

Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

DATE MAILED:

January 16, 2026

MCPB No. 25-136
Final Forest Conservation Plan No. F20250010
Centro Square/7501 Standish
Date of Hearing: December 11, 2025

RESOLUTION

WHEREAS, under Montgomery County Code Chapter 22A, the Montgomery County Planning Board is authorized to review forest conservation plan applications; and

WHEREAS, on August 22, 2025, TriPoint Homes (“Applicant”) filed an application for approval of a final forest conservation plan for concurrent review and approval with Site Plan No. 820250090 and Preliminary Plan No. 120250180 (collectively, the “Accompanying Plans”) on approximately 13.91 acres of land located at 7501 Standish Place (“Subject Property”) in the 2021 *Shady Grove Sector Plan Minor Master Plan Amendment* area; and

WHEREAS, Applicant’s forest conservation plan application was designated Final Forest Conservation Plan No. F20250010, Centro Square (7501 Standish) (“Forest Conservation Plan”, “FFCP” or “Application”); and

WHEREAS, following review and analysis of the Application by Planning Board Staff (“Staff”) and other governmental agencies, Staff issued a memorandum to the Planning Board dated November 28, 2025, providing its analysis and recommendation for approval of the Application, subject to certain conditions (“Staff Report”); and

WHEREAS, on December 11, 2025, the Planning Board held a public hearing on the Application and voted to approve the Application subject to conditions, on the motion of Commissioner Pedoem, seconded by Vice Chair Linden, with a vote of 4-0; Chair Harris, Vice Chair Linden, and Commissioners Bartley and Pedoem voting in favor and Commissioner Hedrick necessarily absent.

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Approved as to
Legal Sufficiency: /s/ Emily Vaias
M-NCPPC Legal Department

NOW, THEREFORE, BE IT RESOLVED that the Planning Board APPROVES Final Forest Conservation Plan No. F20250010 on the Subject Property, subject to the following conditions:¹

1. Before the start of any demolition, clearing, grading, or construction associated with the Accompanying Plans, whichever comes first, for this Site, the Applicant must:
 - a) Record an M-NCPPC approved Certificate of Compliance in an M-NCPPC approved off-site forest bank within the Middle Rock Creek watershed or Priority Area to satisfy the afforestation requirement of 1.98 acres of mitigation credit. If no off-site forest banks exist within the Middle Rock Creek watershed or Priority Area, then the off-site requirement may be met by purchasing the required mitigation credits elsewhere in Montgomery County, subject to Staff approval. If forest mitigation bank credits are not available for purchase, a fee-in-lieu payment must be made to M-NCPPC for the appropriate mitigation credits.
 - b) Execute a five-year Maintenance and Management Agreement (“MMA”) in a form approved by the M-NCPPC Office of the General Counsel. The MMA is required for all mitigation tree plantings, including variance tree mitigation plantings credited towards meeting the requirements of the FFCP. The MMA includes invasive species management control measures as deemed necessary by the M-NCPPC Forest Conservation Inspection Staff.
 - c) Submit a cost estimate for the variance mitigation trees, which includes but is not limited to five years of maintenance including invasive species management controls, mulching, staking, tree protection, and tree protection removal credited toward meeting the requirements as shown on the FFCP. This cost estimate must be reviewed and approved by the M-NCPPC Planning Department Inspection Staff prior to the submission of financial surety to determine the amount of the financial surety.
 - d) Submit financial surety, in a form approved by the M-NCPPC Office of the General Counsel, to the M-NCPPC Planning Department Inspection Supervisor for variance mitigation trees and maintenance, including invasive species management controls, credited toward meeting the requirements of the FFCP.
2. Within the first planting season following the release of the first Sediment and Erosion Control Permit from the Montgomery County Department of Permitting Services for the Subject Property, or as directed by the M-NCPPC Forest Conservation Inspection Staff, the Applicant must install the variance tree mitigation plantings on the Subject Property as shown on the approved FFCP. The variance tree mitigation plantings must be a minimum size of 3 caliper inches totaling 48 caliper inches, as shown on the approved FFCP. Adjustments to the planting locations of these trees is permitted with the approval of the M-NCPPC Forest Conservation Inspection Staff.

¹ For the purpose of these conditions, the term “Applicant” shall also mean the developer, the owner, or any successor in interest to the terms of this approval.

3. The Applicant must schedule the required site inspections by M-NCPPC Forest Conservation Inspection Staff per Section 22A.00.01.10 of the Code of Montgomery County Regulations (“COMCOR”), Forest Conservation Regulations.
4. The Applicant must comply with all tree protection and tree save measures shown on the approved Final Forest Conservation Plan. Tree save measures not specified on the Final Forest Conservation Plan may be required by the M-NCPPC Forest Conservation Inspection Staff.
5. The Limits of Disturbance (“LOD”) shown on the Final Sediment and Erosion Control Plan must be consistent with the LOD shown on the approved Final Forest Conservation Plan.

BE IT FURTHER RESOLVED that having given full consideration to the recommendations of its Staff as presented at the hearing and/or as set forth in the Staff Report, which the Board hereby adopts and incorporates by reference (except as modified herein), and upon consideration of the entire record, the Planning Board FINDS, with the conditions of approval, that:

1. *The Application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code Chapter 22A, and ensures the protection of environmentally sensitive features.*

A. Forest Conservation

The Board finds that as conditioned, the Forest Conservation Plan complies with the requirements of the Forest Conservation Law and Montgomery County Planning Department’s Guidelines for Environmental Management of Development in Montgomery County (“Environmental Guidelines”).

Final Forest Conservation Plan No. F20250010 was submitted concurrently with Preliminary Plan No. 120250180 and Site Plan No. 820250090. Final Forest Conservation Plan No. F20250010 is consistent with the Preliminary Forest Conservation Plan (PFCP No. F20250010) and meets all requirements. The forest conservation requirements will be met by the purchase of forest mitigation bank credits in the amount of 1.98 acres from an M-NCPPC-approved off-site forest bank within the Middle Rock Creek watershed or Priority Area to satisfy the afforestation requirement. If no off-site forest banks exist within the Middle Rock Creek watershed or Priority Area, then the off-site requirement may be met by purchasing 1.98 acres of mitigation credits from a mitigation bank elsewhere within Montgomery County. If forest mitigation bank credits are not available for purchase, a fee-in-lieu payment must be made to M-NCPPC for the appropriate mitigation credits outside of the same watershed or Priority Area. The FFCP includes 48 inches of variance mitigation plantings as required by the approved PFCP.

BE IT FURTHER RESOLVED that this Resolution constitutes the written opinion of the Planning Board in this matter, and the date of this Resolution is

January 16, 2026

(which is the date that this Resolution is mailed to all parties of record); and

BE IT FURTHER RESOLVED that any party authorized by law to take an administrative appeal must initiate such an appeal consistent with the Maryland Rules for the judicial review of administrative agency decisions.

* * * * *

CERTIFICATION

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission on motion of Commissioner Pedoeem, seconded by Commissioner Bartley, with a vote of 3-0-1; Chair Harris and Commissioners Bartley and Pedoeem, voting in favor of the motion, Commissioner Hedrick abstained and Vice Chair Linden was necessarily absent, at its regular meeting held on Thursday, January 15, 2026, in Wheaton, Maryland and via video conference.



Artie L. Harris, Chair
Montgomery County Planning Board