



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, June 5, 2014, at 9:20 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 6:30 p.m.

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

Items 1, 3, 4, 5, 7, and 6, discussed in that order, are reported on the attached agenda.

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:

Pursuant to State Government Article Annotated Code of Maryland 10-508(a)(9) to conduct collective bargaining negotiations or consider matters that relate to the negotiations, and Pursuant to State Government Article Annotated Code of Maryland 10-508(a)(7) to consult with counsel to obtain legal advice, the Planning Board convened in the 3rd floor conference room at 1:05 p.m. to take up Item 8 in Closed Session with the Prince George's County Planning Board, as the Maryland-National Capital Park and Planning Commission (Full Commission), via telephone conference.

Present for the Closed Session in the 3rd floor conference of the Montgomery Regional Office building were Executive Director Patti Barney; Associate General Counsel Carol Rubin of the Legal Department; Director Gwen Wright and Deputy Director Rose Krasnow of the Planning Department; Director Mary Bradford and Deputy Director John Nissel of the Parks Department; and M. Clara Moise of the Commissioners' Office.

The Closed Session meeting was adjourned at 1:30 p.m. Minutes of the meeting will be reported in the Full Commission Meeting Minutes.

The Board reconvened in the auditorium at 2:57 p.m.

Commissioner Amy Presley joined the meeting during the discussion of Item 10.

Items 10, 11, 12, 13, 14, and 15 are reported on the attached agenda.

The Planning Board briefly convened in Closed Session to discuss issues related to Item 14 – Mandatory Referral for 8787 Georgia Avenue, current site of the Montgomery County Parks and Planning offices.

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 Planning Board convened in Closed Session at 4:50 p.m. in the 3rd floor conference room, on motion of Commissioner Presley, seconded by Vice Chair Wells-Harley, 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)(7) to consult with counsel to obtain legal advice.

Also present for the Closed Session were Associate General Counsels Carol Rubin and Christina Sorrento of the Legal Department; Director Gwen Wright, Deputy Director Rose Krasnow, Paul Mortensen, Robert Kronenberg, and Marc DeOCampo of the Planning Department; Deputy Director Mike Riley and Judie Lai of the Parks Department; and M. Clara Moise of the Commissioners' Office.

In Closed Session the Board received advice from Legal Counsel to the Board regarding Item 14 – Mandatory Referral for the 8787 Georgia Avenue site.

The Closed Session was adjourned at 5:30 p.m., and the Board reconvened in open session in the auditorium to continue discussion of Item 14.

There being no further business, the meeting was adjourned at 6:30 p.m. The next regular meeting of the Planning Board will be held on Thursday, June 12, 2014, in the Montgomery Regional Office in Silver Spring, Maryland.

Tomasina Ellison
Technical Writer

M. Clara Moise
Sr. Technical Writer/Editor

Montgomery County Planning Board Meeting
Thursday, June 5, 2014
8787 Georgia Avenue
Silver Spring, MD 20910-3760
301-495-4600

1. Consent Agenda

***A. Adoption of Resolutions**

1. Rock Creek Forest Preliminary Plan No. 120070550 – MCPB No. 14-18

BOARD ACTION

Motion: WELLS-HARLEY/ANDERSON

Vote:

Yea: 4-0

Nay:

Other: PRESLEY TEMPORARILY ABSENT

Action: Adopted the Resolution cited above, as submitted.

***B. Record Plats**

Subdivision Plat No. 220140910, Garrett Park, Section 2

R-90 zone, 1 lot; located in the northwest quadrant of the intersection of Oxford Street and Montrose Avenue; North Bethesda / Garrett Park Master Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220141260, Pine Crest

R-60 zone, 1 lot; located on the east side of Westmoreland Avenue, 250 feet south of 2nd Avenue; Takoma Park Master Plan.

Staff Recommendation: Approval

BOARD ACTION

Motion: ANDERSON/DREYFUSS

Vote:

Yea: 4-0

Nay:

Other: PRESLEY TEMPORARILY ABSENT

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

***C. Other Consent Items**

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: There were no Other Consent Items submitted for approval.

***D. Approval of Minutes**

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

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

~~Item 2 -- Roundtable Discussion~~

~~A. Planning Director's Report~~

~~B. 1. Operating Funds Nine Month Financial Report Including Projections to June 30, 2014.~~

~~—2. Enterprise Funds Nine Month Financial Report Including Projections to June 30, 2014.~~

POSTPONED TO JUNE 12, 2014

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: **This Item was postponed to June 12, 2014.**

~~Item 15~~

~~**Budget Transfer for the Planning Department**~~

REMOVED

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

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

3. Proposed Corporate Sponsorship Program Strategy

Presentation of the proposed corporate sponsorship program strategy.- This presentation will include an overview of the program and key findings to-date plus staff recommendations for the packaging strategy, program management, rights and benefits for sponsors, projected revenue, and timing for next steps

Staff Recommendation: Approval

BOARD ACTION

Motion: DREYFUSS/WELLS-HARLEY

Vote:

Yea: 4-0

Nay:

Other: PRESLEY TEMPORARILY ABSENT

Action: Approved staff recommendation for approval of the proposed Corporate Sponsorship Program Strategy.

Parks Department staff offered a multi-media presentation and discussed the scheduled timeline for development and implementation of the Corporate Sponsorship Program. Staff stated that the project contract was awarded in July 2013 to IEG, LLC, experts in sponsorship with over 30 years of national and international experience developing sponsorship programs. IEG developed a tiered approach for the program following their assessment of data collected from internet research, various facility visits, meetings with senior staff, and facility and program managers, and projection of revenue and costs. Staff stated that the objectives of the sponsorship program are to develop year-round department-wide sponsorship packages, establish and negotiate a fair market value for each sponsorship level, coordinate all sponsorship sales efforts through a single entity, maximize cash and budget relieving in kind support for the many facilities and programs within Montgomery County, provide sponsors with visibility, and increase awareness of the Maryland-National Capital Park and Planning Commission (M-NCPPC) and its services among new audiences. Staff stated that the sponsorships are more like partnerships, and cited examples such as Dominion Power giving \$300,000 to the Virginia Department of Conservation and Recreation for naming rights to specific projects in Virginia, and Verizon partnering with the Boy Scouts of America to perform maintenance of recreational trails. Sponsors of the proposed program would be presented on a light-emitting diode (LED) screen located in target facilities within Montgomery County to avoid excessive advertising throughout the parks. Also, sponsors would be entitled to various forms of recognition throughout the year at Parks Department events, and through informational literature provided to the public.

3. Proposed Corporate Sponsorship Program Strategy

CONTINUED

The Planning Board inquired about program benefits such as sponsor solicitation through e-mail and advertisement, the once-a-year sponsor-entitled editorial feature, and the tabling/display opportunity for sponsors at Parks events. The Board also discussed the mechanism used to evaluate corporate sponsors and the number of events that sponsors may realistically be allowed to participate in at targeted facilities.

Staff presented projected revenue data resulting from the proposed sponsorship program and discussed the need to create a full-time position for the management of corporate sponsorships, ensuring an efficient implementation of the program. The proposed new position would initially be funded by the Parks Department and, in 2016, the position would be funded by the Parks Foundation.

The Board briefly discussed the timeline for the creation and fulfillment of the proposed new position of Manager of Corporate Partnerships.

***4. Potomac Chase II, Lot 14, Lot 15, Lot 20 and Lot 21, Block Q: Preliminary Plan Amendment No. 11995106A; (in response to a violation)**

Request to remove approximately 27,172 square feet of Category I conservation easement and mitigate offsite. Request to establish and plant an 8,796 square feet Category II conservation easement on Lot 20 and 21. In the R200 zone, located on Altice Court off of Jones Lane; Potomac Sub-region Master Plan. *Staff Recommendation: Approval with Conditions and Adoption of Resolution*

BOARD ACTION

Motion: ANDERSON/WELLS-HARLEY

Vote:

Yea: 4-0

Nay:

Other: PRESLEY TEMPORARILY ABSENT

Action: Approved staff recommendation for approval, subject to revised conditions, as discussed during the meeting, and as stated in the attached adopted Resolution.

Planning Department staff offered a multi-media presentation and discussed the proposed preliminary plan amendment Potomac Chase II, Lots 14, 15, 20 and 21, located on Alice Court in the Potomac sub-region Master Plan area. The applicant is requesting approval to remove 8,062 square feet of Category I Conservation Easement from Lot 14, 2,374 square feet from Lot 15, 7,836 square feet from Lot 20, and 8,900 square feet from Lot 21. The applicant would like to provide off-site mitigation, equal to twice the area of conservation easement proposed to be removed, through a Maryland-National Capital Park and Planning (M-NCPPC) approved forest mitigation bank for Lots 14 and 15. Mitigation for Lots 20 and 21 would include offsite forest bank credit and the establishment and planting of a total of 8,796 square feet of Category II Conservation Easement onsite.

Mr. Josh Maisel, engineer representing the applicant, offered comments and answered questions from the Planning Board.

The following speakers offered testimony: Mr. Larry Opack, owner of Lot 21; and Mr. Joseph Mathai, owner of Lot 20.

Planning staff discussed the Category I Conservation Easement violations on the subject property, and stated that staff is resolved to protect the tree canopy of the existing Category I Easement.

The Planning Board discussed the proposed mitigation of the Category II Conservation Easement and advised staff to modify language in the Resolution to reflect the requirement for the applicant to maintain the mitigation trees for a period of two years to ensure their survival.

***5. Trotters Glen Limited Amendment**

Add a condition to establish a timing mechanism for the removal of certain existing structures, located on both sides of Batchellors Forest Road approximately one mile east of Georgia Avenue, 175.8 acres, RNC Zone, Olney Master Plan

A. Preliminary Plan 12013005A: Trotters Glen Limited Amendment

Staff Recommendation: Approval with Conditions and Adoption of Resolution

B. Site Plan 82013006A: Trotters Glen Limited Amendment

Staff Recommendation: Approval with Conditions and Adoption of Resolution

BOARD ACTION

Motion: **A. DREYFUSS/WELLS-HARLEY**
 B. DREYFUSS/WELLS-HARLEY

Vote:

Yea: **A. 4-0**
 B. 4-0

Nay:

Other: **PRESLEY TEMPORARILY ABSENT**

Action: **A. Approved staff recommendation for approval of the preliminary plan amendment, subject to revised conditions, as discussed during the meeting, and as stated in the attached adopted Resolution.**

B. Approved staff recommendation for approval of the site plan amendment, subject to revised conditions, as discussed during the meeting, and as stated in the attached adopted Resolution.

Planning Department staff offered a multi-media presentation and discussed a 175.8-acre property located on both sides of Batchellors Forest Road, and on the south side of Emory Church Road in the Olney Master Plan area. The applicant is requesting approval to record the record plats and Rural Open Space easements for the subject property prior to demolition of various existing structures. A hearing on July 22, 2013 previously approved the site plan which included 69 homes with 10 designated as Moderately Priced Dwelling Units (MPDU) 65.3 percent Rural Open Space, a pedestrian network, bike trail, and emergency access. Staff stated that some existing structures would remain for an overlapping period of time during the recording of the plats, and that all previous conditions of approval and previous findings for the preliminary plan and site plan would remain valid, unchanged, and in full force and in effect upon approval of the requested amendments.

The Planning Board discussed the requirement to remove the existing buildings on the property.

Ms. Erica Leatham, attorney representing the applicant, offered comments, answered questions from the Board, and concurred with the staff recommendation.

7. Aspen Hill Minor Master Plan Amendment: Staff Update to the Planning Board

Staff Recommendation: Discuss and Provide Guidance to Staff

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other: PRESLEY TEMPORARILY ABSENT

Action: Discussed and provided guidance to staff. Discussion of this Item was temporarily suspended to take up Item 6 of the Planning Board Agenda. Discussion of Item 7 continued thereafter.

Planning Department staff offered a multi-media presentation and provided an update of the market analysis and preliminary recommendations for the Aspen Hill Minor Master Plan Amendment. Staff stated that a third and final community meeting was held on May 13, 2014. The Minor Amendment area consists of 14 acres, which includes vacant office space, gas stations, professional offices, parking, and a Dunkin' Donuts. Staff discussed the goals of the proposed amendment which include: the encouragement of quality redevelopment and design within the suburban context; addressing traffic impacts on Aspen Hill Road and Connecticut Avenue; addressing pedestrian/bicycle circulation and safety; encouragement of vehicle and pedestrian interconnectivity between properties; recommendation of appropriate transitions to residential neighborhoods; recommendation of land use and flexible zoning that allows a mix of compatible uses responsive to market changes; and to provide momentum for the large area of the Aspen Hill Master Plan update. Staff also discussed urban and suburban development in relation to the Minor Master Plan, and stated that valuable information was gained from the April 24, 2014 community meeting regarding possible mixed-use development in the target area. Although staff assessment of the prospect of mixed-use development in the subject area is currently not favorable, staff stated that mixed-use may be feasible as the surrounding environment and market conditions evolve.

The Planning Board discussed density restrictions and development patterns in the target area.

6. Bond Sale - Bid Award

BOARD ACTION

Motion: DREYFUSS/ANDERSON

Vote:

Yea: 4-0

Nay:

Other: PRESLEY TEMPORARILY ABSENT

Action: Approved staff recommendation for approval of the Bond Sale – Bid Award.

Joseph Zimmerman, Secretary-Treasurer, presented a proposed June 5, 2014 bond sale bid award authorized by the Montgomery County Council through the Capital Improvements Program (CIP). The Commission resolved to issue \$14,000,000 in general obligation bonds for the purpose of funding various capital improvements projects in the County Parks. Mr. Zimmerman stated that seven bids were submitted for the bonds with consideration of lowest cost used as the determining factor for bond award. Based on cost determination, the bond was awarded to Fidelity Capital Markets.

The Planning Board concurred with the staff recommendation to accept the lowest bid.

7. Aspen Hill Minor Master Plan Amendment: Staff Update to the Planning Board (CONTINUED)

Staff Recommendation: Discuss and Provide Guidance to Staff

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other: PRESLEY TEMPORARILY ABSENT

Action: Received briefing followed by discussion, and provided guidance to staff.

Staff discussed design criteria for the Aspen Hill Minor Master Plan area in regards to existing roads, shared-use paths, bike lanes, shared access, build-to-area, streetscape, transition area, a no-build area, and enhanced intersections. Staff stated that the staff draft of the Master Plan Amendment is scheduled to be presented to the Board on July 10, 2014, with a public hearing scheduled for September 11, 2014.

The Board discussed the project Design Criteria Map regarding the build-to area, instructing staff to provide language that clearly defines the meaning.

TELECONFERENCE MEETING OF THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION (M-NCPPC) -- MRO 3RD FLOOR CONFERENCE ROOM

8. CLOSED SESSION

Pursuant to State Government Article Annotated Code of Maryland 10-508(a)(9) to conduct collective bargaining negotiations or consider matters that relate to the negotiations and Pursuant to State Government Article Annotated Code of Maryland 10-508(a)(7) to consult with counsel to obtain legal advice

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Discussed in Closed Session. See State citation and open session report in narrative minutes of the Maryland-National Capital Parks and Planning Commission (M-NCPPC) Minutes.

~~Item 9 **CLOSED SESSION**~~

~~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 (Wheaton)~~

~~**POSTPONED**~~

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: This Item was postponed.

***10. Stanmore: Site Plan Amendment No. 82006039A**

Request to update site layout (to meet SWM regulations), including re-alignment of the private roads, open spaces, lot lines, grading, and relocation of the Category I forest conservation easement, 16 one-family detached dwelling units, including three existing houses to remain.

Staff Recommendation: Approval with conditions and Adoption of Resolution

BOARD ACTION

Motion: PRESLEY/ANDERSON

Vote:

Yea: 5-0

Nay:

Other:

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

In keeping with the May 23 technical staff report, Planning Department staff offered a multi-media presentation and discussed the request to update the site layout, including re-alignment of the private roads, open spaces, lot lines, grading, and relocation of the Category I forest conservation easement, to meet the County Stormwater Management regulations for a proposed 16 one-family detached dwelling unit development, including three existing houses to remain. Staff noted that the Final Forest Conservation Plan will be amended to separate the forest conservation plan for the subject property from the Good Counsel School site, relocate an existing Category I Conservation Easement onsite, and to allow temporary disturbance within a Category I Conservation Easement that will ultimately be restored. The total number of units, building heights, building coverage, setbacks, and recreational amenities will remain consistent with the previous site plan approval.

Mr. Chuck Krockner of Williamsburg Homes, the applicant, offered comments, and concurred with the staff recommendation.

Mr. Bruce Harvey, member of the applicant's team, also offered comments.

Legal Counsel to the Board noted that the Resolution will be corrected to reflect the changes made by staff during the meeting.

There followed a brief Board discussion with questions to staff and the applicant's representatives.

11 Wayside Elementary School Revitalization and Modernization

***A. Preliminary Forest Conservation Plan MR2014029: Wayside Elementary School Revitalization and Modernization**

10011 Glen Road, Rockville, Potomac Sub-region Master Plan

Staff Recommendations: Approval with conditions

B. Mandatory Referral No. 2014029-MCPS-1: Wayside Elementary School Revitalization and Modernization

10011 Glen Road, Rockville, R-200 Zone, Potomac Sub-region Master Plan

Staff Recommendations: Approval to transmit comments to MCPS

BOARD ACTION

Motion: **A. ANDERSON/WELLS-HARLEY**
 B. ANDERSON/WELLS-HARLEY

Vote:

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

Nay:

Other:

Action: **A. Approved staff recommendation for approval of the preliminary Forest Conservation Plan (FCP) for the Wayside Elementary School Revitalization and Modernization project, subject to conditions, as discussed during the meeting.**

B. Approved staff recommendation for approval of the mandatory referral request for Wayside Elementary School Revitalization and Modernization project, as stated in the attached transmittal letter.

Planning Department staff offered a multi-media presentation and discussed the request by Montgomery County Public Schools to replace the aging portion of the existing Wayside Elementary School located on Glen Road in Rockville. As discussed in detail in the May 23 technical staff report, a facility life-cycle analysis undertaken in 2006-07 evaluated the modernization of the existing facility and demonstrated significant savings in favor of eventual replacement of the full facility. To meet interim expanding enrollment, a phased plan was proposed in 2007 consisting of an initial limited addition constructed as a modular component to the existing structure and a second phase, which comprises replacement of the 1969-1973 facility, while retaining the 2007 addition as a takeoff point for the design and construction of a new school facility.

Mr. James Tokar of Montgomery County Public Schools, offered brief comments and concurred with the staff recommendation.

***12. Broadmeadow Farm (Slover Property): Preliminary Plan No. 120130150**

Three lots requested for one (1) existing and two (2) new one-family detached dwellings, located at 9460 River Road, approximately 600 feet east of Newbridge Drive, Potomac; RE-2 zone; 10.13 acres; Potomac Sub-region Master Plan

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 submitted Resolution.**

In keeping with the May 22 technical staff report, Planning Department staff offered a multi-media presentation and briefly discussed the proposed preliminary plan request to sub-divide one 10.13-acre property located on River Road in the Potomac Sub-region Master Plan area, into three lots, each for one-family detached unit, with an existing dwelling to remain. Staff noted that no existing forest cover exists, and the afforestation requirement of 1.97 acres will be met offsite by the applicant in a forest conservation bank.

Mr. William Slover of River Road, the applicant, offered brief comments, and concurred with the staff recommendation.

13. Proposed Amendments

Montgomery County Comprehensive Water Supply and Sewerage Systems Plan AD 2014-1 Administrative Case for the Farquhar Middle School (WSSCR 14-OLN-01G)

Staff Recommendation: Transmit Recommendations to County Executive

BOARD ACTION

Motion: **DREYFUSS/WELLS-HARLEY**

Vote:

Yea: **5-0**

Nay:

Other:

Action: **Approved staff recommendation to transmit recommendations to the County Executive regarding the proposed Water Supply and Sewerage Systems amendment for Farquhar Middle School, as stated in the attached transmittal letter.**

Planning Department staff offered a multi-media presentation and briefly discussed the proposed Montgomery County Comprehensive Water Supply and Sewerage Systems administrative case for the Farquhar Middle School. Staff noted that once the new school is completed, the existing school located on the adjacent parcel will be demolished and become parkland for the Montgomery County Parks Department. The Planning Board approved the land swap concept as part of a Mandatory Referral request in February 2014.

There followed a brief Board discussion with questions to staff.

14. Mandatory Referral MR 2014047, 8787 Georgia Avenue

A. Forest Conservation Plan - CBD-1 Zone, 3.23 acres, located at 8787 Georgia Avenue in the southeast quadrant of the intersection with Georgia Avenue and Spring Street; Silver Spring CBD Sector Plan

Staff Recommendation: Approval of the Forest Conservation Plan

B. Mandatory Referral for the disposition of County property

Staff Recommendation: Approval of the Disposition of County property

BOARD ACTION

Motion: **A. DREYFUSS/WELLS-HARLEY**
 B. ANDERSON/WELLS-HARLEY

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

Nay:
Other:

Action: **A. Approved staff recommendation for approval of the Forest Conservation Plan.**
 B. Approved staff recommendation for approval of the Disposition of County property,

In keeping with the May 23 technical staff report, Planning Department staff discussed the proposed preliminary Forest Conservation Plan (FCP) and Tree Variance request, concurrent with a proposed Mandatory Referral for the current Montgomery County Parks and Planning Departments site located at 8787 Georgia Avenue. Staff discussed the off-site specimen trees and the on-site specimen trees to be removed or protected. The applicant has requested approval to remove five specimen trees, with critical impacts to three additional trees within the median along Spring Street, and the removal of the existing Royce Hanson Park. Staff recommends approval of the tree variance for the removal of the proposed trees. The proposed schematic development proposes approximately 360 apartment homes, including 46 Moderately Priced Dwelling Units (MPDUs), 26,200 square feet of retail, and 575 underground parking spaces, and will be limited to five stories of wood frame construction over a concrete podium. Staff also discussed correspondence received from residents and civic associations regarding the proposed development.

Legal counsel to the Board clarified that under the Forest Conservation Law, the Planning Board must consider an FCP in coordination with a Mandatory Referral request, and the sketch plan will be reviewed at a later date under the sketch plan process.

Mr. Bob Dalrymple, attorney representing the applicant, Montgomery County Department of Transportation (MCDOT), offered comments, and concurred with the staff recommendation, with a proposed modification to one of the conditions of approval.

14. Mandatory Referral MR 2014047 & Preliminary Forest Conservation Plan for 8787 Georgia Avenue Site.

CONTINUED

Mr. Al Roshdich of MCDOT offered brief comments.

Mr. Doug Firstenberg of Stonebridge Carras Developers, member of the applicant's team, also offered comments.

The following speakers offered testimony: Ms. Dawn Leaf of Grace Church Road and representing the Woodside Park Civic Association (WPCA); Ms. R.G. Steinman of Fairview Road; Ms. Virginia Sheard of Geiger Avenue; and Ms. Barbara Ditzler of Noyes Drive.

At the Board's request, Legal counsel to the Board clarified the requirement for a tree variance.

At the Board's request, Mr. Dan Duke, member of the applicant's team offered comments.

There followed extensive Board discussion focusing on the proposed tree variance request, the location of the proposed building, and the possibility of minimizing the impact to the critical root zones of the trees which staff have identified as to be protected.

15. Closed Session

Pursuant to State Government Article Annotated Code of Maryland 10-508(a)(7) to consult with counsel to obtain legal advice..

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

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