



**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, March 19, 2009, at 9:00 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 9:00 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.

The Board recessed for lunch at 1:05 p.m. and reconvened in the auditorium at 2:00 p.m.

Items 6 through 12 are reported on the attached agenda. Item 11 was postponed.

Commissioner Alfandre left the meeting at 3:45 p.m., prior to Item 12.

The Board recessed for dinner at 5:35 p.m. and returned to the auditorium at 7:30 p.m. to hear a presentation, "Local opportunities to influence our carbon footprint," by Andrea Sarzynski, Item 13 on the agenda.

There being no further business, the meeting was adjourned at 9:00 p.m. The next regular meeting of the Planning Board will be held Thursday, March 26, 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, March 19, 2009**  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760  
301-495-4600

**1. Adoption of Opinions/Resolutions**

**A. Lofts 24 – Silver Spring Park Site Plan 82003025B, ADOPTION OF MCPB RESOLUTION No. 08-150**

**B. Helmsdale Road Preliminary Plan 120070220, ADOPTION OF MCPB RESOLUTION No. 09-24**

**BOARD ACTION**

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

**Vote:**

**Yea:                    A. 5-0**  
**B. 5-0**

**Nay:**

**Other:**

**Action:                A. Adopted the Resolution in Group A.**  
**B. Adopted the Resolution in Group B.**

**2. Record Plats**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:                There were no Record Plats submitted for approval.**

**3. Consent Items**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

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

**4. Approval of Minutes**

- January 29th, 2009 Minutes

**BOARD ACTION**

**Motion: PRESLEY/ROBINSON**

**Vote:**

**Yea: 5-0**

**Nay:**

**Other:**

**Action: Approved Minutes of January 29, 2009, as presented.**

**5. Worksession #4: Public Hearing Draft White Flint Sector Plan – Continuation of Land Use and Zoning**

(No public testimony will be taken at this time)

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:** Received presentations by property owners, developers, and community groups, followed by discussion and questions to staff and the speakers.

Vision/Community-Based Planning Division staff gave a brief introduction stating that this is the continuation of last week’s presentation and discussion of land use and zoning for the White Flint Sector Plan. Staff added that property owners, developers, and community groups will continue their presentations regarding proposed plans for their respective properties.

At the Board’s request, Ms. Sally Roman and Ms. Pamela Lindstrom representing the Housing Opportunity Coalition (HOC) offered comments.

**6. Preliminary Plan No. 120090070, Black Hills Estates (Resubdivision)**

RE-2 zone; 4.5 acres; 2 lots requested; 2 one-family detached residential dwellings, one existing to remain; located on Ascot Square Court, approximately 370 feet east of Clarksburg Road (MD 121); Boyds

*Staff recommendation: Approval with conditions*

**BOARD ACTION**

**Motion:** ROBINSON/HANSON

**Vote:**

**Yea:** 3-0

**Nay:**

**Other:** ALFANDRE, PRESLEY TEMPORARILY ABSENT

**Action:** Approved the staff recommendation to approve, subject to revised conditions, as stated in the attached Board Resolution.

Development Review staff presented the proposal to resubdivide an existing lot to create two residential lots, as detailed in the staff report. Staff distributed a revised list of conditions of approval.

Mr. Jeff Robertson and Mr. James King, representing the applicant, concurred in the staff recommendation.

**7. Preliminary Plan No. 11999100A and Site Plan No.820080200, Chevy Chase Bank at Cloverly**

C-1 zone; 0.78 acres; 1 lot previously approved; request to construct a 3172 square foot bank with drive-thru lanes; located on New Hampshire Avenue (MD 650) approximately 220 feet northeast of the intersection with Cloverly Street; Cloverly.

*Staff recommendation: Approval with conditions*

**BOARD ACTION**

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

**Vote:**

**Yea:**                    **A. 5-0**  
                                     **B. 5-0**

**Nay:**

**Other:**

**Action:**            **A. Approved the staff recommendation to approve the preliminary plan amendment, subject to revised 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.**

Development Review staff presented the preliminary plan amendment and site plan for a bank with a drive-thru window, as detailed in the staff report. Staff noted that the preliminary plan is being amended to reflect a change in the use and square footage of the building. Staff also pointed out a connection and easement to allow access to the abutting landlocked church property to the west. Concluding, staff distributed revised conditions for the preliminary plan and site plan.

Mr. Stuart Barr, attorney representing the applicant, discussed the conditions of approval. Ms. Surina Singh, the landscape architect, responded to questions from the Board about onsite circulation.

Mr. Kenneth Tecler, representing the Se Me Han Church, discussed negotiations with the applicant concerning the access easement.

Mr. Joseph Pearson of the applicant company responded to questions from the Board about the access easement.

There followed some discussion of issues related to the access easement, including onsite circulation and landscaping, and the Board made further modifications to several conditions.

**8. Preliminary Plan No. 120070530, Jackson's Acres**

R-90 zone; 40,511 square feet; 2 lots requested; 2 one-family detached residential dwellings; located on the south side of Smith Village Road, 1,000 feet east of Randolph Road; White Oak.

*Staff Recommendation: Approval with conditions*

**BOARD ACTION**

**Motion:** ALFANDRE/CRYOR

**Vote:**

**Yea:** 5-0

**Nay:**

**Other:**

**Action:** Approved the staff recommendation to approve, subject to conditions, as stated in the attached Board Resolution.

Development Review staff presented the proposal to create two residential lots to be served by a shared driveway, as detailed in the staff report.

Mr. Josh Maisel of Benning & Associates concurred in the staff recommendation.

**9. Preliminary Plan No.120080440, Hillmead-Bradley Hills (Resubdivision)**

R-60 zone; 32,055 square feet; 2 lots requested; 2 one-family detached residential dwellings, one existing to be removed; located on the south side of Greentree Road, 200 feet west of Ewing Drive; Bethesda/Chevy Chase.

*Staff Recommendation: Approval with conditions*

**BOARD ACTION**

**Motion:** ALFANDRE/ROBINSON

**Vote:**

**Yea:** 5-0

**Nay:**

**Other:**

**Action:** Approved the staff recommendation to approve, subject to conditions, as stated in the attached Board Resolution.

Development Review staff presented the proposal to resubdivide a part of a lot to create two residential lots, as detailed in the staff report, noting that a similar subdivision was approved in 2003, but the preliminary plan expired before a plat was recorded.

Mr. Stan Abrams, attorney representing the applicant, provided information about the original subdivision and subsequent resubdivisions, and he responded to questions from the Board. Mr. Abrams concurred in the staff recommendation, requesting a modification to condition 2, which the staff accepted.

There followed some discussion of the application of the resubdivision criteria.

**10. Proposed Amendments: Montgomery County Comprehensive Water Supply and Sewerage Systems Plan - AD 2009-2 (Administrative Cases) & 2009-2 (Council Cases)**

*Staff recommendation: Transmit Recommendations to County Executive*

**BOARD ACTION**

**Motion:** PRESLEY/ALFANDRE

**Vote:**

**Yea:** 5-0

**Nay:**

**Other:**

**Action:** Approved the staff recommendation to transmit recommendations to the County Executive, recommending denial of category S-1 for application WSCCR 08A-TRV-01, Reynaldo & Zorayda Lee-Llacer, as stated in the attached Letter of Transmittal.

Environmental Planning staff presented the proposed water and sewer category changes, including requests that require County Council action and requests that can be addressed through the administrative process, as detailed in the staff report. Staff elaborated on the one case for which the staff recommendation differs from the recommendation of the Department of Environmental Protection (DEP), request WSCCR 08A-TRV-01, Reynaldo & Zorayda Lee-Llacer. While DEP recommends approval of the category change, staff recommends denial, based on the Piney Branch restricted sewer access policy and a finding that the application for sewer service is inconsistent with the Potomac master plan. Community-Based Planning staff discussed master plan issues and responded to questions from the Board.

**11. Proposed Dedicated Soccer Field at Aberdeen Local Park -POSTPONED**

Proposed Dedicated Soccer Field at Aberdeen Local Park in the Name of Jeff Kauffman.

*Staff recommendation: Approval with conditions*

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:** This item was postponed.

## 12. Roundtable Discussion

- A. Commissioners' Reports
- B. Director's Reports
- C. County Council Activity
- D. Carbon Footprint Methodology for Master Plans
- E. Status Report on Bikeway/Trail Plans Coordination -ADDED

### **BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action: Received briefings.**

**A. Commissioners' Reports**—Chairman Hanson reported that a dinner Monday night for past and present members of the Planning Board was well attended and a great success. He thanked Commissioners' Office staff Joyce Coleman and Arnita Jackson for making all the arrangements for a wonderful evening.

**B. Director's Reports**—None.

**C. County Council Activity**—Deputy Director of Parks Mike Riley reported on a request by Councilmembers Elrich and Ervin to consider, as part of the budget discussion, the possibility of acquiring the Maryland College of Art and Design property on Georgia Avenue in Silver Spring for a park. He reported on various aspects of the property and the acquisition process. Legacy Open Space staff provided information about the ownership of the property and the outcome of a recent legal case about proposed development.

On a separate issue, Mr. Riley reported that the Council approved funding to move forward with identifying a site and other planning for the relocation of the Parks Central Maintenance Facility in Shady Grove.

Chairman Hanson reported on pending legislation in Annapolis to transfer \$5 million from the Advance Land Acquisition Revolving Fund (ALARF) to the County for the purchase of building lot termination easements in the Agricultural Reserve.

**D. Carbon Footprint Methodology for Master Plans**—Environmental Planning staff presented the greenhouse gas modeling methodology for use in master plans to further implement recent legislation.

**E. [Status Report on Bikeway/Trail Plans Coordination](#)**—Transportation Planning staff briefed the Board on the status of a study, requested by the Council Committee on Planning, Housing, and Economic Development (PHED), of how area master plans have treated bikeway and trail recommendations and the extent to which subsequent functional master plans have modified the facility type and/or location/alignment over time.



**13. Montgomery County Speaker Series**

**Andrea Sarzynski: Local opportunities to influence our carbon footprint**

Sarzynski will summarize research that ranks energy use and carbon footprints across U.S. metropolitan areas. As a researcher working on national, state and metropolitan growth trends, Sarzynski will discuss the factors both in and out of local control that contribute to an area's carbon footprint, focusing on capital investments, zoning and project approval.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action: Received a presentation by Andrea Sazynski, as stated above.**