



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

**APPROVED  
MINUTES**

Monday, May 14; Tuesday, May 15; and Thursday, May 17, 2012

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 on Monday, May 14, 2012.

The Montgomery County Planning Board convened in Closed Session, via teleconference at 9:05 p.m., on motion of Commissioner Anderson, seconded by Commissioner Dreyfuss, with Chair Carrier, Vice Chair Wells-Harley, and Commissioners Anderson, Dreyfuss, and Presley voting in favor of the motion. The meeting was closed under authority of Annotated Code of Maryland, State Government Article, §10-508(a)(1), to discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of Commission appointees, employees, or officials; or to discuss any other personnel matter that affects one or more specific employees.

There was no staff present for the Closed Session.

In Closed Session, the Board discussed Planning Department personnel issues.

The Closed Session was adjourned at 10:10 p.m.

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 on Tuesday, May 15, 2012.

The Montgomery County Planning Board convened in Closed Session, via teleconference, at 9:35p.m., on motion of Vice Chair Wells-Harley, seconded by Commissioner Anderson, with Chair Carrier, Vice Chair Wells-Harley, and Commissioners Anderson, and Dreyfuss voting in favor of the motion, and Commissioner Presley absent. The meeting was closed under authority of Annotated Code of Maryland, State Government Article, §10-508(a)(1), to discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of Commission appointees, employees, or officials; or to discuss any other personnel matter that affects one or more specific employees.

There was no staff present for the Closed Session.

In Closed Session, the Board discussed Planning Department personnel issues.

The Closed Session was adjourned at 10:05 p.m.

The Montgomery County Planning Board met in regular session on Thursday, May 17, 2012, at 9:12 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 8:00 p.m.

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

Items 1, 2, 3, and 6 are reported on the attached agenda. Items 4 and 5 were postponed.

There being no further business, the meeting was adjourned at 8:00 p.m. The next regular meeting of the Planning Board will be held Thursday, May 24, 2012, in the Montgomery Regional Office in Silver Spring, Maryland.

M. Clara Moise  
Technical Writer

**Montgomery County Planning Board Meeting**  
**Monday, May 14, 2012**  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760  
301-495-4600

**1. Closed Session**

Pursuant to State Government Article Annotated Code of Maryland 10-508(a)(1) to discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of Commission appointees, employees, or officials; or to discuss any other personnel matter that affects 1 or more specific employees

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

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

**Montgomery County Planning Board Meeting**  
**Tuesday, May 15, 2012**  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760  
301-495-4600

**1. Closed Session**

Pursuant to State Government Article Annotated Code of Maryland 10-508(a)(1) to discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of Commission appointees, employees, or officials; or to discuss any other personnel matter that affects 1 or more specific employees

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

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

**Montgomery County Planning Board Meeting**  
**Thursday, May 17, 2012**  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760  
301-495-4600

**1. Consent Agenda**

**\*A. Adoption of Resolutions**

1. Hanover Shady Grove Sketch Plan 320120020 – MCPB No. 12-14
2. Little Bennett Day Use Facility FCP No. PP2012002 – MCPB No. 11-93
3. Colesville Depot Forest Conservation Plan MR2012011 – MCPB No. 12-15
4. Colesville Depot Preliminary/Final WQP MR2012011 – MCPB No. 12-16 **REVISED**
5. Brookside Gardens Parking Renovation PP1995001 – MCPB No. 11-49
- ~~6. Fenwick Station Site Plan 820120080 – MCPB No. 12-48 (CONSENT ITEM)~~
7. Greenbriar at Norbeck Crossing Site Plan 820110040 – MCPB No. 12-33
8. Winchester Phase I Cabin Branch Community Site Plan 82006029A – MCPB No. 11-125

**BOARD ACTION**

**Motion:**                   **WELLS-HARLEY/PRESLEY**

**Vote:**

**Yea:**                   **5-0**

**Nay:**

**Other:**

**Action:**           **Adopted the Resolutions cited above.**

**\*B. Record Plats**

**1. Subdivision Plat No. 220090600, Northwest Park;** PD-75 zone, 1 lot; located in the northwest quadrant of the intersection of Woodmont Avenue and Battery Lane; Bethesda CBD Sector Plan.  
*Staff Recommendation: Approval*

**2. Subdivision Plat No 220121400, H.M. Martin’s 3rd addition to Chevy Chase;** R-60 zone, 1 lot; located on the south side of Cummings Lane, 700 feet east of Brookville Road (MD 186); Bethesda-Chevy Chase Master Plan.  
*Staff Recommendation: Approval*

**3. Subdivision Plat No. 220141420, Potomac Hills, Section One;** R-200 zone, 1 lot; located on the west side of Gary Road, approximately 1,000 feet south of Chapel Road; Potomac Subregion Master Plan.

*Staff Recommendation: Approval*

**BOARD ACTION**

**Motion:                   ANDERSON/PRESLEY**

**Vote:**

**Yea:                   5-0**

**Nay:**

**Other:**

**Action:            Approved the Record Plats cited above.**

**\*C. Other Consent Items**

6. Fenwick Station Site Plan 820120080 – MCPB No. 12-48 - **NEW TIME**

**BOARD ACTION**

**Motion:                   PRESLEY/WELLS-HARLEY**

**Vote:**

**Yea:                   5-0**

**Nay:**

**Other:**

**Action:            Approved consent item cited above.**

**\*D. Approval of Minutes**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**       **There were no Planning Board Meeting Minutes submitted for approval.**

**2.     Limited Site Plan Amendment 82005024E to Amend the Forest Conservation Plan, Including a Tree Variance Request, National Park Seminary-WSSC Site 5-11 Stream Channel Rehabilitation**

PD-15, 26.50 acres, WSSC is proposing stream alterations, grading and associated forest clearing for repairs and protection of existing sewer and water infrastructure, located southeast of the I-495 Beltway and Linden Lane overpass, North & West Silver Spring Master Plan

*Staff Recommendation: Approval with Conditions*

**BOARD ACTION**

**Motion:**               **DREYFUSS/WELLS-HARLEY**

**Vote:**

**Yea:**               **5-0**

**Nay:**

**Other:**

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

Planning Department staff offered a multi-media presentation of the request to amend the forest conservation plan, including a tree variance request, for the National Park Seminary – Washington Suburban Sanitary Commission (WSSC) site to allow WSSC to perform required repairs and protection of existing sewer and water infrastructure. The proposed WSSC work includes stream alterations, grading, and associated forest clearing within a Category I easement area. The sewer system is in a degraded condition with temporary patchwork repairs. The property is listed on the National Registry for Historical Places and therefore requires a variance for the removal/disturbance of all associated trees. The access routes and disturbed areas will be reforested by WSSC.

There followed a brief Board discussion with questions to staff.

**3. Subdivision Staging Policy: 2012 Draft Transportation Policy Area Review Worksession #3**

*Staff Recommendation: Briefing and discussion*

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action: Received briefing followed by discussion.**

Planning Department staff noted that during the last worksession the Planning Board requested additional information regarding selected items in the Transportation Policy Area Review (TPAR) draft report, and these items will be addressed during today's multi-media presentation by staff and consultant Dr. Robert Winick of Motion Maps, LLC. These items were: i) Transit categories, standards, and adequacy – the Board requested new information on possible changes to the elements described in Exhibit 3.6 of the TPAR report ; ii) Refinement of policy area categories – the Board requested additional information showing how policy area categories could better reflect future conditions for transit and land use development, such as that anticipated by the General Plan; and iii) Free flow speeds – the Board requested additional information regarding whether the free flow auto speeds derived from the application of the transportation model are realistic, i.e., do the free flow speeds compare favorably to posted speed limits.

At the Board's request the following Montgomery County Department of Transportation (MCDOT) representatives offered comments: Mr. Edgar Gonzalez, Deputy Director; Mr. Gary Erenrich, Special Assistant to the Director; and Ms. Anne Root of the Transportation Policy Division.

There followed extensive Board discussion with questions to staff and MCDOT's representatives.

**6. Public Private Partnership with Coalition for Capital Crescent Trail (CCCT) - NEW TIME**

CCCT has proposed to construct a trail plaza on the Capital Crescent Trail approximately 250' north of River Road in close proximity to Security Public Storage and Whole Foods Market in Bethesda.

*Staff Recommendation: Approval*



**BOARD ACTION**

**Motion:**                   **DREYFUSS/ANDERSON**

**Vote:**

**Yea:**                   **5-0**

**Nay:**

**Other:**

**Action:**           **Approved staff recommendation for approval.**

Parks Department staff offered a multi-media presentation of the proposal from the Coalition for Capital Crescent Trail (CCCT) to construct a trail plaza on the Capital Crescent trail in partnership with the Parks Department, approximately 250 feet north of River Road, and in close proximity to Security Public Storage and Whole Foods Market in Bethesda.

Mr. Peter Gray of CCCT offered a multi-media presentation describing in detail the proposed plan design.

Ms. Iris Miller, landscape architect, discussed the proposed plaza architecture.

Ms. Jenny Sue Dunner of Dorset Avenue, Mr. Robert Cope of Citizens Coordinating Committee for Friendship Heights, and Mr. Ben Eisler of Security Storage offered testimony.

There followed a brief Board discussion with questions to staff and the speakers.

**4.     **Roundtable Discussion - POSTPONED****

A. Planning Director's Report

B. Operating Funds Nine Month Financial Report Including Projections to June 30, 2012

C. Enterprise Funds Nine Month Financial Report Including Projections to June 30, 2012

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

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

**5. Budget Transfer Requests - POSTPONED**

- Budget transfer requests from Parks and Planning Departments

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action: This item was postponed.**