



**MONTGOMERY COUNTY PLANNING BOARD**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

301-495-4616

**APPROVED**  
**MINUTES**

The Montgomery County Planning Board met in regular session on Thursday, February 5, 2009, at 9:05 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 8:10 p.m.

Present were Chairman Royce Hanson, Vice Chair John Robinson, and Commissioners Joe Alfandre, Jean Cryor, and Amy Presley.

Items 1 through 5 are reported on the attached agenda. Item 5 was continued to the end of the afternoon session for final discussion and action.

The Board recessed for lunch at 1:20 p.m. and to take up Items 7 and 8, Closed Session Items.

In compliance with §10-509(c)(2), State Government Article, Annotated Code of Maryland, the following is a report of the Board's Closed Session:

The Board convened in Closed Session at 1:40 p.m. in the third floor conference room, on motion of Commissioner Presley, seconded by Commissioner Cryor, with Commissioners Hanson, Robinson, Alfandre, Cryor, and Presley present and voting in favor of the motion. The meeting was closed under authority of §10-508 (a)(3), State Government Article, Annotated Code of Maryland, to consider acquisition of real property for a public purpose.

Also present for all or part of the Closed Session were Associate General Counsels Carol Rubin, David Lieb, Derrick Rogers, and Christina Sorrento of the Legal Department; Director Mary Bradford, Bill Gries, April O'Neal, Mark Wallis, John Hench, and Dominic Quattrocchi of the Parks Department; and Clara Moise of the Commissioners' Office.

In Closed Session, the Board received briefing and discussed the proposed exchange and acquisition of parkland.

The Closed Session was adjourned at 2:20 p.m. and the Board reconvened in open session in the third floor conference room.

The Board reconvened in the auditorium at 2:35 p.m. with all five Commissioners present.

Items 6, 9, 13, 14, 10, and 11, taken up in that order, are reported on the attached agenda. Following Item 10, the Board concluded discussion of Item 5, the Draft Germantown Employment Corridor Sector Plan and associated draft Design Guidelines.

Commissioner Alfandre left the meeting at 6:50 p.m., following Item 10.

There being no further business, the meeting was adjourned at 8:10 p.m. The next regular meeting of the Planning Board will be held Thursday, February 12, 2009, in the Montgomery Regional Office in Silver Spring, Maryland.

M. Clara Moise  
Technical Writer

Ellyn Dye  
Technical Writer

**Montgomery County Planning Board Meeting**  
**Thursday, February 5, 2009**  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760  
301-495-4600

**1. Adoption of Opinions/Resolutions**

**Group A: Five Commissioners Eligible to Vote [Commissioners Alfandre, Cryor, Presley, Hanson and Robinson]**

- i) Finlandia Preliminary Plan 120080380, ADOPTION OF RESOLUTION 09-14
- ii) EZ Storage – Sandy Spring Preliminary Plan 120080410, ADOPTION OF RESOLUTION No. 09-08
- iii) Pike Center Site Plan 820090020, ADOPTION OF RESOLUTION No. 09-10

**BOARD ACTION**

**Motion:** A. (i) ALFANDRE/PRESLEY  
(ii) CRYOR/ROBINSON (AS AMENDED)  
(iii) ALFANDRE/PRESLEY

**Vote:**  
**Yea:** A. (i) 5-0  
(ii) 5-0  
(iii) 5-0

**Nay:**

**Other:**

**Action:** A. Adopted the Resolutions as presented in Group A, with modification to Resolution for EZ Storage – Sandy Spring Preliminary Plan as proposed by Vice Chair Robinson.

**2. Record Plats**

**Subdivision Plat No. 220081010, Westfarm Technology Park- POSTPONED**  
I-1 and I-3 zones; 1 parcel; located on the west side of Plum Orchard Drive, 500 feet south of Broadbirch Drive; Fairland.  
*Staff Recommendation: Approval*

**Subdivision Plat No. 220090180, Griffith’s addition to Muncaster Estates**  
RE-1 zone; 1 lot; located on the west side of Muncaster Road, 400 feet north of Annamarie Court; Upper Rock Creek.  
*Staff Recommendation: Approval*

**BOARD ACTION**

**Motion:** ROBINSON/PRESLEY

**Vote:**  
**Yea:** 5-0

**Nay:**

**Other:**

**Action:** Approved record plats as stated above.

**3. Consent Items**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:** There were no Consent Items submitted.

**4. Approval of Minutes**

**BOARD ACTION**

**Motion:** ROBINSON/PRESLEY

**Vote:**

**Yea:** 5-0

**Nay:**

**Other:**

**Action:** Approved Minutes of January 8 and 12, 2009, as presented.

**12. Growth Policy Status Update -ADDED**

*Planning Board Action/Decision: Discussion only*

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:** Received briefing on the Growth Policy Status Update by Planning Department Director and staff from Research and Technology Division, followed by Board discussion.

**5. Draft Germantown Sector Plan and Design Guidelines**

**A. Planning Board Draft of the Germantown Employment Corridor Sector Plan, an amendment to the 1989 Germantown Master Plan.**

*Staff recommendation: Approve transmittal of Planning Board Draft Germantown Master Plan to County Executive and County Council*

**B. Germantown Employment Corridor Design Guidelines**

*Staff recommendation: Discussion Only*

**(No Public Testimony will be taken)**

**BOARD ACTION**

**Motion:** HANSON/ROBINSON

**Vote:**

**Yea:** 4-0

**Nay:**

**Other:** ALFANDRE ABSENT

**Action:** Received briefing from Community-Based Planning Division staff on the Draft Germantown Employment Corridor Sector Plan and the Germantown Employment Corridor Design Guidelines and provided guidance to staff. The Board also approved transmittal of the draft Sector Plan to the County Executive and the County Council.

**7. Closed Session**

Pursuant to Annotated Code of Maryland, State Government Article, Section 10-508(a)(3) to consider acquisition of real property for Public purpose – Land exchange between M-NCPPC and the Town of Garrett Park

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:** Discussed in Closed Session. See official citation and open session report in narrative minutes.

**8. Closed Session**

Pursuant to Annotated Code of Maryland, State Government Article, Section 10-508 (a)(3) to consider acquisition of real property for a public purpose. (Clarksburg Triangle Park and Upper Paint Branch Stream Valley Park)

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:** Discussed in Closed Session. See official citation and open session report in narrative minutes.

**9. Clarksburg Triangle Park**

Authorization to acquire 40,438 square feet (0.93 acres), more or less, unimproved, from the The Trustees of the Clarksburg United Methodist Church, located at the intersection of Clarksburg Road (MD 121) and Spire Street, Clarksburg, Maryland, as an Urban Open Space recommended in the Legacy Open Space Master Plan.

*Staff Recommendation: Approval*

**BOARD ACTION**

**Motion:** ROBINSON/HANSON

**Vote:**

**Yea:** 3-0-1

**Nay:**

**Other:**           **PRESLEY ABSTAINED; CRYOR TEMPORARILY ABSENT**

**Action:**       **Approved the staff recommendation to approve acquisition of the property cited above, for a purchase price of \$385,000.**

**13.    Upper Paint Branch Stream Valley Park**

Authorization to acquire 30,121 square feet (0.69 acres), more or less, improved, from John Bailey and Davis Consultant and Investment Group, LLC, located west of Banks Drive, north of Good Hope Road, Silver Spring, Maryland, as a Legacy Open Space Natural Resource Protection Area.

*Staff Recommendation: Approval*

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**       **This item was postponed.**

**14.    Site Selection for Relocation of the Parks Central Maintenance Facility at Shady Grove**

Staff will walk the Board through programmatic assumptions, starting with a description of the existing facility, then moving to the Program of Requirements for the relocated facility. Staff will outline site requirements and share information on park sites that were examined.

*Staff Recommendation: Discussion*

**BOARD ACTION**

**Motion:**           **ROBINSON/CRYOR**

**Vote:**

**Yea:**           **5-0**

**Nay:**

**Other:**

**Action:**       **Approved submission of the appropriation request.**

Parks Department staff presented an overview of the proposed relocation of the Department's Shady Grove Central Maintenance Facility. The review included fourteen possible park locations that were considered, and rejected, as well as two non-park locations that are considered to be feasible, as detailed in the staff report. The County Executive is submitting an appropriation request to fund the planning, design, construction, and/or land acquisition for relocation of all of the facilities. Staff proposed an appropriation request to transfer \$250,000 of that funding to the Parks Department for further analysis of possible park and non-park relocation sites for the Maintenance Facility.

Ms. Judy Koenick offered comments.

## **6. Pre-Preliminary Plan No. 720080240, Anselmo Property**

RE-1 zone; 42.28 acres; 51 lots requested; 36 one-family detached dwelling units and 15 townhouses, including 7 moderately priced dwelling units (MPDUs) ; located on Briggs Chaney Road, 1,000 feet east of New Hampshire Avenue (MD 650); Cloverly.

*Staff recommendation: Objection to submittal of a preliminary plan*

### **BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:        Provided guidance on the proposal.**

Development Review staff presented the non-binding pre-preliminary plan and submitted a second layout alternative, that included support for connecting the road to Colesberg Street as opposed to the proposed overlength cul-de-sac.

Mr. Steve Orens, attorney representing the applicant; Mr. Ralph DeSena of the applicant company; Mr. Al Blumberg, the land planner; and Mr. Mike Lenhart, the transportation planner, discussed the proposed layout; the location of the townhouses and moderately-priced dwelling units; and the rationale for creating a cul-de-sac, rather than connecting the road to Colesberg Street.

Mr. Richard Wells of McNeil Lane; Mr. Quentin Remein, representing the Cloverly Civic Association; and Ms. Mary Hemingway of Snider Lane, offered comments on the proposal.

There followed considerable discussion related to the environmental elements of the property, the location of the townhouses and MPDUs, and the relative merits of the road connection and the proposed cul-de-sac. The Board expressed the view that the property will not support the proposed density and suggested consideration of alternate housing types. The Board also noted a general preference for connecting the road to Colesberg Street to provide a second point of access, but recognized that in this case the environmental issues on the site take precedence in making that determination.



**10. Site Plan and Final Water Quality Plan No. 820050410, Clarksburg Village Phase II**

R-200/TDR-3 & TDR-4zone; 413.00 acres; 1,680 dwelling units consisting of 786 one-family detached, 450 attached and 444 multi-family, including 266 MPDUs and 234 TDRs; located on Ridge Road approximately 3,000 feet south of Skylark Road; Clarksburg

*Staff recommendation: Approval with conditions*

**BOARD ACTION**

**Motion:**                   **A. ROBINSON/CRYOR**  
                                  **B. ROBINSON/CRYOR**

**Vote:**

**Yea:**                   **A. 4-1**  
                                  **B. 4-1**

**Nay:**                   **A. PRESLEY**  
                                  **B. PRESLEY**

**Other:**

**Action:**           **A. Approved the staff recommendation to approve the final water quality plan, subject to conditions, as stated in the attached Board Resolution.**

**B. Approved the staff recommendation to approve the site plan, subject to revised conditions, as stated in the attached Board Resolution.**

Environmental Planning and Development Review staff presented the final water quality plan and site plan for the phase II development of a multi-phased project, as detailed in the staff report. This phase of development completes the residential portion of the project with a variety of housing types and includes recreation facilities, a school site, a future park site, and extension of the Greenway Trail.

Mr. David Flanagan and Ms. Kate Kubit of the applicant company provided a multi-media presentation of completed phase I development and discussed the changes that have been made to address concerns raised by staff and the community. Mr. Flanagan noted that there are significant stormwater management measures that have been installed. Mr. Robert Harris, attorney representing the applicant, also discussed stormwater management and water quality issues.

Mr. Greg Kenel, a resident of Clarksburg Village Phase I, and Mr. Cherian Eapen, of Clarksburg, offered comments.

Staff reviewed and concurred in modifications to the conditions of approval submitted by the applicant, and Mr. Flanagan discussed clarifications to a number of conditions.

There followed considerable discussion of stormwater management and water quality measures, unit types, and issues related to coordinating provision of infrastructure with development in the Clarksburg area.

**11. Roundtable Discussion**

- A. Commissioners' Reports
- B. Director's Reports
- C. County Council Activity
- D. ICC Bikeway Plan

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:        There were no Roundtable Discussion items.**