



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

APPROVED
MINUTES

The Montgomery County Planning Board met in regular session on Thursday, March 13, 2014, at 9:13 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 12:30 p.m.

Present were Chair Françoise M. Carrier, Vice Chair Marye Wells-Harley, and Commissioners Casey Anderson, Norman Dreyfuss, and Amy Presley.

Items 1, 2, 4, 5, 7, 6, and 9, discussed in that order, are reported on the attached agenda.

Item 10 was moved to the March 20 Planning Board agenda.

There being no further business, the meeting was adjourned at 12:30 p.m. The next regular meeting of the Planning Board will be held on Thursday, March 20, 2014, in the Montgomery Regional Office in Silver Spring, Maryland.

Tomasina Ellison
Technical Writer

Montgomery County Planning Board Meeting
Thursday, March 13, 2014
8787 Georgia Avenue
Silver Spring, MD 20910-3760
301-495-4600

1. Consent Agenda

***A. Adoption of Resolutions**

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: There were no Resolutions submitted for approval.

***B. Record Plats**

Subdivision Plat No. 220130410, 220130420 & 220130450, Clarksburg Village

R-200/TDR zone, 22 lots 1 parcel; located on the east side of Snowden Farm Parkway, at the terminus of Garden Stone Court; Clarksburg Master Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220140400, Clarksburg Village

R-200/TDR zone, 3 parcels; located along Newcut Road and Bright Sky Drive, 100 feet south of Grey Squirrel Street; Clarksburg Master Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220140570, Kensington Park

R-60 zone, 2 lots, located on the south side of Baltimore Street, 100 feet west of Connecticut Avenue (MD 185); Kensington Sector Plan.

Staff Recommendation: Approval

BOARD ACTION

Motion: **WELLS-HARLEY/PRESLEY**

Vote:

Yea: **5-0**

Nay:

Other:

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

***C. Other Consent Items**

AVA Wheaton Sketch Plan No. 320140020

Request to extend the review period and set the new hearing date for April 24, 2014, for a proposed mid-rise multifamily building with 322 units and structured parking on 3.7 acres in the CR 4.0, C 3.5, R 3.5, H100 Zone; located in the Northeast quadrant of the intersection of Georgia Avenue and Blueridge Avenue in the Wheaton CBD and Vicinity Sector Plan area.

Staff Recommendation: Approval

Saul Centers White Flint Sketch Plan No. 320140010

Request to extend the review period and set the new hearing date for April 17, 2014, for a proposed mixed-use development of 1,641,744 square feet on 9.42 acres in the CR4, C3.5, R3.5, H300 Zone; located in the Northwest and Northeast quadrants of the intersection of Rockville Pike and Nicholson Lane in the White Flint Sector Plan area.

Staff Recommendation: Approval

BOARD ACTION

Motion: **DREYFUSS/WELLS-HARLEY**

Vote:

Yea: **5-0**

Nay:

Other:

Action: **Approved staff recommendation for approval of the Other Consent Items, cited above, and adopted the submitted Resolutions.**

***D. Approval of Minutes**

Minutes of February 6, 2014

BOARD ACTION

Motion: PRESLEY/WELLS-HARLEY

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved Planning Board Meeting Minutes of February 6, 2014, as submitted.

2. Roundtable Discussion

- Parks Director's Report

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefing followed by Board discussion.

Parks Director's Report - Parks Department Director Mary Bradford discussed snow removal procedures for County park trails, and stated that County Councilmember Roger Berliner has requested that the Commission and the Montgomery County Department of Transportation (MCDOT) review the current process, specifically for the Capital Crescent Trail. Ms. Bradford advised that the Parks Department is considering a phased approach to clearing the trail, and are actively assessing the costs related to equipment and personnel. Following the Planning Board's inquiry regarding incorporation of snow removal efforts into the Operating Budget, Ms. Bradford stated that the issue will be presented to the Board with further details following a pending analysis.

The Planning Board inquired about coordination efforts between the Commission and the County regarding snow removal efforts, and briefly discussed options such as non-Commission contractors and vendors.

Ms. Bradford provided an update on the current condition of athletic fields in County parks stating that, as a result of recent weather conditions, fields are extremely soggy from melting ice and snow. In an effort to minimize turf damage on the fields, they will not be open for use this weekend.

Ms. Bradford also discussed a number of Parks Department activities and accomplishments that include Parks' acquisition of a fingerprinting machine, completion of the roof replacement at Woodlawn Mansion, and completion of the heating, ventilation, and air conditioning (HVAC) replacement at Meadowbrook Stables. Closure of the Brookside Gardens Visitor's Center has begun in preparation for the installation of the HVAC system. The Chamber of Commerce is scheduled to award honors to two Park Police Officers on March 14, 2014.

***3. ~~White Oak Property: Preliminary Plan and Site Plan Amendments~~**

~~A. Preliminary Plan Amendment No. 11991099A: Request to add 3.04 gross acres of land to construct 22 townhomes, including 3 MPDUs, and associated improvements. Located on Stewart Lane, approximately 350 feet east of the intersection with Lockwood Drive; 29.34 acres, R-90 Zone, 1997 White Oak Master Plan.~~

~~Staff Recommendation: Approval with Conditions~~

~~B. Site Plan Amendment No. 82005018C: Request to add 3.04 gross acres of land to construct 22 townhomes, including 3 MPDUs, and associated improvements. Located on Stewart Lane, approximately 350 feet east of the intersection with Lockwood Drive; 29.34 acres, R-90 Zone, 1997 White Oak Master Plan.~~

~~Staff Recommendation: Approval with Conditions~~

~~ATTACHMENT 1— Previous Approvals~~

~~ATTACHMENT 2— Preliminary Plan Amendment~~

~~ATTACHMENT 3— Site Plan~~

~~ATTACHMENT 4— Agency Approval Letters~~

~~ATTACHMENT 5— FFCP~~

~~ATTACHMENT 6— Variance Request~~

REMOVED

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: This Item was removed from the Planning Board Agenda.

***4. Seneca Springs (Stern Property): Preliminary Plan No. 12006118A**

Request to subdivide the unplatted remainder of a previously approved subdivision to create four (4) lots in addition to seven (7) lots previously approved; located approximately 1,600 feet southwest of the intersection of Stanley Hills Way and Damascus Road (MD108); 29.39 acres; RE-2C zone; Damascus Master Plan (2006).

Staff Recommendation: Approval with Conditions and Adoption of Resolution

BOARD ACTION

Motion: **ANDERSON/PRESLEY**

Vote:

Yea: **5-0**

Nay:

Other:

Action: **Approved staff recommendation for approval, subject to conditions, and adopted the Resolution, as submitted.**

Planning Department staff discussed a 29.39-acre property located near the intersection of Stanley Hills Way and Damascus Road. The applicant is requesting approval to subdivide a remaining unplatted outlot into four lots. The requested subdivision would be in addition to seven previously approved subdivided lots. Staff stated that the preliminary plan is consistent with the 2006 Damascus Master Plan, and is in compliance with the Forest Conservation Plan (FCP). Staff also noted that the project's stormwater management plan was approved by the Montgomery County Department of Permitting Services (DPS) on April 30, 2014, and noted that although public water is present at the site, the 2006 Master Plan did not include this area in the public sewer targeted zone.

The Planning Board briefly discussed the conditions and Resolution modifications.

Mr. David McKee, member of the applicant's team, was available for questions.

5. Alternative Study for the WSSC Potomac Mid-River Submerged Channel Intake: Mandatory Referral

New offshore submerged channel intake in the Potomac River to improve water supply, security (access), and reliability, located at the WSSC Water Treatment Facility near the intersection of Potomac Lake Drive and River Road, 71.5 acres for the total facility, RE-2 Zone, Potomac Subregion Master Plan

Staff recommendations: Approval to transmit comments to WSSC

BOARD ACTION

Motion: **ANDERSON/PRESLEY**

Vote:

Yea: **5-0**

Nay:

Other:

Action: **Approved staff recommendation for approval to transmit comments to Washington Suburban Sanitary Commission (WSSC), as stated in the attached transmittal letter.**

Planning Department staff briefly discussed the proposed new intake facility that would be located at the Washington Suburban Sanitary Commission (WSSC) Water Treatment Facility near the intersection of Potomac Lake Drive and River Road. The project is located on both WSSC and National Parkland property. The purpose of the proposed facility is to improve water supply, security, and reliability. Staff outlined community concerns including potentially negative environmental impacts to the shoreline.

Mr. Doug Brinkman, member of the applicant’s team, offered a multimedia presentation and discussed the proposed submerged channel intake project. Following the presentation of an overview of the WSSC service area, Mr. Brinkman stated that the proposed submerged channel intake will improve water quality, reduce the number of chemicals to treat the water, improve reliability by reducing blockage of river intake, and enhance security of the water treatment facility by providing supplemental water in the event of a filtration system shutdown.

Following the Planning Board’s inquiry regarding project costs and construction duration timelines, Mr. Brinkman stated that project costs are projected to be under \$100 million with a four-year construction schedule. Portions of the C&O Canal Toe Path may be subject to closure at various intervals during the project to accommodate necessary construction in the immediate area.

5. Alternative Study for the WSSC Potomac Mid-River Submerged Channel Intake: Mandatory Referral

CONTINUED

Ms. Suzanne Boltz, member of the applicant’s team, discussed the environmental assessment for the project.

Mr. Simon Baidoo, member of the applicant’s team, discussed the easement and land exchange proposal.

Following inquiry from the Board, Mr. Brinkman stated that intake tunnels are approximately 400 feet in length, and will not require a boring machine. The tunnels will be built using a drill and blast operation.

The following speakers offered testimony: Ms. Judith Koenick of Chevy Chase, and Ms. Ginny Barnes, representing the West Montgomery County Citizens Association.

The Board inquired about the feasibility of cleaning up Watts Branch, and consideration of studies that determine the feasibility and expense of cleaning up the existing intake. The Board also discussed retrofits of stormwater management systems and no-build options for increasing intake.

Mr. Jerry Irvine, representing WSSC, discussed mitigation of the quality of the Watts Branch facility, noting WSSC's limitations in implementing any cleanup effort.

Mr. Bob Buglass, representing WSSC, discussed the Safe Drinking Water Act and stormwater management retrofits.

The Board discussed feasibility study options and WSSC community outreach efforts.

7. Review the Updated Procedures – Telecommunications on Park Property

Update the 1997 Administrative Procedures for Telecommunications on Park Property

Staff Recommendation: Approve

ATTACHMENT 1 - Policy Telecom

ATTACHMENT 2 - Lease Agreement Flow Chart

ATTACHMENT 3 - Application Telecom Lease

BOARD ACTION

Motion: **ANDERSON/PRESLEY**

Vote:

Yea: **5-0**

Nay:

Other:

Action: **Approved staff recommendation for approval of the Updated Procedures for installing telecommunications facilities on Park Property.**

Parks Department staff discussed proposed updates of the currently titled "*Administrative Procedures for Telecommunications Facilities on Park Property.*" Staff noted the proposed title change to "*Telecommunication Facility Siting Procedures and Policy and Lease Application.*" Multiple carrier applications are being handled through the Parks office, and carriers are provided resource atlas maps to help determine the feasibility of their request. Staff noted that carriers are made aware of the special exception request and approval that is required to place a cell tower within 300 feet of a residence, and that carriers must complete several levels of approvals and site visits prior to tower installation. Following inquiry from the Planning Board, staff discussed the application process, and presented an application flow chart.

The Board instructed staff to prepare an updated flow chart as it will be inaccurate in approximately six months, as a result of new zoning laws that will become effective within that time. The Board briefly discussed the new application submission process.

***6. Ayr lawn: Limited Preliminary Plan Amendment No. 12012011A**

R-60 zone, 0.76 acres, Amendment to modify condition no. 2 to provide additional flexibility related to conditions of the tree save plan; located in the northwest quadrant of the intersection with Johnson Avenue and Lindale Drive, Bethesda-Chevy Chase

Staff Recommendation: Approval of the Consent Agenda item Approval with Conditions and Adoption of Resolution

BOARD ACTION

Motion: DEYFUSS/WELLS-HARLEY

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved staff recommendation for approval, subject to conditions, and adopted the submitted Resolution.

Planning Department staff discussed a 0.76-acre property located in the northwest quadrant of the intersection of Johnson Avenue and Lindale Drive. The applicant is requesting approval of an amendment to the approved preliminary plan to modify conditions relating to the required tree save plan, and is inquiring about options regarding tree removal, and placement of stormwater management facilities. Staff discussed language changes in the conditions of approval which impact the limits of disturbance (LOD) of trees on the subject property.

Mr. Curt Schreffler, member of the applicant’s team, offered comments.

Ms. Louise Richards, the applicant, offered comments and concurred with the staff recommendation.

The Board briefly discussed the conditions regarding the applicant’s tree removal request, and subsequent agreement to plant three new trees.

10. ~~Defining Plan Amendments~~

MOVED TO MARCH 20 AGENDA

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: This Item was moved to the March 20, 2014 Planning Board Agenda.

~~9. Briefing: WSSC Ad Hoc Committee Pipe Committee
Discuss the group's progress to date and proposed recommendations~~

REMOVED

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: This Item was removed from the Planning Board Agenda.

~~8. CLOSED SESSION~~

REMOVED

~~Pursuant to State Government Article Annotated Code of Maryland 10-508(a)(3) to consider the acquisition of real property for a Commission purpose and matters directly related thereto.~~

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

MCPB, 3-6-14, NOT APPROVED

Other:

Action: **This Item was removed from the Planning Board Agenda.**