

Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MONTGOMERY COUNTY PLANNING BOARD APPROVED PUBLIC MEETING MINUTES

Meeting Date: Thursday, April 16, 2026

Meeting Location: 2425 Reedie Drive, Wheaton, MD 20902

SUMMARY

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, April 16, 2026, beginning at 10:08 a.m. and adjourning at 11:26 a.m.

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

Item 1, Item 3, Item 5 and Item 6 were discussed in that order and reported in the attached Minutes.

Item 4 was postponed to April 30, 2026.

There being no further business, the meeting adjourned at 11:26 a.m. The next regular meeting of the Planning Board will be held on Thursday, April 23, 2026, 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

There were no Resolutions submitted for adoption.

B. Approval of Minutes

There were no Minutes submitted for approval.

C. Other Preliminary Matters

Rose-Budd House Historic Site: An Amendment to the Master Plan for Historic Preservation

Staff Recommendation: Approve the Resolution of Adoption with transmission to the Full Commission.

Board Action: Approved Staff recommendation for the approval of the Resolution of Adoption with transmittal to the Full Commission.

Motion: Hedrick/Pedoeem

Vote: 5-0

Item 2. Record Plats (Public Hearing)

There were no Record Plats submitted for approval.

Item 3. Regulatory Extension Requests (Public Hearing)

9200 Marseille Drive, Administrative Subdivision Plan No. 620260110: Regulatory Review Extension Request No. 1 to extend the regulatory review period until July 23, 2026.

Sonina Properties Apartments, Administrative Subdivision Plan No. 620260090: Regulatory Review Extension Request No. 2 to extend the regulatory review period until July 22, 2026.

Staff Recommendation: Approval of the Extension Requests.

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

Motion: Hedrick/Pedoeem

Vote: 5-0

Item 4. POSTPONED - Roundtable Discussion

The Planning Director's Report was postponed until April 30, 2026.

Item 5. Mouth of Monocacy Road Bridge over Little Monocacy River – Mandatory Referral (Public Hearing)

Staff Recommendation: Approval with comments

Board Action: Approved Staff recommendation to transmit comments to the Montgomery County Department of Transportation, as modified during the hearing, to be included in a transmittal letter to be prepared at a later date.

Motion: Hedrick/Pedoeem

Vote: 5-0

Sofia Aldrich, Planner IV, offered a multi-media presentation regarding the Mandatory Referral for the Mouth of Monocacy Road Bridge over Little Monocacy River. Further information can be found in the Staff Report dated April 9, 2026 and posted to the Agenda for April 16, 2026.

Ms. Aldrich stated the project was submitted by the Montgomery County Department of Transportation (MCDOT) and proposes to construct a replacement bridge on Mouth of Monocacy Road over the Little Monocacy River. The bridge is located on a rustic road adjacent to the C&O rail line which crosses the Little Monocacy River to the north on an elevated stone viaduct. Ms. Aldrich stated the existing Mouth of Monocacy Bridge is a 49-foot long single span structure with W-Beam railing on both sides carrying a single lane, 14-feet 9-inches wide clear-roadway with no sidewalks or curbs. The proposed bridge has a total span of approximately 62 feet, maintains the original bridge width, and retains the existing bridge abutments to minimize stream impacts. Ms. Aldrich discussed the design review, noting the bridge will be closed during the bridge construction with a 3.8-mile detour.

Ms. Aldrich also discussed Staff's comments and recommendations in greater detail including: provide "Bikes Allowed Use of Full Lane" signage on both bridge approaches, paint the T631 bridge rails and W-beam guiderails brown as requested by the Rustic Roads Advisory Committee, revise the project description to reflect that the project is located within the environmental setting of the Montgomery County Locational Atlas Site Little Monocacy Viaduct and Mill (M 12/19-001A), and submit plans to Montgomery Planning Historic Preservation Staff for review.

Marco Fuster, Planner III, noted the project does not require a Forest Conservation Exemption or Forest Conservation Plan to proceed. Mr. Fuster also stated environmental impacts are being avoided, minimized, and mitigated as much as possible.

Lastly, Ms. Aldrich noted correspondence received with concerns for flooding/drainage flow and roadway conditions. Ms. Aldrich recommended that Staff comments be updated to address the concerns received.

Joonbum Byun of the Muryang Buddhist Temple offered testimony regarding concerns with flooding/drainage and roadway conditions. Mr. Byun also asked questions regarding potential construction timeline.

The Board asked questions regarding ownership of the viaduct, proposed guardrails, W-Beams, whether the new design will replace the whole superstructure, potential for improvements to the bridge approaches and driveway, roadway improvements and paving maintenance, if the historic natural flow of water will be changed by centering the flow under the bridge, imbricated rock J-hook structure, approximate timing for funding, and construction timeline.

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

Brian Copley of MCDOT offered comments and responses regarding the bridge superstructure, guardrails, the possibility for roadway improvements and paving, funding, and potential construction timeline.

Tyler Swift of GPI offered comments and responses regarding the W-Beams, improvements to the bridge approaches, the imbricated rock J-hook structure, and potential changes to the flow of water.

The Board held further discussion regarding potential improvements to the bridge approaches, roadway, and paving maintenance. The Board agreed by consensus to include additional comments to MCDOT to address concern raised regarding drainage and road improvements.

Item 6. In Response to a Forest Conservation Law Violation; Forest Conservation Plan Amendment No. F20241060 (previously SC2003001), Joseph and Cindy Cacace Property, 3721 Flintridge Court, Brookeville, MD 20833. (Public Hearing)

Request to abandon a net total of 0.21 acres (9,170 square feet) of existing Category I Forest Conservation Easement and mitigate offsite in an approved forest mitigation bank at a 3:1 ratio (27,510 square feet), create 0.02 acres (1,073 square feet) of new Category I Forest Conservation Easement onsite and install new supplemental plantings within the existing conservation easement. Flintridge, Lot 14 Block A; AR Zone, 2.55 acres, Hawlings River watershed, Olney Master Plan.

Staff Recommendation: Approval with Conditions

Board 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.

Motion: Hedrick/Pedoeem

Vote: 5-0

Kara Farthing, Forest Conservation Inspector, offered a multi-media presentation regarding Forest Conservation Plan Amendment No. F20241060. Further information can be found in the Staff Report dated March 13, 2026 and posted to the Agenda for April 16, 2026.

Ms. Farthing stated the Applicant proposes to resolve the violation case with the Amendment and discussed the enforcement history for the property and current status. Ms. Farthing stated the Amendment proposes to abandon 0.21 acres of onsite Category I Conservation Easement to allow for lawn space, mitigate off-site at a 3:1 ratio by purchase of forest mitigation bank credits in the amount of 0.63 acres, add 0.025 acres of existing unencumbered forest into the remaining onsite Category I Conservation Easement, and plant 0.09 acres of currently mowed easement. Ms. Farthing noted to help prevent future encroachments, the conditions would require the Applicant to install ten permanent easement posts along the Conservation Easement boundary perimeter.

Francoise Carrier of Bregman, Berbert, Schwartz and Gilday, LLC offered comments on behalf of the Applicant regarding the Forest Conservation Amendment. Ms. Carrier offered further comments regarding the history of the violations and expense of the process.

The Board asked questions regarding property owner and contractor responsibility with regard to Forest Conservation requirements and the overall enforcement process.

Staff, including Christina Sorrento, Chief of the Environment and Climate Division and Allison Myers, Associate General Counsel, offered comments and responses to the Board's questions.

The Board also requested Staff return in the future to brief the Board on forest conservation violation issues and the overall enforcement process.