

Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

APPROVED
MINUTES AND SUMMARY

SUMMARY

Thursday, September 7, 2023

2425 Reedie Drive
Wheaton, MD 20902
301-495-4605

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, September 7, 2023, beginning at 3:05 p.m. and adjourning at 8:26 p.m.

Present were Chair Artie Harris and Commissioners Shawn Bartley and James Hedrick.

Vice Chair Mitra Pedoeem and Commissioner Josh Linden were necessarily absent.

Items 1 through 4, Item 7, and Item 8 were discussed in that order and reported in the attached Minutes.

The Planning Board convened in Closed Session at 5:26 p.m. to discuss Item 10 on the motion of Commissioner Hedrick, seconded by Commissioner Bartley with Chair Harris, and Commissioners Bartley and Hedrick voting in favor of the motion. Vice Chair Mitra Pedoeem and Commissioner Josh Linden were necessarily absent. The meeting was closed under the authority of Annotated Code of Maryland, General Provisions Article § 3-305(b)(3) to consider the acquisition of real property for a public purpose and matters directly related to the acquisition.

Also present for the meeting were Montgomery Parks Director Mike Riley, Deputy Director of Administration Miti Figueredo; Real Estate Management Supervisor Brenda Sandberg; Chief of the Park Development Division Andrew Frank; Real Estate Manager Anne Fothergill; Cultural Resource Stewardship Supervisor Cassandra Michaud; Deputy Director of Communications Gary Burnett; Principal Counsel Emily Vaias; Senior Counsel Megan Chung; and Technical Writer Rachel Roehrich of the Office of General Counsel.

In Closed Session, the Board received a briefing regarding the Ednor Soapstone Quarry Special Park. The Closed Session began at 5:35 p.m. and ended at 6:06 p.m.

The Planning Board also voted at 5:27 p.m. to convene in Closed Session to discuss Item 11 on the motion of Commissioner Bartley, seconded by Commissioner Hedrick with Chair Harris, and Commissioners Bartley and Hedrick voting in favor of the motion. Vice Chair Mitra Pedoeem and Commissioner Josh Linden were necessarily absent. The meeting was closed under the

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authority of Annotated Code of Maryland, General Provisions Article §3-305(b)(1), to discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of an appointee, employee, or official over whom it has jurisdiction; or any other personnel matter that affects one or more specific individuals.

Also present for the meeting was Technical Writer Rachel Roehrich of the Office of General Counsel.

In Closed Session, the Board held discussion regarding the Planning Director position. The Closed Session began at 6:22 p.m. and ended at 7:00 p.m.

The Planning Board reconvened in the auditorium and via video conference to return to open session at 7:11 p.m. to discuss Item 6 as reported in the attached Minutes.

There being no further business, the meeting adjourned at 8:26 p.m. The next regular meeting of the Planning Board will be held on Thursday, September 14, 2023, in the Wheaton Headquarters Building in Wheaton, Maryland, and via video conference.

Rachel Roehrich

Rachel Roehrich
Technical Writer/Legal Assistant

MINUTES

Item 1. Preliminary Matters

A. Adoption of Resolutions

BOARD ACTION

Motion:

Vote:

Other: Vice Chair Pedoeem and Commissioner Linden absent.

Action: There were no Resolutions submitted for approval.

B. Approval of Minutes

1. Minutes of July 20, 2023
2. Minutes of July 27, 2023

BOARD ACTION

Motion: Bartley/Hedrick

Vote: 3-0

Other: Vice Chair Pedoeem and Commissioner Linden absent.

Action: Approved the Planning Board Minutes from July 20, 2023 and July 27, 2023, as submitted.

C. Other Preliminary Matters

BOARD ACTION

Motion:

Vote:

Other: Vice Chair Pedoeem and Commissioner Linden absent.

Action: There were no Other Preliminary Matters submitted for approval.

Item 2. Record Plats (Public Hearing)

Subdivision Plat No. 220190480, Glen Mill Forest

RE-1 zone; 2 lots; located on the south side of Glen Mill Road, 650 feet east of Boswell Lane; Potomac Sub-Region 2002 Master Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220230500, Greenwich Forest

R-90 zone; 1 lot; located in the northwest quadrant of the intersection of Hampden Lane and York Lane; Bethesda-Chevy Chase Master Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220230960, Kensington Park

R-60 zone; 1 lot; located on the north side of Carroll Place, 350 feet east of Fawcett Street; Kensington Sector Plan.

Staff Recommendation: Approval

BOARD ACTION

Motion: Hedrick/Bartley

Vote: 3-0

Other: Vice Chair Pedoeem and Commissioner Linden absent.

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

Item 3. Regulatory Extension Requests (Public Hearing)

Bucklodge Tract, Preliminary Plan No. 11989032A, Regulatory Extension Request No. 6 - Request to extend the regulatory review period by three months until December 11, 2023.

Application to subdivide two existing platted lots and three existing platted outlots into four buildable lots for up to four buildings with a total of 66,667 SF of light industrial uses; located on Buck Ridge Court, north of Bucklodge Road; 22 acres; IM zone and Rural zone; *1985 Approved and Adopted Boyds Master Plan.*

Staff Recommendation: Approval of the extension

J. Server

BOARD ACTION

Motion: Hedrick/Bartley

Vote: 3-0

Other: Vice Chair Pedoeem and Commissioner Linden absent.

Action: Approved Staff recommendation for approval of the Regulatory Extension Request cited above.

Item 4. Roundtable Discussion

Parks Director's Report
M. Riley

BOARD ACTION

Motion:

Vote:

Other: Vice Chair Pedoeem and Commissioner Linden absent.

Action: Received briefing.

Montgomery Parks Director Mike Riley offered a multi-media presentation regarding an update of events that recently occurred within the Montgomery Parks Department.

Director Riley briefly spoke about the summer camps that were held within Montgomery Parks highlighting the Animal Explorers Nature Camp, which was portrayed on the opening slide of the Director's Report.

Montgomery Parks internship programs were also highlighted, and Mr. Riley noted there were 27 interns for the 2023 internship programs including: summer internships, seasonal internships, Summer Rise, and Liberty's Promise. Some of the divisions utilizing the interns included: Horticulture, Forestry and Environmental Education (HFEE), Park Development Division (PDD), Public Affairs and Community Partnerships (PACP), Park Planning and Stewardship Division (PPSD), Director's Office, Management Services Division (MSD), and ITI. Mr. Riley noted the future plans for the internship programs include increasing the number of summer interns and including Conservation Corporations as well as Project Search interns.

Mr. Riley then discussed the upcoming fall events within Montgomery Parks which included the Brookside Twilight Concert Series, Acoustics and Ales, Children's Day, the Ale Trail, the Brookside Gardens Mural Celebration, and Native Plant Sales.

Director Riley further highlighted the special recognition and County Council Proclamation Montgomery Parks received for the Americans with Disabilities Act (ADA) accessible kayaking dock at Seneca Landing Special Park and the Trail Ambassador Program Graduation, which gifted mountain bikes to all the graduates.

The Montgomery Parks Speaker Series will continue on Friday, September 8, 2023, with "What a Pickle! Balancing the demand for pickleball and tennis in parks". The panel of experts, including Alex Kerman, David Robinson, and Stacie West, will discuss the issue of competition for court time in public parks, and possible ways communities can work through the challenge. Topics will include what's happening in the Washington, DC area pickleball scene; how other communities are responding to demand for courts and concerns about noise related to pickleball; and how one city is responding to the issue.

Mr. Riley then gave an overview of the future themes for the upcoming Parks Director's Reports, which will include discussions from the Enterprise, GIS, Park Police, and Park Permit Process

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teams; and noted the upcoming National Recreation and Park Association (NRPA) Conference in October as well as the Fall Semi-Annual Report before the County Council.

Item 7. Park Facility Plan: Future Neighborhood Park in Lyttonsville

Facility Plan for a new 0.71-acre park along the Purple Line and Capital Crescent Trail located at 2205 Kansas Avenue in Silver Spring.

Staff Recommendation: Approval

C. Chen

BOARD ACTION

Motion: Hedrick/Bartley

Vote: 3-0

Other: Vice Chair Pedoeem and Commissioner Linden absent.

Action: Approved Staff recommendation for approval of the Recommended Facility Plan and associated cost estimate.

Ching-Fang Chen, Landscape Architect/Project Manager, offered a multi-media presentation regarding the Park Facility Plan for a future Neighborhood Park in Lyttonsville. Further information can be found in the Staff Report dated August 24, 2023.

Ms. Chen stated the purpose of this project is to develop a facility plan for a new neighborhood park located at 2205 Kansas Avenue in Silver Spring, Maryland, as well as a rest stop with amenities along the Capital Crescent Trail and the Purple Line to highlight the unique character and history of Greater Lyttonsville. The site is approximately .75 miles south of the Capital Beltway in the Lyttonsville neighborhood, .25 miles from the future Purple Line Lyttonsville Station, and approximately 800 feet from the Talbot Avenue Bridge.

Shirl Spicer, Cultural Resources Planning Supervisor, then gave a brief overview of the history of the Lyttonsville area, and described the significance of the Talbot Avenue Street Bridge, which provided African American residents access to employment, shopping, and recreational opportunities unavailable in Lyttonsville. The bridge became a marker for racial segregation within the area and the bridge is seen by the community as a link to the past. Ms. Spicer stated some longtime residents in the neighborhood want portions of the old bridge structure preserved and relocated along the Capital Crescent Trail.

Ms. Chen described the Master Plan recommendations for the Greater Lyttonsville area as well as the *2017 Greater Lyttonsville Sector Plan Design Guidelines*, the Public Art and Cultural/Historic Interpretation efforts which are to be featured at the Lyttonsville Station, Community Center and the future park, and incorporation of the 2022 Montgomery County Parks, Recreation, and Open Space (PROS) Plan.

Ms. Chen then stated Staff held three community meetings to discuss the project and obtain input for the park plan. The first public meeting was held in June 2022 to gather initial ideas. Preliminary concept alternatives, developed by the Parks landscape architect, were presented to the community in October 2022. Two Open Town Hall surveys were available for public input over extended periods following the first and second community meetings as well. Ms. Chen further stated Staff also received written comments from neighbors, the Talbot Avenue Bridge Committee and neighborhood associations throughout the design process. The recommended plan was presented in a third meeting with the community in March 2023.

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Initial recommendations and preferences included tree canopy/shade, historical interpretation and signage, seating and picnicking area, drinking fountain, gathering space, game and fitness area, multi-purpose lawn, artwork, and a bike repair station. Ms. Chen then showed slides representing potential concepts of each of the recommendations listed above.

Ms. Chen stated the future park concept envisions open space in the central area while social and cultural nodes frame the open space, a revegetated natural area on the eastern half, storm water management integrated with ecological planting at the middle and lower west side, a meandering walkway linking the program areas, and a buffer along the east west border and active component along the edge. Two initial concepts were developed with the bridge components integrated in the landscape as artifacts. The two initial concepts were presented during the community meeting and meeting attendees generally preferred Concept B. Ms. Chen further stated most comments at the community meetings and Town Hall survey were related to integration of the Talbot Avenue Bridge memorial in the design, and participants expressed strong interest in incorporating the bridge components on the site to look like a bridge

Ms. Chen then described the recommended plan for the future Lyttonsville Park including the overall layout of the park, stormwater management concept, and 3D models/renderings for potential different locations throughout the future park.

Lastly, Ms. Chen then discussed the estimated total project cost and timeline for the project with anticipated final design by FY27 and potential start of construction in FY28 pending completion of the Purple Line.

Roger Paden, an individual, offered testimony regarding the design and proposal of the future Lyttonsville Neighborhood Park, overall support of the project, and the collaborative work between agencies to bring the vision to fruition.

Patricia A. Tyson of Lyttonsville Civic Association, offered testimony regarding support of the future Lyttonsville Neighborhood Park as well as the history of the Greater Lyttonsville area.

Anna White of North Woodside Citizens Association, offered testimony regarding full support for the future Lyttonsville Neighborhood Park as well as the history and racial covenants within the North Woodside/Lyttonsville area and, Ms. White further invited the Planning Board to the Lantern Walk on November 12, 2023.

Tony Marra of the Coalition for the Capital Crescent Trail, offered testimony regarding overall support for the future Lyttonsville Neighborhood Park as well as the Capital Crescent Trail and the Greater Lyttonsville area. Mr. Marra offered further comments and concern regarding the proposed skate park.

Joel Teitelbaum of the Historic Talbot Avenue Bridge Committee, offered testimony regarding overall support for the future Lyttonsville Neighborhood Park, and noted the park will be the only park within Montgomery County to be considered a railway adjacent park. Mr. Teitelbaum also noted concerns regarding the skate park as well.

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Tonya Saffer, an adjacent property owner, did not publicly testify, but her testimony submitted within the Microsoft Teams chat will be entered in the record as written testimony.

The Board asked questions regarding maintenance and seasonal change of the plantings within the park, access to the buffer area on the southern end of the park, reasoning for the destruction of the Talbot Avenue Bridge, and further clarity and description of incorporation of the proposed skate park.

Staff, including Landscape Architect Supervisor Patricia McManus and Montgomery Parks Engineer Brian Lewandowski, offered comments and responses to the Board's questions.

The Board offered further comments regarding the bike repair station and experimenting with vegetation within the park.

Item 8. Woodward High School - Phase 2 (Public Hearing)

Construction of a school building addition and parking deck north of the Phase 1 building, and athletic fields on the east side of the Property located at 1211 Old Georgetown Road.

A. Mandatory Referral No. MR2023017

Staff Recommendation: Transmit comments to Montgomery County Public Schools (MCPS)

B. Forest Conservation Plan No. F2023017

Staff Recommendation: Approval with Conditions

E. Tettelbaum/S. Findley

A. BOARD ACTION

Motion: Hedrick/Bartley

Vote: 3-0

Other: Vice Chair Pedoeem and Commissioner Linden absent.

Action: Approved staff recommendation for approval to transmit comments to Montgomery County Public Schools, as stated in a transmittal letter to be prepared at a later date.

B. BOARD ACTION

Motion: Hedrick/Bartley

Vote: 3-0

Other: Vice Chair Pedoeem and Commissioner Linden absent.

Action: Approved staff recommendation for approval of the (Preliminary/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.

Emily Tettelbaum, Planner III, offered a multi-media presentation regarding Phase 2 for Woodward High School. Further information can be found in the Staff Report dated August 28, 2023.

Ms. Tettelbaum gave a brief overview of the previous approvals, vicinity, overall property, and the Phase 1 Mandatory Referral which was approved July 2020

Ms. Tettelbaum continued with an overview of Phase 2, which encompasses construction on the northern and eastern portions of the property including a school arts core building addition, athletic fields, stormwater management and associated site work. The main building and the arts core addition will share a wall and will connect on each floor. The arts core addition includes a 600-seat auditorium with a balcony, an auxiliary gymnasium and associated support spaces. North of the arts core addition, the upper level of a parking structure is proposed. The upper deck is a single elevated precast parking deck with two stair towers and an elevator.

Ms. Tettelbaum then discussed the proposed athletic fields on the eastern half of the Property. The facilities include a stadium with a synthetic turf field, an 8-lane track, two sets of bleachers, a concession building, and an access road for ambulances. Regulation-sized baseball and softball fields are proposed in the northeast quadrant of the property, and shotput and discus courts are in

the southeast corner. Due to the topography, a number of retaining walls are proposed on the north, south, and east sides of the property.

Ms. Tettelbaum described the Old Georgetown Road Breezeway which will have a 16-foot width, provide fixed and continuous separation from traffic, and have separate space for pedestrians and bicyclists. Ms. Tettelbaum noted the Mandatory Referral plan uploaded on August 22, 2023, removed the note “to be constructed by others”.

Ms. Tettelbaum noted correspondence received from residential neighbors regarding concerns including the proximity of the proposed athletic facilities with noise, lighting, and retaining walls; removal of mature trees along property lines/lack of privacy; need for additional security; stormwater management/turf field; traffic study; incomplete application; bird habitat; and pedestrian connections.

Amy Lindsey, Planner III, then discussed Forest Conservation Plan Number F20230360. The amendment includes removal of 0.18 acres of off-site forest for retaining wall construction and a maintenance easement. Trees will be planted in this area, but clearing will be compensated for on site. Ms. Lindsey also noted a tree variance was requested for 16 trees proposed for removal, 3 impacted trees, and mitigation plantings of 49 trees with a minimum size of 3 caliper inches. Ms. Lindsey then explained the locations and impacts to the protected trees. Proposed re-installed landscaping locations were described as well.

Lastly, Ms. Tettelbaum noted one correction to the Staff Report on Page 9 figure 4 caption as well as noting the incorrect Forest Conservation Plan Number shown on the presentation introduction slide.

Bart Gerstenblith of the Devonshire East Homeowner Association, Inc., requested Slide 7 from the Staff presentation be shown and offered testimony regarding the close vicinity between the edge of the athletic fields and stadium to the Devonshire residential homes, noise, and lighting. Mr. Gerstenblith further requested the Planning Board provide comments to Montgomery County Public Schools (MCPS) strongly encouraging MCPS to work with the community regarding noise and potential reconsideration of lighting timing.

The Board asked questions regarding the distance between the stadium and Devonshire community, height of retaining walls, potential mitigation of nighttime usage and time restrictions of the stadium, the gates and restricted access along the Old Georgetown Road Breezeway, and the connection gate from the Mains HOA.

Staff, including Chief of Midcounty Planning Carrie Sanders and Planner III Richard Brockmyer, offered comments and responses to the Board’s questions.

Seth Adams, Associate Superintendent of Facilities Management for MCPS, offered comments regarding the collaboration, athletics infrastructure, and community input on the project. Mr. Adams offered further comments regarding sound, lighting and potential to possibly mitigate usage of the stadium until 11:00 p.m., as well as noting commitment to work with the surrounding communities.

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Shawn Benjaminson of ADTEK Engineers, Inc., offered comments regarding the retaining wall heights and locations.

Item 9. POSTPONED - Bucklodge Tract, Preliminary Plan Amendment No. 11989032A (Public Hearing)

Application to subdivide two existing platted lots and three existing platted outlots into four buildable lots for up to four buildings with a total of 66,667 SF of light industrial uses; located on Buck Ridge Court, north of Bucklodge Road; 22 acres; IM zone and Rural zone; 1985 Approved and Adopted Boyds Master Plan.

Staff Recommendation: Approval with Conditions

J. Server

BOARD ACTION

Motion:

Vote:

Other:

Action: POSTPONED.

Item 10. CLOSED SESSION

According to Md Ann. Code, General Provisions Article §3-305(b)(3), to consider the acquisition of real property for a public purpose and matters directly related to the acquisition. Topic to be discussed: Ednor Soapstone Quarry Special Park
B. Sandberg

BOARD ACTION

Motion: Hedrick/Bartley

Vote: 3-0

Other: Vice Chair Pedoeem and Commissioner Linden absent.

Action: Advice obtained with discussion. See the open session disclosure statement in Summary Section.

Item 11. CLOSED SESSION

According to the Md Ann. Code, General Provisions Article § 3-305(b)(1), to discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of an appointee, employee, or official over whom it has jurisdiction; or any other personnel matter that affects one or more specific individuals.

Topic to be discussed: Planning Director Position

E. Vaias

BOARD ACTION

Motion: Bartley/Hedrick

Vote: 3-0

Other: Vice Chair Pedoeem and Commissioner Linden absent.

Action: Discussion. See the open session disclosure statement in Summary Section.

Item 6. FY25-30 Capital Improvements Program Public Forum

R. Peele

BOARD ACTION

Motion:

Vote:

Other: Vice Chair Pedoeem and Commissioner Linden absent.

Action: Received testimony.

The Public Hearing began at 7:11 p.m. Montgomery Parks Director Mike Riley offered a brief introduction regarding the FY25-30 Capital Improvements Program before testimony. Further information can be found in the Staff Report dated August 31, 2023.

The following individuals offered testimony:

In-Person:

Carolyn Lampila (Individual)
David Scull (Mid-Atlantic Off-Road Enthusiast Inc.)
Raymond Heinsman (Individual)
Alison Gillespie (Individual)
Eli Boritz (Individual)
Joe Kraut (Individual)
Jack Ewart (Montgomery County Food Council)
Link Hoewing (Fair Access Committee for the Western County)
Michael Manteuffel (Individual)
Kit Gage (Friends of Sligo Creek)
Michael Douma (Individual)

Virtual via Teams:

Talisha Searcy (Government Official)
Jonathan Posner (Maryland Interscholastic Cycling League)
Seth Grimes (Washington Area Bicyclist Association)
Kalli Krumpos (Capital Trails Coalition)
Jeremy Schwartz (Adjacent Property Owner)
Amy Federman (Individual)
Ernest Rodriguez (Individual)
Jill Ortman-Fouse (Individual)
Amanda Farber (East Bethesda Citizens Association)
Robin Lasky (Individual)

The Public Hearing ended at 8:26 p.m.