

Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

APPROVED
MINUTES AND SUMMARY

SUMMARY
Thursday, January 9, 2025
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, January 9, 2025, beginning at 9:19 a.m. and adjourning at 9:08 p.m.

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

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

Commissioner Bartley was necessarily absent for Items 1 through 4 and returned at 10:30 a.m. for the remainder of the hearing.

The Planning Board recessed for lunch and convened in Closed Session at 12:26 p.m. to discuss Item 8 on the motion of Commissioner Hedrick, seconded by Commissioner Linden, with Chair Harris, Vice Chair Pedoeem, and Commissioners Bartley, Hedrick, and Linden voting in favor of the motion. 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, Miti Figueredo; Deputy Director of Operations, Gary Burnett; Real Estate Management Supervisor, Brenda Sandberg; Real Estate Manager, Anne Fothergill; Natural Resources Manager, Matthew Harper; Chief of Park Planning and Stewardship, Christie Ciabotti; Senior Counsel, Megan Chung; Associate General Counsel, Allison Myers; and Technical Writer, Rachel Roehrich of the Office of General Counsel.

In Closed Session, the Board discussed Upper Paint Branch Stream Valley Park. The Closed Session began at 12:30 p.m. and ended at 12:59 p.m.

The Planning Board reconvened in the auditorium and via video conference to return to open session at 1:12 p.m. to discuss Item 9, as reported in the attached Minutes. The afternoon session of the Planning Board adjourned at 3:08 p.m.

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The Planning Board reconvened at the Upcounty Regional Services Center, 12900 Middlebrook Road, Germantown, MD 20874, at 6:01 p.m. and received testimony for the Master Plan of Highways and Transitways – 2024 Technical Update - Public Hearing Number 3, as reported in the attached Minutes.

There being no further business, the meeting adjourned at 9:08 p.m. The next regular meeting of the Planning Board will be held on Thursday, January 16, 2025, 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

1. Red Mill Remote ATM Install Site Plan No. 820240020 – MCPB No. 24-119

BOARD ACTION

Motion: Hedrick/Pedoeem
Vote: 4-0
Other: Commissioner Bartley was necessarily absent.
Action: Adopted the Resolution cited above, as submitted.

B. Approval of Minutes

1. Minutes of December 5, 2024
2. Closed Session Minutes for December 5, 2024
3. Minutes for December 12, 2024

BOARD ACTION

Motion: Hedrick/Pedoeem
Vote: 4-0
Other: Commissioner Bartley was necessarily absent.
Action: Approved Planning Board Open Session Meeting Minutes of December 5, 2024 and December 12, 2024, and the Closed Session Minutes for December 5, 2024, as submitted.

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)

7749 Old Georgetown Road, Preliminary Plan No. 120240070, Site Plan No. 820240090, and Forest Conservation No. F20241020 Extension Request No. 2 - Request to extend the regulatory review period one week from January 9, 2025 until January 16, 2025.

An application to create one lot for a 246,000 square foot mixed-use building containing up to 6,000 square feet of ground floor commercial and up to 270 units above. 0.72 acres; located in the southeast quadrant of the intersection of Old Georgetown Road and St Elmo Avenue; CR-5.0, C-5.0, R-5.0, H-175 and the Bethesda Overlay Zone; 2017 Bethesda Downtown Sector Plan.

Staff Recommendation: Approval of the extension requests
G. Bogdan

Viva White Oak: Sketch Plan No. 320240080, Regulatory Extension Request No. 2 and Preliminary Plan Amendment No. 12018024A, Regulatory Extension Request No. 1 - Request to extend the regulatory review periods for both applications until May 29, 2025.

Applications for up to 12,180,270 square feet of mixed-use development; Intersection of Cherry Hill Road and FDA Boulevard, Silver Spring; CR-1.0, C-1.0, R-0.5, H-220 Zone; 279.62-acre tract; White Oak Science Gateway Master Plan.

Staff Recommendation: Approval of the extension requests
E. Tettelbaum

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 4-0

Other: Commissioner Bartley was necessarily absent.

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

Item 4. 16998 Overhill Road: Preliminary Plan No. 120240060 and Final Forest Conservation Plan No. F20230100 (Public Hearing)

- A. Preliminary Plan No. 120240060
- B. Final Forest Conservation Plan No. F20230100

Application to create one lot for an independent living facility; located at 16998 Overhill Road, south of the Intercounty Connector (ICC)/MD 200, approximately 400 feet east of Redland Road, RE-1 zone, 3.78 acres, 2004 Upper Rock Creek Area Master Plan.

Staff Recommendation: Approval with Conditions

K. Mencarini

A. BOARD ACTION

Motion: Hedrick/Linden

Vote: 4-0

Other: Commissioner Bartley was necessarily absent.

Action: Approved Staff recommendation for approval of the Preliminary Plan cited above, subject to conditions as modified during the hearing, which will be reflected in an associated draft Resolution to be adopted by the Planning Board at a later date.

B. BOARD ACTION

Motion: Hedrick/Linden

Vote: 4-0

Other: Commissioner Bartley was necessarily absent.

Action: 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.

Katie Mencarini, Planner IV, offered a multi-media presentation regarding 16998 Overhill Road. Further information can be found in the Staff Report dated December 30, 2024.

Ms. Mencarini stated the Applicant proposes to create one lot, 3.77 acres in size, to allow construction of a new Independent Senior Living Facility up to 130 units, all of which will be Moderately Priced Dwelling Units (MPDUs). Ms. Mencarini discussed the access and circulation for the property as well as the pedestrian access and requested construction of a ten-foot wide shared-use path connecting to the existing sidewalk along Redland Road. Ms. Mencarini noted Staff's proposed modifications to Condition 13 regarding the shared-use path as well.

Ms. Mencarini also discussed the Forest Conservation Plan stating the stream valley buffer will be forested, as required by law, and all planted areas will be protected with a Category I Conservation Easement.

On behalf of the Applicant, Josh Sloan with VIKA Maryland, LLC presented a multi-media presentation and offered comments about the project regarding the units being 100 percent affordable, the significant environmental cleanup that will be required on the site, reforestation of

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the stream valley buffer, grading, and the shared-use path. Mr. Sloan offered further comments and proposed revisions to Conditions 13, 14, 16, and 17.

The Board asked questions regarding the possibility of a shared-use path along Overhill Road, potential for relocation of the shared-use path, material make-up for the shared-use path, projected cost estimate for the shared-use path, additional parking close to the bus stop, liability and responsibility of maintenance for the shared-use path.

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

Patrick Byrne of Community Housing Initiative, Inc., offered comments regarding the infeasibility of the shared-use path, ADA compliance, and material makeup. Mr. Byrne offered further comments regarding long-term maintenance and liability of the shared-use path as well as engagement with State Highway Administration (SHA).

Scott Wallace of Miles and Stockbridge raised concerns about the shared-use path and offered comments regarding other potential accessible transportation methods.

The Board held further discussion regarding the isolation of the site, need for connection to transit, possible relocation of the shared-use path, potential flexibility of installation, and need for ADA Compliancy.

The Board agreed by consensus to modified language to replace Condition 13 that would require the Applicant to study alternatives for an accessible shared-use path (minimum of 6-foot wide) from Redland Road, subject to SHA approval. The revised condition also required that the Applicant provide cost estimates to Planning Staff for review prior to Preliminary Plan approval, and that, if no alternative is supported by both the Applicant and Planning Staff, the alternatives will be presented to the Board at a further public hearing. The Board also agreed to the removal of Condition 14.b and asked Staff to evaluate Condition 17 to determine whether the public access easement is needed.

Item 5. Clarksburg Chase, Preliminary Plan No. 120240046, Site Plan No. 820240050 and Forest Conservation Plan No. F20240180 (Public Hearing)

- A. Preliminary Plan No. 120240046
- B. Site Plan No. 820240050
- C. Forest Conservation Plan No. F20240180

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 and Hyattstown Special Study Area and the 2014 Ten Mile Creek Area Limited Amendment.

Staff Recommendation: Approval with Conditions

K. Mencarini

A. BOARD ACTION

Motion: Hedrick/Linden

Vote: 5-0

Other:

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

B. BOARD ACTION

Motion: Hedrick/Linden

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

C. BOARD ACTION

Motion: Hedrick/Linden

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.

Katie Mencarini, Planner IV, offered a multi-media presentation regarding Clarksburg Chase. Further information can be found in the Staff Report dated December 30, 2024.

Ms. Mencarini stated the Applicant is proposing to develop the 136.17-acre property with 101 dwelling units, including 49 single-family detached dwelling units, and 52 townhouses (including 13 MPDUs). A variety of attached and detached housing types are proposed within the development, and all 52 townhomes are oriented to face one of the public roads or an interior open

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space, and incorporate rear loaded garages, accessible by an internal, private alley system. Ms. Mencarini noted the project also establishes two new public roads (Public Roads A and B), four private alleys, and a non-through road as well.

Ms. Mencarini discussed the open space for the project stating there will be a park conveyance for a 100-acre park with three trailheads and a natural surface trail connection to Old Clarksburg Road. The Forest Conservation Plan includes 74.62 acres of retained forest with 0.89 acres of removed forest and 8.04 acres of planted forest within the stream valley buffer, as well as the creation of a forest bank. Ms. Mencarini noted the Applicant requested a variance to for the removal of three trees and impact to five trees. The project's Water Quality Plan and Conservation Management Plan were also discussed.

Ms. Mencarini stated one piece of correspondence was received with concerns regarding increased demand on parks, schools, transportation, and stormwater management.

Lastly, Ms. Mencarini noted a correction to Preliminary Plan Condition Number 3 regarding the percentage of proposed rural open space.

Jeffrey Toerge, an adjacent property owner, present two pictures and offered testimony regarding emergency access, assigning a school zone, and connections to water and sewer, and traffic conditions during peak hours of travel.

David Jaray, an adjacent property owner, offered testimony regarding concerns with closure of the street, damage to current well and septic systems, access to utilities, and deterioration of cleanliness of the neighborhood.

Robert Harris of Larch, Early, and Brewer offered comments on behalf of the Applicant regarding the community's concerns and noted agreement to Staff's conditions. Mr. Harris offered further comments regarding a pedestrian connection at Bern Park Road.

The Board asked questions regarding the pedestrian connections and potential for consideration of a HAWK signal at the intersection of Bern Park Road and cost projection.

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

Nancy Randall of Wells and Associates offered comments regarding the placement of a HAWK signal and cost requirements.

Keely Lauretti of Soltez offered comments offering further correction to the percentage of rural open space proposed as part of the Application. The Board accepted and incorporated this correction into the conditions of approval.

The Board held further discussion regarding the potential for a HAWK signal. Staff suggested adding a modification to the conditions regarding a recommendation to provide a cost estimate of a HAWK signal and allow for flexibility of traffic calming measures prior to certified Preliminary

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Plan at Bern Park Road and Clarksburg Road with SHA approval. The Board agreed by consensus to the revised condition language as presented by Staff during the hearing.

Item 6. Wawa-Burtonsville: Preliminary Plan No. 120240160, Site Plan No. 820240170, Forest Conservation Plan Amendment No. F2024021A (Public Hearing)

A. Preliminary Plan No. 120240160: Request to create one Lot for an automobile filling station, convenience retail and restaurant uses, related site and off-site improvements; located at 15585 and 15595 Old Columbia Pike; at the southwest quadrant of Old Columbia Pike (MD 198) and Columbia Pike (US 29); CRTF-1.5, C-1.0, R-0.5, H-45 zone; 3.37 acres; 2012 Burtonsville Neighborhood Crossroads Plan.

B. Site Plan No. 820240170: Request to construct an automobile filling station, convenience retail store and restaurant, and related site improvements; located at 15585 and 15595 Old Columbia Pike; at the southwest quadrant of Old Columbia Pike (MD 198) and Columbia Pike (US 29); CRTF-1.5, C-1.0, R-0.5, H-45 zone; 3.37 acres; 2012 Burtonsville Neighborhood Crossroads Plan.

C. Forest Conservation Plan Amendment No. F2024021A: Request for approval of a Forest Conservation Plan Amendment to satisfy afforestation/reforestation requirements associated with Site Plan No. 820240170.

Staff Recommendation: Approval with Conditions

P. Estes

A. BOARD ACTION

Motion: Hedrick/Linden

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.

B. BOARD ACTION

Motion: Hedrick/Linden

Vote: 5-0

Other:

Action: Approved Staff recommendation for approval of the Site Plan cited above, subject to conditions as modified during the hearing, which will be reflected in an associated draft Resolution to be adopted by the Planning Board at a later date

C. BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

Action: Approved Staff recommendation for approval of the Forest Conservation 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.

Phillip Estes, Planner III, offered a multi-media presentation regarding Wawa-Burtonsville. Further information can be found in the Staff Report dated December 27, 2024.

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Mr. Estes stated the Applicant is proposing to create one 3.36-acre lot and demolish the existing structures to construct a new 5,919 square foot one-story Wawa convenience store/restaurant, automobile filling station, 50 parking spaces, redesigned driveway access, landscaping, and other site-related improvements. The project will also include up to nine electric vehicle charging stations, two landscaped and shaded public open space areas with tables and seating areas, a new signalized intersection at the western driveway ingress/egress on Old Columbia Pike across from the Burtonsville Town Center Shopping Center, a new 10-foot wide sidepath along Old Columbia Pike, and a 16-foot bike breezeway sidepath along the ramp to Route 29.

Mr. Estes discussed the Forest Conservation Plan, which proposes 0.28 acres of forest removal and 0.10 acres of forest retention. This results in an afforestation/reforestation requirement of 0.83 acre if met onsite and 0.97 acres if met offsite, which will be met with 0.42 acres planted forest in a Category I Conservation Easement and 0.41 acres offsite (inside the watershed) or 0.55 acres offsite (not in the same watershed).

Lastly, Mr. Estes noted a revision to Site Plan Condition 5a. regarding bicycle parking spaces.

Pat Harris of Lerch, Early and Brewer offered comments on behalf of the Applicant regarding reasoning for the reduction in travel lanes for the new traffic intersection, parking, and potential EV parking spaces.

The Board asked questions regarding the reduction of travel lanes, the new traffic intersection, parking, and potential for EV parking spaces.

Staff, including Patrick Butler, Chief of Upcounty Planning, offered comments and responses to the Board's questions.

Robert Engel of Lenhart Traffic offered comments regarding the configuration of the new traffic intersection and reduction of travel lanes.

Item 7. The Blairs – Site Plan Amendment No. 82014017C (Public Hearing)

Request to increase the gross floor area of an unbuilt interim pad site building by up to 1,950 square feet, add an alternative use option and layout for a veterinarian office/hospital, revise the building footprint with associated improvements, and update an existing open space path; Located on Eastern Avenue, NW of Blair Mill Road in Silver Spring; zoned CBD-R2, 2022 Silver Spring Downtown and Adjacent Communities Plan area.

Staff Recommendation: Approval with Conditions

T. Gatling

BOARD ACTION

Motion: Hedrick/Linden

Vote: 5-0

Other:

Action: Approved Staff recommendation for approval of the Site 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

Tsaiquan Gatling, Planner III, offered a multi-media presentation regarding The Blairs. Further information can be found in the Staff Report dated December 30, 2024.

Mr. Gatling stated the Site Plan Amendment revises the previously approved building footprint and proposes an increase of up to 1,950 square feet to the and currently unbuilt, interim pad site, which includes an option for a combination of retail and a veterinary office as an alternate use for the temporary pad site. Mr. Gatling also stated the Applicant proposes modifications to an existing mulch pathway within the open space area south of the interim pad site, explaining the mulch will be replaced with sod.

Lastly, Mr. Gatling noted community correspondence received noting concerns with the parking and the possible veterinary hospital use.

Paula Edwards of the District of Columbia Advisory Neighborhood Commission 4A01 offered testimony regarding parking and the impact that changes to The Blairs have on the DC side. Ms. Edwards expressed support for the Amendment.

Bill Kominers of Lerch, Early and Brewer offered comments in behalf of the Applicant regarding the change in use for the temporary pad site, building footprint, and reasoning for changing the mulch path. Mr. Kominers offered further comments regarding below-grade parking, timeline for removal of interim sites.

Pedro Sales of BCT Design Group offered a multi-media presentation and comments regarding the previously approved building site, the currently proposed site, and potential building design and materials.

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The Board asked questions regarding purpose of the mulch trail, potential consideration for below-grade parking, future plans for the building, and estimated timeline for removal of the interim sites and buildout the full plan.

Michael Goodman of VIKA Maryland, LLC offered comments regarding the mulch trail and reasoning for removal.

Item 8. 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: Upper Paint Branch Stream Valley Park.

B Sandberg/A. Fothergill

BOARD ACTION

Motion: Hedrick/Linden

Vote: 5-0

Other:

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

Item 9. Mandatory Referral MR2024016 Chaberton Solar Sugarloaf and Forest Conservation Plan No. F20250220, Continuation of Public Hearing from September 5, 2024 (Public Hearing)

This is a continuation of the public hearing previously held on September 5, 2024. The applicant agreed to a continuance at the previous public hearing to better address issues and concerns raised, including filing of a Forest Conservation Plan.

A. Mandatory Referral MR2024016: Proposal to construct a 4MW Solar Collection System on 19.8-acres of a 52.46-acre property located at 20507 Darnestown Road, Dickerson; AR zone; 1980 Preservation of Agriculture & Rural Open Space Functional Master Plan (AROS).

B. Forest Conservation Plan No. F20250220: Forest Conservation Plan associated with MR2024016, Chaberton Solar Sugarloaf.

Staff Recommendation: Denial of the Mandatory Referral and the transmittal of the comments to the State of Maryland Public Service Commission. Approval of the Forest Conservation Plan.

M. Beall

A. BOARD ACTION

Motion: Pedoeem/Bartley

Vote: 3-2

Other: Commissioners Hedrick and Linden voted Nay.

Action: Approved Staff recommendation for denial of the Mandatory Referral with additional recommendations to the PSC as presented during the hearing by Staff, and the transmittal of the comments to the State of Maryland Public Service Commission.

B. BOARD ACTION

Motion: Hedrick/Linden

Vote: 4-1

Other: Commissioner Bartley voted Nay.

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.

BOARD ACTION

Motion: Hedrick/Linden

Vote: 4-1

Other: Commissioner Bartley voted Nay.

Action: Approved recommendation to transmit a letter to the County Council to revisit ZTA and holistically review all its components regarding renewable energy goals and specifically listing obstacles such as size and soils.

Mark Beall, Zoning Planner IV, offered a multi-media presentation regarding Chaberton Solar. Further information can be found in the Staff Report dated December 30, 2024.

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Mr. Beall noted the Planning Board held a hearing on September 5, 2024 for the Chaberton Sugarloaf Mandatory Referral, and voted for a continuance of the Mandatory Referral for the Applicant to address the use of agrivoltaics, the Forest Conservation Plan, the Fire Department Access Plan, and the Stormwater Management Concept Plan.

Mr. Beall stated the Applicant proposes to construct a Solar Collection System over 2 Megawatts in the Agricultural Reserve located at 20597 Darnestown Road, Dickerson, MD. Mr. Beall noted the Applicant is not submitting revised plans, but has submitted additional materials to address the concerns above. Mr. Beall explained the Applicant filed for the Forest Conservation Plan on September 25, 2024, finalized the Fire Department Access Plan that was previously submitted and coordinated review of the Stormwater Management Plan with the Department of Permitting Services, Water Resources Division. The Applicant also coordinated with the Montgomery County Office of Agriculture to submit an Agrivoltaics Plan for review with the Application. Mr. Beall also noted over 60 pieces of correspondence in opposition of the project were received since the previous hearing.

Josh Penn, Planner IV, discussed the Preliminary Forest Conservation Plan noting there will be zero acres of forest clearing and 15.63-acres of forest retention. Mr. Penn also noted a revision to Condition 5.a including additional language regarding the Category I Conservation Easement.

Lauren Greenberger, an individual, offered testimony in opposition of the project and support for denial.

John Snitzer, an individual, offered testimony in support for the project.

K.L. Kyde, an individual, offered testimony regarding support for the project.

Douglas Lechlide of the Montgomery County Farm Bureau offered testimony in opposition of the project and support for denial.

Caroline Taylor of the Montgomery Countryside Alliance offered testimony in opposition of the project and support for denial.

Ellen Gordon, Individual, offered testimony in opposition of the project and support for denial.

Francoise Carrier of Bregman, Berbert, Schwartz and Gilday offered comments on behalf of the Applicant regarding the need for the previous continuance due the requirement of a Forest Conservation Plan and further information on agrivoltaics. Ms. Carrier also requested needed corrections to the Staff Report on Page 3 regarding the PSC and expressed the need for a decision and the Mandatory Referral. Ms. Carrier offered further comments regarding the Stormwater Management Plan wording on Page 8 of the Staff Report and requested modified wording such as “coordinate with the State” rather than “must be approved by the Planning Board”.

Douglas Boucher, Landowner, offered comments regarding submittal of the forest conservation plan and the lack of projects approved under the current ZTA.

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Michael Doneger of Chaberton Energy, LLC, the Applicant, offered comments regarding the actions taken since the previous hearing and future plans. Mr. Doneger offered further comments regarding who will benefit from the solar power of the project and where the residents live.

Miles Braxton of Okovate Sustainable Energy, Inc., offered comments regarding the company as well as the methodology and analysis of the Sugarloaf land for agricultural production.

The Board asked questions regarding who will benefit from the power from the project and where the residents who will benefit live.

The Board held further discussion regarding general support for solar and clean energy as well as the parameters of the current ZTA, and Staff's recommendation for denial.

Staff, including Jason Sartori, Planning Director and Patrick Butler, Chief of Upcounty Planning, offered comments and responses to the Board.

The Board also further discussed Staff's additional recommendations, as presented during the hearing, to the Public Service Commission (PSC) and potential recommendation to the County Council to revisit the currently ZTA and holistically review all its components regarding renewable energy goals and specifically listing obstacles such as size and soils.

Master Plan Public Hearing - Master Plan of Highways and Transitways – 2024 Technical Update – Public Hearing No. 3

A third public hearing will be held to solicit public feedback on the Public Hearing Draft of the Master Plan of Highways and Transitways.

S. Aldrich

BOARD ACTION

Motion:

Vote:

Other:

Action: Received testimony.

The Public Hearing began at 6:01 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 12:00 p.m. on January 24, 2024. Further information can be found in the Staff Report dated January 2, 2025.

The following individuals offered testimony:

In Person:

Neil Harris (City of Gaithersburg)
Paula Messenger (Derwood Neighborhood Community Alliance)
Kristin Mitas (Group Representative)
Saundra Prather (Prathertown Community Development Corp.)
Ann Smith (Seneca Creek Watershed Partners)
Bonnie Bell (Greater Goshen Civic Association)
Charles Hendricks (Mayor, Town of Laytonsville)
Amy Presley (CTCAC)
John Parrish (Individual)
Christel Bivens (Upcounty Citizens Advisory Board)
Christel Bivens (Individual)
Laurie Wallace-Lanham (Individual)
Jason George (Individual)
Chiragkumar Patel (Individual)
Arti Varanasi (Individual)
Praveen Patel (HOA)
Sarwar Faraz (Park Ridge HOA)
Orlando Guevara Jr. (Individual)
Denesh Malaveetil (Individual)
Thomas Quinn (Individual)
Sasikumar Vimalan (Individual)
Nilesh Rawool (Individual)
Nutan Rawool (Individual)

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Benjamin Ross (Individual)
Dial Keju (Individual)
Maurice Miles (Dayspring Church)
Richard Parsons (Suburban Maryland Transportation Alliance)
Caroline Taylor (Montgomery Countryside Alliance)
Lanre Okusanya (Individual)
Temi Okusanya (Individual)
Brian Ditzler (Individual)
Donna Pfeiffer (Individual)
Bobby Cenoura (Individual)
Bing Garthright (Individual)
Alan Lopez (Individual)
Mike Conroy (Montgomery Village Foundation Board of Directors)
Roberta (rg) Steinman (Individual)
Kimblyn Persaud (Individual)
Diane Cameron (Climate Coalition Montgomery County)
William Roberts (Individual)
Wayne Jacas (Individual)
Robert Nelson (Individual)
Maria Fernanda McClure (Individual)
Michael Larkin (Action Committee for Transit)
Mini Varughese (Individual)
Kurt Lehmann (Individual)
Beth Wolff (Clarksburg Neighbors Alliance)
Deborah Sarabia (Individual)
Janette Rosenbaum (Individual)
Margaret Schoap (Individual)
Tim Goodfellow (TAME Coalition)
Tim Goodfellow (Individual)
Paula Messenger (Individual)
Carrie Kisicki (Coalition for Smarter Growth)
Krupal Chukka (Individual)
Vyjayanthi Krishnan (Summerfield Crossing HOA)
Vyjayanthi Krishnan (Individual)
Ting Mei Chau (Individual)
Siva Reddy (Individual)

Mr. Harris, Ms. Messenger, Ms. Mitas, Ms. Prather, and Ms. Bell offered multi-media exhibits during testimony.

The Public Hearing ended at 9:08 p.m.