



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, July 16, 2015, at 9:04 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 5:25 p.m.

Present were Chair Casey Anderson, Vice Chair Marye Wells-Harley, and Commissioner Natali Fani-González.

Commissioner Amy Presley joined the meeting at 9:08 a.m.

Commissioner Norman Dreyfuss was necessarily absent.

Items 1 through 3 are reported on the attached agenda.

The Board convened in Closed Session at 11:06 a.m. to take up Items 10 and 11, discussed in that order, Closed Session Items.

In compliance with State Government Article §3-305(b), Annotated Code of Maryland, the following is a report of the Board's Closed Session:

The Board convened in Closed Session at 11:06 a.m. in the 3rd floor conference room on motion of Vice Chair Wells-Harley, seconded by Commissioner Presley, with Chair Anderson, Vice Chair Wells-Harley, and Commissioners Presley and Fani-González voting in favor of the motion, and Commissioner Dreyfuss absent. The meeting was closed under authority of Annotated Code of Maryland, General Provisions Article, §3-305(b)(3), to consider the acquisition of real property for a public purpose and matters directly related to the acquisition, and Annotated Code of Maryland §3-305(b)(7), to consult with counsel to obtain legal advice.

Also present for the Closed Session were Principal Counsel Carol Rubin and Senior Counsels Megan Chung and David Lieb of the Legal Department; Director Gwen Wright, Deputy Director Rose Krasnow, and Stephen Smith of the Planning Department; William Gries, Brenda Sandberg, and Joshua Kaye of the Parks Department; and James J. Parsons of the Commissioners' Office.

In Closed Session the Board received briefing regarding the proposed acquisition of land as an addition to Bennett Creek Conservation Park, received legal advice, and discussed the Barnesville Oak Farm Plat.

MCPB, 7-16-15, APPROVED

The Closed Session meeting was adjourned at 11:56 a.m.

The Board reconvened in the auditorium at 1:33 p.m.

Item 8 and Items 4 through 7, discussed in that order, are reported on the attached agenda.

There being no further business, the meeting was adjourned at 5:25 p.m. The next regular meeting of the Planning Board will be held on Monday, July 20, 2015, in the Montgomery Regional Office in Silver Spring, Maryland.

M. Clara Moise
Sr. Technical Writer/Editor

James J. Parsons
Technical Writer

Montgomery County Planning Board Meeting
Thursday, July 16, 2015
8787 Georgia Avenue
Silver Spring, MD 20910-3760
301-495-4600

1. Consent Agenda

***A. Adoption of Resolutions**

1. Dowden's Station Forest Conservation Plan No. G-957 - MCPB No. 15-75
2. Dowden's Station Water Quality Plan No. G-957 – MCPB No. 15-76

BOARD ACTION

Motion: WELLS-HARLEY/FANI-GONZÁLEZ

Vote:

Yea: 3-0

Nay:

Other: DREYFUSS & PRESLEY ABSENT

Action: Adopted the Resolutions cited above, as submitted.

***B. Record Plats**

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: There were no Record Plats submitted for approval.

***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 Meeting Minutes submitted for approval.**

2. Roundtable Discussion

- Planning Director's Report

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefing.

Planning Department Director’s Report – Planning Department Director Gwen Wright briefed the Board on the following ongoing and upcoming Planning Department events and activities: the first worksession for the Downtown Bethesda Sector Plan scheduled for the Monday, July 20 Planning Board Meeting; the Montgomery Village Master Plan working draft to be presented at the July 23 Planning Board Meeting; the White Flint II Scope of Work to be presented at the September 3 Planning Board Meeting; the recent completion of an Office Study, which was presented to the Planning, Housing, and Economic Development Committee on Monday, July 13; the second advisory group meeting and a recent meeting with Director Clarence Snuggs of the Montgomery County Department of Housing and Community Affairs regarding a Rental Housing Study; the status of a proposed 2016 Retail Trends Study; the status of a proposed 2016 Master Plan Reality Check Study; the status of the working draft of the Greater Lyttonsville Sector Plan; the status of the Bicycle Master Plan; and the First Annual Design Excellence Award Ceremony scheduled for Thursday, October 22, at the Silver Spring Civic Building.

There followed a brief Board discussion with questions to staff.

3. Westbard Sector Plan, Working Draft

Staff Recommendation: Approval of the Working Draft and Request to Set Date for Public Hearing

BOARD ACTION

Motion: PRESLEY/WELLS-HARLEY

Vote:

Yea: 4-0

Nay:

Other: DREYFUSS ABSENT

Action: Approved staff recommendation for approval of the Working Draft cited above and set a Public Hearing date for September 24, 2015.

Planning Department and Parks Department staff offered a multi-media presentation and discussed the working draft of the Westbard Sector Plan. Westbard is a mixed-use district south of Bethesda, bounded by Massachusetts Avenue to the south, Little Falls Parkway to the east, and the Kenwood and Springfield neighborhoods to the west. The working draft of the Sector Plan proposes a green, mixed-use, walkable center with strengthened connectivity and increased affordable housing. Staff has conducted extensive outreach programs since July 2014, including a week-long charrette, numerous community meetings and events, and use of electronic, social, and print media. According to staff, the current working draft contains revisions made to the Sector Plan since April 30, 2015.

Staff outlined the Sector Plan land use and zoning concepts, which focus on preserving established institutional uses, providing flexible uses in order to promote commercial and residential

redevelopment along Westbard Avenue and River Road, and allowing existing Moderate Industrial zones to remain.

In response to concerns among local residents regarding increasing public school enrollment and the resulting over-crowding, staff noted that Montgomery County Public Schools has recommended re-opening currently closed school sites, building additions to any schools capable of expansion, considering minor redistricting, and adding a possible new school site.

The proposed Sector Plan also recommends the construction of shared-use paths on both sides of Westbard Avenue, the realignment and extension of Westbard Avenue to connect directly with River Road, the reconfiguration of Ridgefield Road, and the construction of a new connector road from Westbard Avenue to River Road. Recommended bicycle and pedestrian improvements include construction of at-grade crossings on River Road, construction of separated bike lanes, the addition of an on-road shared lane on the proposed new connector road from Westbard Avenue to River Road, and connections to existing bikeways located outside of the Westbard area.

3. Westbard Sector Plan, Working Draft

CONTINUED

Urban design, parks, and open space recommendations include establishing the Westbard Central Civic Green on Westbard Avenue; the Springfield Neighborhood Green Urban Park located along the north edge of the Westwood Shopping Center; the Legacy Open Space (LOS)-designated Willett Branch Urban Wooded Area and Greenway; and the Willett Branch Countywide Urban Recreational Park, which will include a pump track, skate park, and dog park.

Staff then addressed Westbard environmental issues, with the Plan recommending that forest mitigation requirements for development be met by improving, expanding, and enhancing the area's existing forest. Other recommendations include transforming Willett Branch from a storm drain to a walkable, accessible greenway that connects the CCT and Little Falls Parkway. Staff added that the Parks Department will provide maintenance and Park Police service for the proposed Willett Branch Urban Greenway. Funding for the Greenway is proposed through LOS, Program Open Space, Advanced Land Acquisition Revolving Fund, and private sector contributions.

In an effort to promote the considerable history of the Westbard area, the Plan recommends the public display of interpretive signage, markers, and commemorative art, and the use of locally significant building materials for new construction projects.

The next steps for the Westbard Sector Plan include a public hearing scheduled for September 24, 2015, worksessions scheduled for fall 2015, and transmission of the Plan to the County Council in winter 2016.

There followed extensive Board discussion with questions to staff.

~~9. CLOSED SESSION~~ **POSTPONED**

~~According to MD ANN Code, General Provisions Article, §3-305(b)(7), to consult with counsel to obtain legal advice.~~

~~The topic to be discussed is the Islamic Society of Washington Area (Enforcement Case)~~

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: This Item was postponed.

11. CLOSED SESSION

According to MD ANN Code, General Provisions Article, §3-305(b)(7), to consult with counsel to obtain legal advice.

The topic to be discussed is the Barnesville Oak Plat

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

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

10. CLOSED SESSION

According to MD ANN Code, General Provisions Article, §3-305(b)(3) to consider the acquisition of real property for a Commission purpose and matters relating thereto.

The topic to be discussed is the proposed acquisition of an addition to Bennett Creek Conservation Park

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

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

4. Facility Plan for the Renovation of Caroline Freeland Urban Park -- Approval of a park facility plan for the complete renovation of existing Caroline Freeland Urban Park located at 7200 Arlington Road, Bethesda, MD 20814.

Staff Recommendation: Approve Recommended Facility Plan, including cost estimate

BOARD ACTION

Motion: FANI-GONZÁLEZ/WELLS-HARLEY

Vote:

Yea: 4-0

Other: DREYFUSS ABSENT

Action: Approved staff recommendation to approve the Facility Plan cited above, including the cost estimate.

In keeping with the June 25 technical staff report, Parks Department staff offered a multi-media presentation and discussed the proposed Facility Plan for the renovation of Caroline Freeland Urban Park located at the intersection of Arlington Road and Elm Street in Bethesda. This small one-acre park is situated between the Edgemoor residential neighborhood and the west edge of the Downtown Bethesda Central Business District. Originally acquired in the late 1970s and constructed in 1983, the park was named for Caroline Freeland, the first female Chair of the Maryland-National Capital Park and Planning Commission. Land uses adjacent to the park include the Bethesda Library to the north, the single-family residential neighborhood of Edgemoor and Sidwell Friends Lower School to the west and mixed-use retail/residential to the south. Vehicular access through the park from Arlington Road to Hampden Lane is limited to emergency and maintenance vehicles. The park was originally designed to buffer residential neighborhoods from commercial development and to provide passive recreation opportunities for downtown residents. The park now serves both the business community and the

surrounding residential areas, since it provides an ideal setting for lunchtime meetings and weekend activities due to its close proximity to the Bethesda Library, local businesses, and restaurants.

The existing park elements include a fenced-in playground, a covered pavilion structure, an open-air trellis, a public art sculpture, a drinking fountain, raised wooden planter boxes, lawn area, stone pathways and plazas, and a variety of seating types. The playground area, which was renovated in 2010 and received \$10,000 in donated funds from the community, features a variety of play equipment, and is a popular destination for local residents. The park also includes mature specimen trees and changes in grade, which are significant assets that contribute to the beauty and character of the park but also present a challenge for accessibility and renovation. Although it has served the community well over the years, the park is deteriorating and facilities are in need of renovation. The facility planning study was funded in the FY13-14 Capital Improvements Program (CIP). If approved, the project would be proposed for design and

4. Facility Plan for the Renovation of Caroline Freeland Urban Park

CONTINUED

construction in the FY17-22 CIP. The schedule for completion of the proposed project would be determined during review of the CIP. As part of the Bethesda Downtown Plan it was recommended to acquire residential Lot 6, which adjoins the park's western boundary at the terminus of Hampden Lane. If acquired for parkland use in the future, Lot 6 may be used as an extension of play areas, planted buffers, and may accommodate requested accessible parking.

Mr. William Fryer III of Clarendon Road and representing the Edgemoor Citizens Association offered testimony.

There followed a brief Board discussion with questions to staff and Mr. Fryer.

***5. Clarksburg Square Road Extension**

A. Preliminary Plan No. 120140060 with Preliminary/Final Water Quality Plan --- Request to create one (1) lot, one (1) outlot, and the dedication of 50 feet public right-of-way from two (2) unplatted parcels; located along MD-355 halfway between Clarksburg Road and Stringtown Road; 0.83 acres; C-1 and R-200 zone; located in the following Master Plans:

- 1.) 1994 Clarksburg Master Plan & Hyattstown Special Study Area
- 2.) 2011 Limited Amendment to the 1994 Approved and Adopted Clarksburg Master Plan & Hyattstown Special Study Area to Allow an Exception to the Retail Staging Provisions.
- 3.) 2014 10 Mile Creek Area Limited Amendment to the Clarksburg Master Plan and Hyattstown Special Study Area.

Staff Recommendation: Approval with Conditions and Adoption of Resolution

B. Site Plan No. 820140050 & Site Plan Amendment No. 82007022C for Clarksburg Town Center (to accommodate road extension) --- Request redevelopment of a property by relocating the Horace Wilson House, gasoline pumps, parking lot resulting in two commercial structures totaling 4,162 sq. feet.; located in the following Master Plans:

- 1.) 1994 Clarksburg Master Plan & Hyattstown Special Study Area
- 2.) 2011 Limited Amendment to the 1994 Approved and Adopted Clarksburg Master Plan & Hyattstown Special Study Area to Allow an Exception to the Retail Staging Provisions.

3.) 2014 10 Mile Creek Area Limited Amendment to the Clarksburg Master Plan and Hyattstown Special Study Area.

Staff Recommendation: Approval with Conditions and Adoption of Resolution

C. Mandatory Referral No. MR2015008 --- Construction of a 26-foot wide roadway with 5 foot sidewalks on both side, approximately 160 feet long extension of Clarksburg Square Road to intersect MD-355, located in the following Master Plans:

- 1.) 1994 Clarksburg Master Plan & Hyattstown Special Study Area
- 2.) 2011 Limited Amendment to the 1994 Approved and Adopted Clarksburg Master Plan & Hyattstown Special Study Area to Allow an Exception to the Retail Staging Provisions.
- 3.) 2014 10 Mile Creek Area Limited Amendment to the Clarksburg Master Plan and Hyattstown Special Study Area.

Staff Recommendation: Transmit Comments to the Montgomery County Department of Transportation

BOARD ACTION

Motion: **A. FANI-GONZÁLEZ/WELLS-HARLEY**
 B. FANI-GONZÁLEZ/WELLS-HARLEY
 C. FANI-GONZÁLEZ/WELLS-HARLEY

Vote:

Yea: **A, B, & C. 3-0**

Other: **PRESLEY ABSTAINED**
 DREYFUSS ABSENT

***5. Clarksburg Square Road Extension**

CONTINUED

Action: **A. Approved staff recommendation for approval of the preliminary plan including the preliminary/final water quality plan for the Clarksburg Square Road Extension, subject to conditions as stated in the attached Resolution adopted at the meeting**

B. Approved staff recommendation for approval of the site plan and site plan amendment for the Clarksburg Town Center, subject to conditions, as stated in the attached Resolution adopted at the meeting.

C. Approved staff recommendation to transmit comments to Montgomery County Department of Transportation, as stated in the attached transmittal letter.

At the start of the discussion of this item, Commissioner Presley recused herself citing possible conflict of interest.

Planning Department staff offered a multi-media presentation and discussed the preliminary plan for the Clarksburg Square Road Extension as well as the preliminary/final water quality plan, and the site plan amendment for the Clarksburg Town Center, as discussed in detail in the July 2 technical staff report. Staff also discussed a proposed mandatory referral request associated with the preliminary plan for the construction of a 26-foot wide roadway with five-foot sidewalks on both sides. Staff discussed the request to create one lot, one outlot, and the dedication of 50 feet of public right-of-way from two unplatted parcels, located along MD355, halfway between Clarksburg Road and Stringtown Road. The submitted plans consist of two parcels totaling 0.83 acres and an additional 0.21-acre

adjacent parcel that is owned by the applicant who has a major interest in the development of Clarksburg Town Center. The applicant will redevelop the property by relocating the Horace Wilson House, gasoline pumps, and parking lot while retaining the structure for the Clarksburg grocery, resulting in two commercial structures totaling 4,162 square feet.

The main objective of these requests is to provide right-of-way for the extension of Clarksburg Square Road, identified as Redgrave Road in the Master Plan, which will connect MD355 with the Clarksburg Town Center as envisioned by the 1994 Clarksburg Master Plan and Hyattstown Special Study Area. A second objective is to create a lot upon which the Horace Wilson house will be relocated because the house is currently in the direct path of the future right-of-way of the Clarksburg Square Road extension. The house will be relocated approximately 60 feet to the southeast, in closer proximity to the existing Clarksburg grocery, which will remain open during the redevelopment. The subject property will include new bike racks, outdoor seating, landscaping, stormwater management, and greatly improved pedestrian access. The existing gasoline pumps and storage tanks will be removed and new pump facilities will be located to the rear of the two structures while the majority of activity will be shifted to include a new parking facility to serve both commercial uses. This request also includes improvement to the public right-of-way, with five-foot wide sidewalks along MD355 and Clarksburg Square Road. The sidewalk will have a variety of finishes and patterns using brick and other unifying materials. The design features for the sidewalks are supported by Historic Preservation staff and the Historic Preservation Commission.

***5. Clarksburg Square Road Extension**

CONTINUED

Mr. Bob Harris, attorney representing the applicant, introduced Ms. Kate Kubit, member of the applicant's team, and Mr. Michael Mitchell representing Montgomery County Department of Transportation, commented on a condition of approval related to the Transportation Policy Area Review (TPAR) payment, and concurred with the staff recommendation.

Ms. Kubit also offered comments.

At the Board's request, Transportation Planning Division staff discussed the TPAR payment required under this project.

The following speakers offered testimony: Mr. Patrick Darby of Tuckerman Lane; and Ms. Better Buffington of Frederick Road and representing the Clarksburg Crossing Building owner.

There followed a brief Board discussion with questions to staff and Mr. Harris.

6. Biennial Master Plan Monitoring Report for the 2010 White Flint Sector Plan the 2010 Great Seneca Science Corridor Master Plan, and the 2006 Shady Grove Sector Plan.

Staff Recommendation: Approval to transmit to County Council and County Executive

BOARD ACTION

Motion: WELLS-HARLEY/ FANI-GONZÁLEZ

Vote:

Yea: 4-0

Other: DREYFUSS ABSENT

Action: Approved staff recommendation to transmit the Biennial Master Plan Monitoring Report cited above to the County Executive and the County Council, as stated in the attached transmittal letter.

Planning Department staff offered a multi-media presentation and discussed the Biennial Master Plan Monitoring Report for the Shady Grove Sector Plan, the White Flint Sector Plan, and the Great Seneca Science Corridor (GSSC) Master Plan, to be transmitted to the County Executive and the County Council. Staff noted that the Montgomery County Planning Board is responsible for developing a biennial monitoring program for the plans cited above. The White Flint Sector Plan states that the monitoring program must include a periodic assessment of development approvals, public facilities, amenities, the status of new facilities, the Capital Improvements Program (CIP), and the Subdivision Stating Policy. The White Flint Sector Plan also states that the program must include a comprehensive Local Area Transportation Review that will identify and recommend for County Council approval and action specific projects and services necessary to promote adequate transportation service.

According to the GSSC Master Plan, the Planning Board is required to establish a biennial monitoring program for the Life Sciences Center. In both plan areas, advisory committees are responsible for reviewing the progress of development and the provision of public facilities. The Shady Grove Sector Plan does not include a reporting requirement to the County Council, but it requires significant public investments associated with the County Executive's Smart Growth Initiative and moving the recommended development into the next stage. Similar to the other two plans, the Shady Grove Sector Plan is a staged plan that limits residential and non-residential development, and requires infrastructure for each stage. In accordance with the June 2015 report, staff noted that these three sector and master plans are intended to transform typical, auto-oriented suburban areas into more dynamic, sustainable neighborhoods focused on multi-modal transit and mixed-use development.

Currently, the physical environments in these areas are dominated by roads, parking lots, relatively low and dispersed density, distinct and separate land uses, and a nine to five economy. The sector and master plans for these communities envision them as places consistent with smart growth principles. The realization of these plans will occur over a more than 20-year time frame, piece by piece, through both publicly funded projects and private development. To ensure that development doesn't occur faster than transit, public facility and environmental capacity, each of these plans establishes staging limits on development with specific triggers that must be satisfied before moving on to later stages.

***7. Travilah Grove**

A. Preliminary Plan Amendment No. 12012029A - Request for an amendment to the approved Preliminary Plan to create a subdivision for 131 townhouse lots with associated Homeowners Association (HOA), including 17(12.5%) Moderately Priced Dwelling Units (MPDUs) with related site and infrastructure improvements, including prior road dedications. CR0.5,C0.5, R0.5, H80 Zone; 13.72 acres; located on the east side of Travilah Road, 630 feet northeast of Unicorn Way, in the Great Seneca Science Corridor Master Plan area.

Staff Recommendation: Approval with Conditions

B. Site Plan Amendment No. 82013020A - Request for an amendment to the approved Site Plan for 131 single-family townhouse units with associated Homeowners Association (HOA) parcels and related site improvements, including 17 Moderately Priced Dwelling Units (MPDUs). The application includes a request for the approval of a Landscape and Lighting Plan, Final Forest Conservation Plan

(FFCP), and Final Water Quality Plan. CR0.5, C0.5, R0.5, H80 Zone; 13.72 acres; located on the east side of Travilah Road, 630 feet northeast of Unicorn Way, in the Great Seneca Science Corridor Master Plan area.

Staff Recommendation: Approval with Conditions

BOARD ACTION

Motion: **A. WELLS-HARLEY/PRESLEY**
 B. WELLS-HARLEY/ FANI-GONZÁLEZ

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

Other: **DREYFUSS ABSENT**

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

B. Approved staff recommendation for approval, subject to conditions, as stated in the attached Resolution.

In keeping with the July 6 technical staff report, Planning Department staff offered a multi-media presentation and discussed the preliminary and site plan amendments requests for the Travilah Grove project, as well as the associated final water quality plan. Staff noted that the requests are to amend or replace the previously approved preliminary and site plans with new revised plans to allow a maximum of 131 single-family townhouses with related site improvements to be added to the project. The 13.72-acre property is located on Travilah Road, and is 630 feet northeast of Stonebridge View Drive, in the Great Seneca Science Corridor (GSSC) Master Plan area and the Piney Branch Special Protection Area. The property is

***7. Travilah Grove**

CONTINUED

comprised of several unplatted parcels. It contains an area of high priority forest identified on the preliminary forest conservation plan. Most of the property is located in the Piney Branch watershed; however a portion is in the Watts Branch watershed. The Piney Branch Special Protection Area (SPA) bisects the property. Some noise impacts from Shady Grove Road are anticipated. The property is a former unregulated landfill where a substantial number of used tires were once buried. The property owner was required by the State of Maryland to remove and remediate contaminated soil. The adjoining 2.63-acre property to the southeast, owned by Traville Conservancy Inc., separates the subject property from Shady Grove Road. A recorded access easement provides the subject property vehicular access to Shady Grove Road in the northeast portion of the site.

The previous approved preliminary and site plans were for the development of up to 300 multi-family garden apartments in five 60-foot high buildings, including 38 Moderately Priced Dwelling Units (MPDUs). The amended plans proposed to replace the previous garden apartments with a maximum of 131 single-family townhouses, including 17 MPDUs to be provided throughout the site. Most of the units will be four stories, including a top level loft, while the rest are three and a half stories

with rear yards. The project also includes two acres of public open space, which is more than the requirement of 10 percent public use space, based on the area of the proposed limits of disturbance of 14.38 acres. Staff also noted that the proposed plan amendments have been reviewed under the Zoning Ordinance in effect prior to October 30, 2014, per the grandfathering provisions of Section 59 7.7.1.B.3.a, of the current Zoning Ordinance, and are in conformance with the GSSC Master Plan.

Mr. Steve Robins, attorney representing the applicant, offered brief comments and concurred with the staff recommendation.

There followed a brief Board discussion with questions to staff and Mr. Robins.

8. Subdivision Regulations Rewrite – Worksession No. 2

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefing followed by discussion.

Planning Department staff offered a multi-media presentation and discussed the proposed draft of the rewritten Subdivision Regulations, specifically Montgomery County Code Chapter 50. According to staff, modifications to the Subdivision Regulations became necessary following recent Zoning Ordinance revisions. The scheduled worksessions are intended to provide the Board and the public with an overview of the proposed modifications to the Regulations, which were revised in response to comments received by staff following a public hearing. Staff reviewed substantive modifications proposed in the rewrite, including the definitions of major and minor amendments, types of minor amendments that can be approved administratively, extension and reinstatement of expired Preliminary Plans, conditions for approval of non-through roads, changes to the language regarding requirements for lots that do not abut a road, and the proposed utilization of intersection spacing requirements to guide in calculating street block length.

Mr. Stephen Orens, attorney representing Miles and Stockbridge, offered comments.

There followed extensive Board discussion with questions to staff.