



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

**APPROVED  
MINUTES**

The Montgomery County Planning Board met in regular session in the Wheaton Headquarters Building in Wheaton, Maryland, and via Microsoft Teams video conference on Thursday, March 28, 2022, at 2:01 p.m., and adjourned at 5:06 p.m.

Present were Chair Casey Anderson, Vice Chair Partap Verma, Commissioners Gerald R. Cichy, and Carol Rubin.

Commissioner Tina Patterson was necessarily absent.

Items 1, 3, 4, 2, 7, and 6 discussed in that order, are reported on the attached agenda.

Item 5 was postponed.

There being no further business, the meeting was adjourned at 5:06 p.m. The next regular meeting of the Planning Board will be held on Thursday, May 05, 2022, in the Wheaton Headquarters Building in Wheaton, Maryland, and via video conference.

*Kimberly Young*  
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**Thursday, April 28, 2022**  
2425 Reddie Drive  
Wheaton, MD 20902  
301-495-4605

**1. Preliminary Matters**

**\*A. Adoption of Resolutions**

- 1) 2 Bethesda Metro Center, Preliminary Plan Amendment No. 11984260A – MCPB No. 20-035
- 2) 2 Bethesda Metro Center Site Plan Amendment No.81989060E – MCPB No. 22-036
- 3) 2131 East Randolph Road, Forest Conservation Plan No. H-145 – MCPB No. 22-044

**BOARD ACTION**

**Motion: 1 through 3 Rubin/ Verma**

**Vote:**

**Yea: 1 through 3 4-0**

**Nay:**

**Other: Patterson Absent**

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

**\*B. Approval of Minutes**

**\*C. Other Preliminary Matters**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action: There were no Other Preliminary Items submitted for approval.**

**3. Record Plats (Public Hearing)**

- A. Subdivision Plat No. 220220030, Garrett Park  
R-90 zone; 1 lot; located on the southwest side of Kenilworth Avenue, 400 feet northwest of Argyle Avenue; North Bethesda – Garrett Park Master Plan.  
*Staff Recommendation: Approval*
  
- B. Subdivision Plat No. 220220060, Carderock Springs  
R-200 zone; 2 lots; located on the north side of Tomlinson Avenue, 460 feet from the intersection of Osage Lane; Bethesda-Chevy Chase Master Plan.  
*Staff Recommendation: Approval*
  
- C. Subdivision Plat No. 220220510, F.A.E.S Academic Center  
R-60/TDR-8 zone; 1 lot; located immediately northeast of the intersection of Old Georgetown Road (MD 187) and West Cedar Lane; Bethesda-Chevy Chase Master Plan.  
*Staff Recommendation: Approval*

**BOARD ACTION**

**Motion:**                    **A through C Rubin/ Verma**

**Vote:**

**Yea:**                    **A through C 4-0**

**Nay:**

**Other:**                **Patterson Absent**

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

**4. Regulatory Extension Requests (Public Hearing)****A. Miles Coppola: Preliminary Plan No. 120220010, Regulatory Review Extension Request No. 3**

Request to extend the regulatory review period until July 21, 2022; Application for up to 159 lots and various parcels for a residential development consisting of 144 townhouse units and 192 multi-units for a total of 336 units, including 15 percent MPDUs; 97.15 acres; R-90, R-200, CRT-2.0 C2.0 R-2.0 H-120 and Clarksburg East Environmental Overlay Zone; located along Clarksburg Road and north of Interstate 270; 1994 Clarksburg Master Plan & Hyattstown Special Study Area & 2014 Clarksburg Ten Mile Creek Area Limited Amendment.

*Staff Recommendation: Approval of extension request*

**B. Crossroads of Kensington Site Plan No. 820220030 Regulatory Extension Request No. 3**

Request to extend the regulatory review period for Crossroads of Kensington, Site Plan No. 820220030 from May 4, 2022 to June 2, 2022. Site Plan application to redevelop the property with up to 11,400 sf of commercial uses; located at the southeast corner of the intersection of Connecticut Avenue and Plyers Mill Road in Kensington; on approximately 1.07 acres zoned CRT-2.5, C-2.0, R-2.0, H-75; within the 2012 Kensington Sector Plan area.

*Staff Recommendation: Approval of extension request*

**C. Century: Preliminary Plan No. 12002095C, Site Plan No. 82003007F, and Sketch Plan No. 32016002A – Regulatory Review Extension Request No. 1**

Request to extend the regulatory review period from April 28, 2022 to September 29, 2022. Applications to replace two previously approved office buildings and one previously approved hotel with one new 13-story office building, two new eight-story hotel buildings (154 keys), and two new six-story multi-family/retail buildings (233 units). Located at 20301 Century Boulevard, northeast of Cloverleaf Center; 52 acres; CR-2.0, C-1.25, R-1.0, H-145T in the Germantown Transit Mixed Use Overlay Zone; 2009 Germantown Employment Area Sector Plan and 2010 Germantown Urban Design Guidelines.

*Staff Recommendation: Approval of extension request*

**D. MD – Germantown #2560: Site Plan Amendment No. 81994029G – Regulatory Extension Request No. 1**

Request to extend the regulatory review period from April 28, 2022 to July 28, 2022; Amendment to expand the existing Home Depot by 2,232 square feet for a Tool Rental Center; CRT-0.75, C-0.5, R-0.25, H-65 T/TDR:1.29 zone (Reviewed under the former RMX-3/TDR:1.29 zone); Located on Frederick Road, approximately 1,500 feet south of Ridge Road in the Milestone Shopping Center; 11.62 acres; 2009 Germantown Employment Area Sector Plan.

*Staff Recommendation: Approval of extension request*

**BOARD ACTION**

**Motion:**                    **A through D Rubin/ Verma**

**Vote:**

**Yea:**                    **A through D 4-0**

**Nay:**

**Other:**                **Patterson Absent**

**Action:**            **Approved staff recommendation for approval of the Regulatory Extension requests cited above.**

**2. Roundtable Discussion**

Parks Director's Report

**BOARD ACTION****Motion:****Vote:****Yea:****Nay:****Other:****Action:                   Received Briefing**

Director of Parks, Mike Riley, presented a multi-media presentation briefing the board on the capital budget, operating budget, and the Park's planned events.

The capital budget was recommended for restoration. However, the Council has the program vastly overbooked over the next 6 years. Therefore, Staff is bracing for reductions and will adjust as need be. The operating budget is going before the PHED Committee on May 2<sup>nd</sup> and Staff will ask for modest amounts of money to be restored in the parks and planning budget.

Staff spoke briefly about events in the Parks. The Color and Kite festival at Black Hill Regional Park took place on April 23, and was a success with a great turnout. Events coming up include Sunset Yoga; Acoustics and Ales series; Chess in the Park at Fairview Road Urban Park, and a Special event - Olney Days at Olney Manor Park.

Staff updated the Board about the sensory objects that will now be carried by the Park Police Officers. These sensory objects will be used to help individuals who may be in distress or have special needs and could benefit from these therapeutic objects while in the park.

The Board offered brief comments.

**\*7. Resolution of Adoption for Corridor Forward: The I-270 Transit Plan**

*Staff Recommended: Approval of the resolution*

**BOARD ACTION**

**Motion:** Rubin/ Verma

**Vote:**

**Yea:** 4-0

**Nay:**

**Other:** Patterson Absent

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

The Planning Department Staff spoke briefly about the I – 270 Transit Plan that was approved by the Montgomery County Council on April 5<sup>th</sup>.

5. ~~(POSTPONED TO MAY 5) ZTA 22-02 Density and Height Limits, Parking, Biohealth Priority Campus~~

~~ZTA 22-02 Updates chapter 59 including various standards for uses associated with a Biohealth Priority Campus, including options to increase building height, reallocate mapped density, clarifying parking waivers and adding Biohealth Priority Campus to the parking rates table.~~

~~Staff Recommendation: Transmit comments to the District Council for public hearing on May 10, 2022~~

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**        **This matter was postponed.**



**6. Introduction of proposed ‘no net loss of forest’ amendments to the Montgomery County Forest Conservation Law and Forest Conservation & Trees Regulations (Public Hearing)**

*Staff Recommendation: Approval of draft amendments and transmittal to Montgomery County Council for introduction*

**BOARD ACTION**

**Motion:**                    **NO VOTE**

**Vote:**

**Yea:**

**Nay:**

**Other:**                    **Patterson Absent**

**Action:**                **Based on the consensus from the Board, the staff will make changes and submit the proposed amendments to the County Council.**

The Intake and Regulatory Coordination Department Staff offered a multi-media presentation proposing changes to the Montgomery County Forest Conservation Law and Forest Conservation – Trees Regulations with a goal of achieving an equal or greater area of forest planted than forest removed on a County-wide level, by projects subject to the Montgomery County Forest Conservation Law, while also allowing development to move forward. Other minor changes recommended by staff are intended to clarify and update sections of the Forest Conservation Law (Law) and Forest Conservation – Trees Regulations (Regulations).

The proposed amendments to the Law and Regulations are to achieve ‘no net loss of forest’ in Montgomery County and they generally cover the 12 topics addressed in the April 14, 2022, Staff Report. Staff also proposed further revisions to the amended Law to address concerns raised by Parks.

The Board asked questions of Staff and then there was public testimony. The following individuals offered brief testimony: Erik Fisher on behalf of the Chesapeake Bay Foundation; Marisa Olszewski on behalf of the Maryland League of Conservation Voters; Sylvia Tognetti on behalf of the Friends of Ten Mile Creek & Little Seneca Reservoir; Denisse Guitarra on behalf of the Audubon Naturalist Society; Caroline Taylor on behalf of the Montgomery Countryside Alliance; Sheldon Fishman on behalf of the Friends of Sligo Creek; Noemi Bolanos on behalf of the Student Advocates Protecting the Planet, (SAPPlings) Allison Sweeney on behalf of the Montgomery County SAPPlings & One Montgomery Green; Craig Carlson; Shruti Bhatnagar of Sierra Club; Amanda Farber on behalf of the Conservation Montgomery; and Matt Wessel on behalf of the Maryland Building Industry Association.

The Board offered a few suggestions including: i) applicants should get credit for tree planting that isn’t considered “forest”; ii) create a program to match Applicants needing off-site

mitigation with property owners who have existing forests that can be protected to meet mitigation requirements; iii) maintain the 15% threshold for afforestation requirements for high-density residential, mixed-use, and commercial/ industrial areas; iv) explore other ways to sustain stream buffers like using natural conditions where appropriate; v) create standards to determine when tree planting in stream valley is suitable; and, vi) consider increasing the reforestation ratios.