomery Preservation, Incorporated (MPI), offered testimony.

There followed extensive Board discussion with questions to staff.