

# Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

APPROVED  
MINUTES AND SUMMARY

SUMMARY  
**Thursday, February 6, 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, February 6, 2025, beginning at 1:38 p.m. and adjourning at 4:15 p.m.

Present were Chair Artie Harris, Vice Chair Mitra Pedoeem, and Commissioner Josh Linden.

Commissioners Shawn Bartley and James Hedrick were necessarily absent for the meeting.

Item 1, Item 2, Item 8, Item 4, and Items 5 through 7 were discussed in that order and reported in the attached Minutes.

There being no further business, the meeting adjourned at 4:15 p.m. The next regular meeting of the Planning Board will be held on Thursday, February 13, 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. 7501 Standish Place Forest Conservation Plan No. F20250010– MCPB No. 24-121
2. Chaberton Solar Sugarloaf Forest Conservation Plan No. F20250220 – MCPB No. 25-009
3. 7749 Old Georgetown Road Preliminary Plan No. 120240070– MCPB No. 25-014
4. 7749 Old Georgetown Road Site Plan No. 820240090 -MCPB No. 25-015
5. 7749 Old Georgetown Road Forest Conservation No. F20241020 – MCPB No. 25-016
6. Democracy Center Preliminary Plan No. 120250020 – MCPB No. 25-011
7. Democracy Center Site Plan No. 820250020 – MCPB No. 25-012
8. Democracy Center Forest Conservation Plan No. F20250070 – MCPB No. 25-013
9. Falkland North Preliminary Plan Amendment No. 1200756C – MCPB No. 25-022

**BOARD ACTION**

**Motion:** Pedoeem/Linden

**Vote:** 3-0

**Other:** Commissioners Bartley and Hedrick were necessarily absent.

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

**B. Approval of Minutes**

1. Minutes for January 16, 2025
2. Minutes for January 23, 2025

**BOARD ACTION**

**Motion:** Pedoeem/Linden

**Vote:** 3-0

**Other:** Commissioners Bartley and Hedrick were necessarily absent.

**Action:** Approved the Minutes for January 16, 2025 and January 23, 2025, 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)**

**Subdivision Plat No. 220250210, Section Three Manor Park**

R-200 zone; 1 lot; located on the south side of Great Oak Road, 950 feet east of Holly Road; Aspen Hill Master Plan.

*Staff Recommendation: Approval*

**Subdivision Plat No. 220250310 thru 220250370, Parkland Trace**

RE-1/TDR zone; 114 lots, 9 parcels; located on the south side of West Old Baltimore Road at the intersection of Gull Street; Clarksburg Master Plan.

*Staff Recommendation: Approval*

**BOARD ACTION**

**Motion: Pedeoem/Linden**

**Vote: 3-0**

**Other: Commissioners Bartley and Hedrick were necessarily absent.**

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

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

**BOARD ACTION**

**Motion:**

**Vote:**

**Other:**

**Action: There were no Regulatory Extension Requests submitted for approval.**

**Item 8. University Boulevard Corridor Plan – Updated Notice**

Request to update the notice for the University Boulevard Corridor Plan public hearing and record to amend the record closing date from March 6, 2025 to March 13, 2025.

*Staff recommendation: Approval of the updated notice*

Z. Adrianvala

**BOARD ACTION**

**Motion:** Pedoeem/Linden

**Vote:** 3-0

**Other:** Commissioners Bartley and Hedrick were necessarily absent.

**Action:** Approved Staff recommendation for approval of the updated notice for the University Boulevard Corridor Plan public hearing and record to amend the record closing date from March 6, 2025 to March 13, 2025.

**Item 4. Roundtable Discussion**

Parks Director's Report

C. Ciabotti/A. Frank/H. Coppola/E. Dintaman/C. Kines/B. Turnbull

**BOARD ACTION**

**Motion:**

**Vote:**

**Other: Commissioners Bartley and Hedrick were necessarily absent.**

**Action: Received briefing.**

Montgomery Parks Director, Miti Figueredo, offered brief comments regarding disc golf within Montgomery County and Chuck Kines, Park Planner III, Eric Dintaman, Parks Design and Construction Project Manager II, and Bob Turnbull, Park Planner IV, offered a multi-media presentation regarding the Northwest Branch Disc Golf Course and Northwest Branch Trail.

Mr. Kines discussed the park planning process for the disc golf course including a brief overview of disc golf, policy guidance, site suitability and analysis, site selection, outreach and engagement, and the National Capital Trolley Museum (NCTM). Mr. Dintaman gave an overview of the park development including the scope of the project, design, welcome signage and course map, the project phasing, and estimated construction schedule. Lastly, Mr. Turnbull discussed the trail planning and gave an update on the Northwest Branch Trail extension and the Trolley Loop Trail.

The Board asked questions regarding community feedback, equipment needed, trail material makeup, design rating, estimated cost for the project, surrounding connecting trails, and if there was a fee to play.

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

**Item 5. Legislative Update**

- SB 0832 – Prince George’s County – Override by Municipal Corporation
- HB 0724/ SB 0631 – Commission on Abandoned and Neglected Maryland Cemeteries – Establishment

D. Borden

**BOARD ACTION**

**Motion: Pedoeem/Linden**

**Vote: 3-0**

**Other: Commissioners Bartley and Hedrick were necessarily absent.**

**Action: Approved Staff recommendation to oppose Bill SB 0832.**

Debra Borden, General Counsel, gave an overview and briefed the Board on Bills HB 0724/ SB 0631 and SB 0832. Further information on the bills can be found under the Agenda for February 6, 2025.

Ms. Borden gave an overview and offered comments regarding Bill SB 0832 noting it involves Prince George’s County only but recommended support for opposing the bill.

The Board asked if there were any municipalities in Prince George’s County that have their own zoning authority, and Ms. Borden offered comments and responses. A motion was made, and the Board voted to oppose the bill as listed above.

Ms. Borden also discussed Bill HB 0724/SB 0631 and stated the bill would establish a new commission for Abandoned and Neglected Maryland Cemeteries within the Office of Cemetery Oversight. Ms. Borden stated there are topics that need to be clarified and noted the discussion as being informational only at this time.

The Board asked questions regarding the outcomes of old and full cemeteries, and Ms. Borden offered comments and responses.

**Item 6. Friendship Heights Sector Plan Scope of Work**

A. Margolies

**BOARD ACTION**

**Motion:** Pedoeem/Linden

**Vote:** 3-0

**Other:** Commissioners Bartley and Hedrick were necessarily absent.

**Action:** Approved Staff recommendation for approval of the Scope of Work cited above and set the Plan boundary.

Atara Margolies, Planner III, offered a multi-media presentation regarding the proposed Scope of Work for the Friendship Heights Sector Plan. Further information can be found in the Staff Report dated January 29, 2025.

Ms. Margolies discussed the history of Friendship Heights, the proposed Plan study area, the proposed Plan boundary, community engagement, key takeaways from the community engagement events, planning framework, Plan elements, equity, agency/government partners, and consultants involved. Lastly, Ms. Margolies noted a correction to the Scope of Work regarding Historic Resources/Planning History.

The Board asked questions regarding the Geico property, facilities included at Brookdale Neighborhood Park, consideration to include Western Grove Urban Park within the Plan boundary, reasoning for not including Vinton Park within the Plan boundary, and where the District of Columbia stands with their study of the area.

Staff, including Parks Long-Range Planning Supervisor, Henry Coppola, offered comments and responses to the Board's questions.

**Item 7. Mandatory Referral No. MR2025007 and Forest Conservation Plan No. F20250240: Brighton Station STATCOM Expansion (Public Hearing)**

A. Mandatory Referral No. MR2025007: Pepco proposes to construct an expansion to a substation located at 1300 Brighton Dam Road, Brookeville; Rural Cluster (RC) Zone; 232 Acres; 2005 Olney Master Plan.

B. Forest Conservation Plan No. F20250240: Recommend approval with conditions.  
*Staff Recommendation: Approval of the Mandatory Referral with comments to be transmitted to Pepco and approval of the Forest Conservation Plan with conditions.*

M. Beall

**A. BOARD ACTION**

**Motion:** Pedoeem/Linden

**Vote:** 3-0

**Other:** Commissioners Bartley and Hedrick were necessarily absent.

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

**B. BOARD ACTION**

**Motion:** Pedoeem/Linden

**Vote:** 3-0

**Other:** Commissioners Bartley and Hedrick were necessarily absent.

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

Mark Beall, Planner IV, offered a multi-media presentation regarding the Brighton Station STATCOM Expansion. Further information can be found in the Staff Report dated January 27, 2025.

Mr. Beall stated Pepco is proposing to expand the existing Brighton Substation by 5 acres to construct a new STATCOM building, construct a secondary access point off the existing driveway, and install a new 30,000-gallon cistern for fire protection.

Josh Penn, Planner III, discussed the environmental guidelines, stream valley buffer impacts, the Patuxent River Management Area, and noted the Applicant's request for a waiver of the 10 percent impervious limit as the project will bring the overall imperviousness on the property to 12.25 percent. Mr. Penn also discussed the Forest Conservation Plan noting all the forest being retained for this project will be placed into a Standard Category I Conservation easement and a Modified Category I Conservation easement. A variance request for the removal of fourteen specimen trees and impacts to five trees has also been requested.

Mr. Beall also discussed the transportation access to the property as well as community correspondence received with concerns regarding the construction timeline, noise, and disruptions impacting surrounding neighbors.



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Lastly, Mr. Beall noted the Applicant obtained approval of both a Stormwater Concept Plan and the Fire Department Access Plan.

Danielle Freedman and Asteway Ribbiso of Pepco offered comments and a multi-media presentation regarding Pepco's presence in the community, project justification, project overview, site details, the environmental aspects, project timeline, and community engagement.

The Board asked questions regarding substation operations, need for upgrading the current substation, reasoning for closure of the Baltimore plant location, and effects to the surrounding areas.

Rodwan Miludi of Pepco offered comments regarding the reasoning for the closure of the power plant location in Baltimore and effects on the surrounding areas.