

# Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

APPROVED  
MINUTES AND SUMMARY

SUMMARY  
**Thursday, September 12, 2024**  
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 12, 2024, beginning at 10:04 a.m. and adjourning at 7:32 p.m.

Present were Chair Artie Harris, Vice Chair Mitra Pedoeem, and Commissioners Shawn Bartley, James Hedrick, and Josh Linden.

Items 1 through 4 and Items 7 through 9 were discussed in that order and reported in the attached Minutes.

Item 5 was postponed until September 26, 2024 and Item 6 was postponed until October 10, 2024.

The Planning Board recessed for lunch at 12:07 p.m. and reconvened in the auditorium and via video conference to return to open session at 1:15 p.m. to discuss Items 10, 12, and 11 as reported in the attached Minutes.

Commissioner Bartley was necessarily absent for the afternoon session of the meeting and Commissioner Linden left the meeting during Item 11 at 4:27 p.m.

The Planning Board recessed for dinner at 4:55 p.m. and reconvened in the auditorium and via video conference to return to open session at 6:33 p.m. for the evening session to receive testimony for the Master Plan of Highways and Transitways – 2024 Technical Update Public Listening Session, as reported in the attached Minutes.

Chair Harris and Commissioner Bartley were necessarily absent for the evening session of the meeting, and Commissioner Linden attended the meeting virtually via video conference.

There being no further business, the meeting adjourned at 7:32 p.m. The next regular meeting of the Planning Board will be held on Thursday, September 19, 2024, 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:**

**Action: There were no Resolutions submitted for adoption.**

**B. Approval of Minutes**

**BOARD ACTION**

**Motion:**

**Vote:**

**Other:**

**Action: There were no Minutes submitted for approval.**

**C. Other Preliminary Matters**

**BOARD ACTION**

**Motion:**

**Vote:**

**Other:**

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

**Item 2. Record Plats (Public Hearing)**

**BOARD ACTION**

**Motion:**

**Vote:**

**Other:**

**Action: There were no Record Plats submitted for approval.**

**Item 3: Regulatory Extension Requests (Public Hearing)**

**Dunkin’–Muncaster Road, Site Plan No. 820230060: Regulatory Review Extension Request No. 4 - Request to extend the regulatory review period until January 23, 2025.**

Application for a drive-thru facility for a new restaurant in an existing commercial building; 17700 Muncaster Road, Derwood; 0.31 acres; CRT-0.75 C-0.75 R-0.25 H-45; 2004 Upper Rock Creek Master Plan.

*Staff Recommendation: Approval of the extension request*

P. Estes

**BOARD ACTION**

**Motion: Hedrick/Pedoeem**

**Vote: 5-0**

**Other:**

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

**Black Hill Project Plan Amendment No. 92012004C, Preliminary Plan Amendment No. 12012021D; Black Hill Townes Site Plan No. 820240100: Regulatory Review Extension Request No. 2 - Request to extend the regulatory review period until December 19, 2024.**

Application to remove properties from the Project Plan area, create a new lot and parcel, and construct 69 townhouses including 12.5% MPDUs; north of Dorsey Mill Road and southwest of I-270; 171.89 acres; CRT-0.75 C-0.5 R-0.5 H-145-T; 2009 Germantown Employment Area Sector Plan.

*Staff Recommendation: Approval of the extension request*

P. Estes

**BOARD ACTION**

**Motion: Hedrick/Pedoeem**

**Vote: 5-0**

**Other:**

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

**Bradley Hills Grove Section 2, Preliminary Plan 120230090 8509, 8513 Meadowlark Lane, Extension Request No. 3 - Request to extend review period, from September 12, 2024, to March 13, 2025.**

A Preliminary Plan application to create four lots for residential use in the R-90 zone; On Meadowlark Lane, 475 feet southeast of Burning Tree Road; 2.26 acres; 1990 Bethesda Chevy-Chase Master Plan

*Staff Recommendation: Approval of the Extension Request*

T. Gatling

**BOARD ACTION**

**Motion:** Hedrick/Pedoeem

**Vote:** 5-0

**Other:**

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

Michele Rosenfeld of The Law Office of Michele Rosenfeld, LLC, offered testimony in opposition to the extension request and requested a new condition of approval regarding mailing correspondence, paper copies of the re-submission materials, and posting of a new notice sign.

Soo Lee-Cho of Bregman, Berbert, Schwartz, and Gilday, LLC, offered comments on behalf of the Applicant regarding the reasoning for the extension request, the storm drainage issue, and the Applicant's progress. Ms. Lee-Cho offered further comments opposing the mailing of paper copies of re-submission materials, but expressed agreement to email correspondence and reposting of a new notice sign.

The Board asked questions regarding potential for another future extension and future notification.

Elza Hisel-McCoy, Chief of Downcounty Planning, offered comments and responses to the Board's questions.

**Item 4: Roundtable Discussion**

- A. Planning Director's Report
- B. Staff Photo Contest Presentation winners
- J. Satori/P. Mortensen

**BOARD ACTION**

**Motion:**

**Vote:**

**Other:**

**Action: Received briefing.**

Montgomery Planning Director, Jason Sartori, offered a multi-media presentation regarding recent updates for the Planning Department.

Mr. Sartori discussed the first Attainable Housing Strategies Listening Session and noted upcoming dates for the remaining Attainable Housing Strategies Listening Sessions as well. Mr. Sartori also highlighted upcoming events including Park(ing) Day and the Damascus Placemaking Festival. Lastly, Mr. Sartori offered congratulations to David Anspacher and Jonathan (JJ) Jones on their recent promotions to Chief of the Countywide Planning and Policy Division and Planner I for the IRC Division respectively.

Paul Mortensen, Senior Urban Designer, discussed the 2024 Staff Photo Contest "Complete Communities". Mr. Mortensen stated 220 photographs were submitted from 52 participants. Of the 52 participants, 24 were selected as finalists, with 5 contest winners. The five winners included: Jordan Gray, Alex Rixey, Erin Pant, Ching-Fang Chen, and Zubin Adrianvala.

**Item 5: Postponed - FY26 Operating Budget Overview**

T. Charles

**BOARD ACTION**

**Motion:**

**Vote:**

**Other:**

**Action: Postponed to September 26, 2024.**

**Item 6: Postponed - Clarksburg Chase, Preliminary Plan No. 120240040, Site Plan No. 820240050 and Forest Conservation Plan No. F20240180 (Public Hearing)**

An application for 101 dwelling units (49 single-family units and 52 townhouses); Located at 22600 Clarksburg Road, Northwest quadrant of the intersection of Gosnell Farm Drive and Clarksburg Road; 136.18 acres, RNC zone and Clarksburg West Environmental Overlay zone, 1994 Clarksburg Master Plan & Hyattstown Special Study Area and the 2014 Ten Mile Creek Area Limited Amendment.

*Staff Recommendation: Approval with conditions*

J. Casey

**BOARD ACTION**

**Motion:**

**Vote:**

**Other:**

**Action: Postponed to October 10, 2024.**



**Item 7: 850 Sligo Avenue, Preliminary Plan Amendment No. 12019009B (Public Hearing)**

Request to extend the validity period for the approved Preliminary Plan, the window during which the Applicant must record a plat for the Property, from June 15, 2024, to June 15, 2026. On 0.63 acres, located at the southeast quadrant of the intersection of Fenton Street and Sligo Avenue, at 850 Sligo Avenue, Silver Spring; zoned CR-3.0, C-3.0, R-3.0, H-70', Downtown Silver Spring Overlay Zone and Fenton Village Overlay Zone; 2022 Silver Spring Downtown and Adjacent Communities Plan.

*Staff Recommendation: Approval with Conditions*

A. Bossi

**BOARD ACTION**

**Motion: Linden/Hedrick**

**Vote: 5-0**

**Other:**

**Action: Approved Staff recommendation for approval of the Preliminary Plan Amendment cited above, subject to conditions as proposed in the Staff Report and as revised/added at the hearing, which will be reflected in an associated draft Resolution to be adopted by the Planning Board at a later date.**

Adam Bossi, Planner III, offered a multi-media presentation regarding 850 Sligo Avenue. Further information can be found in the Staff Report dated August 30, 2024.

Mr. Bossi stated the Applicant is requesting to extend the validity period for the Preliminary Plan for two additional years with no other changes proposed. Mr. Bossi explained the approved validity period was for three years from the initiation date for MCPB Resolution No. 19-038, which would have expired on June 15, 2022, although, the County Council, through the passage of Ordinance 19-12 in 2020, granted a two-year automatic extension to validity periods for all preliminary plans that were valid on July 28, 2020. Therefore, the County Council action extended the validity period of the Preliminary Plan until June 15, 2024. Mr. Bossi noted if the two-year extension for the validity period is granted the Preliminary Plan would align with the associated Adequate Public Facilities validity period granted with the original approval of the Preliminary Plan expiring on June 15, 2026. With this validity period extension, the record plat would need to be approved and recorded by June 15, 2026.

Mr. Bossi discussed the addition of Condition Number 13 (as presented during the meeting) regarding applicable requirements of the Downtown Silver Spring (DSS) Overlay Zone, corrections to the Staff Report including Finding 4 (Page 13) regarding MPDUs, Finding 4 (Page 13) regarding Public Benefit Points, Finding 4 (page 14) regarding Public Open Space, and noted new Condition Numbers 11 and 12, which were included in the Staff Report.

Lastly, Mr. Bossi noted one letter was received regarding the required percentage of MPDUs.

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Stacy Silber of Lerch, Early and Brewer offered comments regarding the addition of newly proposed Condition 13, and noted agreement to the condition as proposed. Ms. Silber offered further comments regarding potential interpretation of Condition 13 as well.

The Board asked questions regarding the DSS Overlay Zone requirements, MPDUs, potential legacy provisions, and possible negotiation regarding number of units required.

Staff, including Chief of Downcounty Planning, Elza Hisel-McCoy and Principal Counsel, Emily Vaias, offered comments and responses to the Board's questions.

**Item 8: 2017 Bethesda Downtown Sector Plan Park Impact Payment Credit Methodology Briefing**

The Bethesda Overlay Zone, Section 59.4.9.2.C.2.b.ii, provides that “if a property owner dedicates land designed in the master plan as a recommended open space to the M-NCPPC Parks Department, the Planning Board may reduce the amount of square footage for which a Park Impact Payment must be made.” Staff will present a proposed formula and methodology for the calculation of this reduction.

*Staff Recommendation: Approval of the proposed Park Impact Payment Reduction formula and methodology.*

G. Bogdan

**BOARD ACTION**

**Motion: Linden/Pedoeem**

**Vote: 5-0**

**Other:**

**Action: Approved Staff recommendation for Approval of the proposed Park Impact Payment Reduction formula and methodology.**

Grace Bogdan, Planner III, offered a multi-media presentation regarding the 2017 Bethesda Downtown Sector Plan Park Impact Payment (PIP) Credit Methodology. Further information can be found in the Staff Report dated August 30, 2024.

Ms. Bogdan stated land value, density, and public open space were reviewed as factors to be considered in any PIP reduction, and Planning and Parks Staff have developed the following proposed methodology to determine a PIP reduction:

The Planning Board may choose to reduce the required PIP by the adjusted value of the land to be dedicated to the Parks Department for a Park recommended in the Sector Plan. The land value will be adjusted to deduct the PIP value of any mapped density taken off the dedicated land and the value of any portion of the dedicated land counted toward required Public Open Space. If the adjusted land value of the dedicated land is greater than or equal to the required PIP, no PIP is required. If the adjusted dedicated land value of the dedicated land is less than the required PIP, then it is deducted from the required PIP.

Ms. Bogdan also noted the proposed methodology was presented to the Bethesda Implementation Advisory Committee in July 2024. Ms. Bogdan stated the Committee asked questions relative to how the land value was determined and how land would be dedicated to the Parks Department, but was supportive of the methodology as proposed.

**Item 9: PLD Lot 44 and 4702 West Virginia Ave., Mandatory Referral No. MR2024021, Sketch Plan Amendment No. 32019006B, Preliminary Plan No. 120240110, Site Plan No. 820240140, Forest Conservation Plan No. F20240720 (Public Hearing)**

0.74 acres, CR-3.0, C-2.0, R-2.75, H-70, CRT-0.5, C-0.25, R- 0.5, H-70 and Bethesda Overlay Zone (BOZ); Located approximately 130 feet east of Wisconsin Avenue on the block bounded by Maple Avenue, Tilbury Street, Highland Avenue, and a public alley; 2017 Bethesda Downtown Sector Plan. The Project includes the following applications:

A. Mandatory Referral No. MR2024021: Mandatory Referral for the disposition of Lot 44 and dedication and construction of the Eastern Greenway public park.

B. Sketch Plan Amendment No. 32019006B: Amendment of the Sketch Plan to increase the allowable density to for up to 125,469 square feet of mixed-use development including up to 120,000 square feet for residential uses with 15 percent MPDUs and up to 5,469 square feet for non-residential uses, utilization of up to 54,594 square feet of Bethesda Overlay Zone (BOZ) density, and dedication and construction of a portion of the Eastern Greenway.

C. Preliminary Plan No. 120240110: Request to create two lots and abandon a portion of a public alley.

D. Site Plan No. 820240140: Request to construct a mixed-use building with a maximum density of 125,469 square feet for up to 59 units with 15% MPDUs, including up to 120,000 square feet for up to 53 multifamily units and up to 5,469 square feet of nonresidential uses for up to 6 live/work units, utilization of 54,594 square feet of Bethesda Overlay Zone Density. The Application includes a request to increase height from the mapped 70 feet to 114 feet for the provision of a major public facility, waiver of one off-street loading space, and construction of 5,582 square feet of the Eastern Greenway public park.

E. Forest Conservation Plan No. F20240720: Forest Conservation Plan for the proposed mixed-use development and Eastern Greenway public parkland.

*Staff Recommendation: Approval with conditions and transmittal of comments to Montgomery County Department of Transportation (MCDOT).*

G. Bogdan

**A. BOARD ACTION**

**Motion:** Pedoeem/Hedrick

**Vote:** 5-0

**Other:**

**Action:** Approved Staff recommendation for approval to transmit comments to Montgomery County Department of Transportation, as stated in a transmittal letter to be prepared at a later date.

**B. BOARD ACTION**

**Motion:** Pedoeem/Hedrick

**Vote:** 5-0

**Other:**

**Action:** Approved Staff recommendation for approval of the Sketch Plan Amendment 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.

**C. BOARD ACTION**

**Motion:** Pedoeem/Hedrick

**Vote:** 5-0

**Other:**

**Action:** Approved Staff recommendation for approval of the Preliminary 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.

**D. BOARD ACTION**

**Motion:** Pedoeem/Hedrick

**Vote:** 5-0

**Other:**

**Action:** Approved Staff recommendation for approval of the Site 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.

**E. BOARD ACTION**

**Motion:** Pedoeem/Hedrick

**Vote:** 5-0

**Other:**

**Action:** Approved Staff recommendation for approval of the 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.

Grace Bogdan, Planner III, offered a multi-media presentation regarding PLD Lot 44 and 4702 West Virginia Avenue. Further information can be found in the Staff Report dated August 30, 2024.

Ms. Bogdan stated this is a Speed-to-Market project located in downtown Bethesda for the redevelopment of County Parking Lot 44 and adjacent property to allow the construction of a 125,469 square foot mixed-use building for up to 59 dwelling units with 15 percent MPDUs, including up to 53 multifamily units and up to 5,469 square feet of commercial uses for 6 live/work units, structured parking, and construction and dedication of approximately 5,582 square feet of the Eastern Greenway public park.

Ms. Bogdan noted the Applicant is also requesting additional height beyond the mapped 70 feet to a maximum building height of 114 feet for provision of the Eastern Greenway, which limits their ability to place parking below the park.

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Ms. Bogdan explained the access and circulation for the site noting a waiver request for one required loading space onsite with alternate onstreet loading space as well.

Ms. Bogdan stated no PIP payment is required for the project and discussed the Forest Conservation Plan which has a 0.12-acre afforestation requirement that will be fulfilled by offsite banking or a fee-in-lieu payment as well as mitigation for removal of two specimen trees to be planted in the Eastern Greenway.

Lastly, Ms. Bogdan noted two letters received expressing support for the project.

Matt Gordon of Selzer Gurvitch Rabin Wertheimer Polott, P.C, offered comments on behalf of the Applicant regarding the Speed-to-Market process and noted agreement to all conditions. Mr. Gordon offered further comments regarding parking.

The Board asked questions regarding number of Speed-to-Market projects within the County, parking, and estimated construction timeline.

Staff, including Deputy Director of Planning, Robert Kronenberg, offered comments and responses to the Board's questions.

Jason Weinstein of Broad Branch Partners offered comments regarding parking and estimated construction timeline.

**Item 10: East Silver Spring Neighborhood Greenway Mandatory Referral No. 2024019  
(Public Hearing)**

Mandatory Referral for the Montgomery County Department of Transportation proposal to construct roadway treatments to slow vehicle speeds and improve safety for bicyclists and pedestrians on multiple streets in Silver Spring: Woodbury Avenue (from Philadelphia Avenue to Sligo Avenue), Sligo Avenue (from Woodbury Avenue to Grove Street), Grove Street (from Sligo Avenue to Bonifant Street), Bonifant Street (from Grove Street to Cedar Street), Cedar Street (from Bonifant Street to Wayne Avenue), and along Houston Street (from Thayer Avenue to Bonifant Street).

*Staff Recommendation: Transmit comments to the Montgomery County Department of Transportation.*

L. Murnen

**BOARD ACTION**

**Motion: Linden/Hedrick**

**Vote: 4-0**

**Other: Commissioner Bartley was necessarily absent.**

**Action: Approved Staff recommendation for approval to transmit comments to Montgomery County Department of Transportation with Staff's recommendations, as amended during the meeting and with additional recommendations made by the Board, as stated in a transmittal letter to be prepared at a later date.**

Lily Murnen, Planning Associate, offered a multi-media presentation regarding the East Silver Spring Neighborhood Greenway. Further information can be found in the Staff Report posted on the Planning Board Website under the Agenda for September 12, 2024.

Ms. Murnen stated the Montgomery County Department of Transportation (MCDOT) proposes to construct a neighborhood greenway to improve safety for bicyclists and pedestrians on multiple streets in Silver Spring connecting Wayne Avenue and Fenton Street including: Woodbury Drive, Sligo Avenue, Grove Street, Bonifant Street, Cedar Street, and Houston Street. Ms. Murnen discussed Staff's Transportation, Environmental, and Parks recommendations in greater detail.

Gray Kimbrough, an individual, noted support of the project and offered testimony regarding the need for more traffic calming improvements including review of the curb cuts along the Grove Street route and a better crosswalk at Woodbury Drive.

David Schneider, an individual, offered testimony in support of the project.

Matt Johnson of MCDOT offered comments regarding community engagement and the shared use path on Sligo Avenue. Mr. Johnson offered further comments regarding the removal of stop signs on Grove Street, raised crosswalks, curb cuts, parking on Bonifant Street, and additional traffic calming measures at the intersection of Grove Street and Sligo Avenue.

The Board asked questions regarding traffic splitters, reasoning for removal of stop control along the greenway corridor, locations of bicycle accidents, curb cuts, potential for raised crosswalks on

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cross streets, additional traffic calming measures at the intersection of Grove Street and Sligo Avenue, possibility for an additional curb cut at the intersection of Twin Holly Lane and Grove Street, parking on Bonifant Street, speed tables, and parking restrictions along the greenway.

Staff, including Acting Transportation Supervisor, Eli Glazier, offered comments and responses to the Board's questions.

The Board held further discussion regarding the removal of Staff's recommendation No. 4 (in Staff Report) regarding removal of stop control along the neighborhood greenway as well as including additional recommendations for the possibility of a curb cut at the intersection of Twin Holly Lane and Grove Street and additional traffic calming measures at the intersection of Grove Street and Sligo Avenue.



**Item 12: North High Street Extended Project Mandatory Referral No. MR2024020  
(Public Hearing)**

Review of the Montgomery County Department of Transportation's 35 percent design plans for road and pedestrian improvements to extend North High Street to connect with Morningwood Drive (CIP Project No. 502310).

*Staff Recommendation: Transmit Comments to MCDOT*  
S. Aldrich

**BOARD ACTION**

**Motion: Hedrick/Linden**

**Vote: 4-0**

**Other: Commissioner Bartley was necessarily absent.**

**Action: Approved Staff recommendation for approval to transmit comments to Montgomery County Department of Transportation as amended by Staff during the meeting for Recommendation Number 6, as stated in a transmittal letter to be prepared at a later date.**

Sofia Aldrich, Transportation Planner IV, offered a multi-media presentation regarding the North High Street Extended Project. Further information can be found in the Staff Report posted on the Planning Board Website under the Agenda for September 12, 2024.

Ms. Aldrich stated the Montgomery County Department of Transportation (MCDOT) proposes to extend North High Street to the west to connect with Morningwood Drive at a three-way intersection. The proposed project will extend North High Street a short distance to create a new intersection with Morningwood Drive and construct a six-foot wide sidewalk along the south side of the street. Due to the grade difference between North High Street and Morningwood Drive, regrading of North High Street is required, and some sections of the street will be designed with on-street parking on the south side of the street. Ms. Aldrich discussed Staff's Transportation and Environmental recommendations in greater detail. Ms. Aldrich also noted a modification to a recommendation from the staff report regarding realigning a short section of the proposed sidewalk to cross the alley driveway at a perpendicular angle either on: a) on proposed alignment or b) on the Goddard School sidewalk alignment.

Helene Rosenheim of the Greater Olney Civic Association offered testimony in support of the project but offered concerns regarding the 6-foot sidewalk.

David Tucker, an adjacent property owner, offered testimony regarding concerns with pedestrian safety and stormwater runoff. Mr. Tucker also offered comments regarding little support for the street connection and encouraged an ADA pedestrian connection.

The Board asked questions regarding right-of-way takings, parking, reasoning for importance of connection to Morningwood Drive, and wider sidewalk constraints.

Staff offered comments and responses to the Board's questions.

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Angel Cheng of MCDOT offered comments regarding the constraints for widening the sidewalk.

**Item 11: Innovative Housing Toolkit**

The goal of the Innovative Housing Toolkit project is to explore diverse housing types and innovative construction types considering both current and the proposed Attainable Housing Strategies zoning regulations.

*Staff Recommendation: Brief the Board*

L. Govoni

**BOARD ACTION**

**Motion:**

**Vote:**

**Other: Commissioner Bartley was necessarily absent.**

**Action: Received briefing.**

Lisa Govoni, Acting Planning Supervisor, offered a multi-media presentation regarding the Innovative Housing Toolkit. Further information can be found in the Staff Report posted on the Planning Board Website under the Agenda for September 12, 2024.

Ms. Govoni stated the Innovative Housing Toolkit project examines how existing zoning regulations can support new housing types, explores the architectural and design framework within which smaller, multi-unit residential structures can be built in neighborhoods dominated by detached single-family units, and provides guidance on innovative construction techniques and environmentally sustainable site planning.

Samantha Mclean, Pedro Quintanilla, and John Fennell of Michael Baker International discussed the deliverables for the Innovative Housing Toolkit project which included four topics: zoning analysis, conceptual design package, innovative construction techniques, and sustainable site planning. The findings, key barriers, recommendations, and takeaways from the Innovative Housing Analysis for each of the four topics above were discussed in greater detail.

The Board asked questions regarding cottage courts, how accessory dwelling units (ADUs) are distinguished, unit sizes for ADUs, and how to convert existing housing based on current zoning laws.

Staff, including Acting Assistant to the Deputy for Development and Design Review, Atul Sharma and Senior Urban Designer, Paul Mortensen, offered comments and responses to the Board's questions.

Mr. Quintanilla and Mr. Fennell also offered comments and responses to the Board's questions regarding ADUs and converting existing housing.

**Master Plan Public Hearing: Master Plan of Highways and Transitways – 2024  
Technical Update – Public Hearing**

*Staff Recommendation: Receive testimony on the Public Hearing Draft of the Master Plan of Highways and Transitways – 2024 Technical Update.*

S. Aldrich

**BOARD ACTION**

**Motion:**

**Vote:**

**Other: Chair Harris and Commissioner Bartley were necessarily absent.**

**Action: Received testimony.**

The Public Hearing began at 6:33 p.m. Sofia Aldrich, Transportation Planner IV, offered a multi-media presentation, read a statement of record, and gave a brief overview of the Master Plan of Highways and Transitways – 2024 Technical Update and schedule. Ms. Aldrich also requested the record to remain open until close of business September 26, 2024. Further information can be found in the Staff Report dated September 5, 2024.

The following individuals offered testimony:

**In Person:**

Diane Cameron (Individual)

Margaret Schoap (Coalition for Transit Alternatives to Midcounty Highway Extended (TAME))

Tim Goodfellow (Individual)

Kathleen Bender (Individual)

Nadjwa Hassan (Individual)

Alexandra Nelligan (Dayspring Church)

Helen Heinrich (Action Committee for Transit (ACT))

Deborah Sarabia (Individual)

Dan Wilhelm (Greater Colesville Citizens Assoc.)

Karen Metchis (Montgomery County Sierra Club)

Scott Plumer (Darnestown Civic Association)

**Virtual via Microsoft Teams:**

Kevin Misener (Seneca Creek Watershed Partners)

Jake Goodman (Individual)

Ms. Schoap offered a video presentation during testimony.

The Public Hearing ended at 7:32 p.m.