



**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 22, 2010, at 9:05 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 12:00 midnight.

Present were Chair Françoise M. Carrier, Vice Chair Marye Wells-Harley, and Commissioners Joe Alfandre, Norman Dreyfuss, and Commissioner Amy Presley.

Items 1-4 are reported on the attached agenda.

The Board recessed at 12:47 p.m. for lunch and to take up Items 10 and 11 in Closed Session. Closed Session Item 5 was postponed.

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 Board convened in Closed Session at 12:58 p.m. in the third floor conference room, on motion of Commissioner Presley, seconded by Commissioner Alfandre, with Chair Carrier, Vice Chair Wells-Harley, and Commissioners Alfandre, Dreyfuss, and Presley present and voting in favor of the motion. The meeting was closed under authority of §10-508(a)(3), State Government Article, Annotated Code of Maryland, to consider the acquisition of real property for a Commission purpose and matters directly related thereto; and §10-508(a)(13), to comply with a specific constitutional, statutory, or judicially imposed requirement that prevents public disclosures about a particular proceeding or matter.

Also present for all or part of the Closed Session were Associate General Counsel Derrick Rogers of the Legal Department; Deputy Director Mike Riley, Bill Gries, April O'Neal, Mitra Pedoeem, Dominic Quattrocchi, and Brenda Sandberg of the Parks Department; and Ellyn Dye of the Commissioners' Office.

In Closed Session, the Board discussed a proposed Legacy Open Space Greenway Connection designation and acquisition, and approved Closed Session minutes.

The Closed Session was adjourned at 1:14 p.m.

The Board reconvened in the auditorium at 1:54.

Item 6 is reported on the attached agenda.

The Board recessed at 4:45 p.m., during discussion of Item 6, The National Naval Medical Center Base Realignment and Closure (BRAC) intersection improvements projects, to consult with legal counsel in Closed Session.

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 Board convened in Closed Session at 4:50 p.m. in the third floor conference room on motion of Vice Chair Wells-Harley seconded by Commissioner Presley, with Chair Carrier, Vice Chair Wells-Harley, and Commissioners Alfandre, Dreyfuss, and Presley present and voting in favor of the motion. The meeting was closed under authority of §10-508(a)(7), State Government Article, Annotated Code of Maryland, to consult with counsel to obtain legal advice.

Also present for the Closed Session were Associate General Counsel Carol Rubin of the Legal Department; Dan Hardy and Larry Cole of the Planning Department; and Clara Moise of the Commissioners' Office.

In Closed Session, the Board received advice from legal counsel regarding the Mandatory Referral for improvements to Connecticut Avenue (MD 185) at Jones Bridge Road/Kensington Parkway, Item 6D on the open session agenda.

The Closed Session was adjourned at 5:15 p.m.

The Board reconvened in the auditorium at 5:20 p.m. and continued discussion of Item 6. The Board recessed that item, to allow State Highway Administration staff to consult with the Administrator's office, and took up Item 8 prior to returning to and taking action on Item 6.

Items 8 and 7 are reported on the attached agenda in that order.

The Board recessed for dinner at 7:10 p.m. and reconvened in the auditorium at 7:45 p.m.

Item 9, Preliminary Plan for Barnesville Oak Farms, is reported on the attached agenda.

There being no further business, the meeting was adjourned at 12:00 midnight. The next regular meeting of the Planning Board will be held Thursday, July 29, 2010, in the Montgomery Regional Office in Silver Spring, Maryland.

Ellyn Dye  
Technical Writer

M. Clara Moise  
Technical Writer

**Montgomery County Planning Board Meeting**  
**Thursday, July 22, 2010**  
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 adoption.**

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**B. Records Plats**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

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

**C. Other Consent Items - REVISED**

**Montrose Parks Site Plan 82002021A - ADOPTION OF MCPB RESOLUTION No. 09-80**  
*[Hearing dates July 9, 2009 and reconsidered on July 22, 2010]*

**BOARD ACTION**

**Motion: PRESLEY/WELLS-HARLEY**

**Vote:**

**Yea: 5-0**

**Nay:**

**Other:**

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

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**D. Approval of Minutes**

Minutes of June 24, 2010

**BOARD ACTION**

**Motion: PRESLEY/WELLS-HARLEY**

**Vote:**

**Yea: 4-0-1**

**Nay:**

**Other: CARRIER ABSTAINED**

**Action: Approved the minutes of June 24, 2010, as presented.**

**2. Montgomery County Animal Shelter and Laytonia Recreational Park**

**A. Water Quality Plan: Montgomery County Animal Shelter and Laytonia Recreation Park**, Northwest Corner of the intersection of Muncaster Mill Road and Airpark Road: Re-1 Zone, Upper Rock Area Master Plan.

*Staff Recommendation: Approval with Conditions*

**B. Forest Conservation Plan: Montgomery County Animal Shelter and Laytonia Recreational Park**: Northwest corner of intersection of Muncaster Mill Road and Airpark Road, RE-1 Zone, Upper Rock Creek Area Master Plan

*Staff Recommendation: Approval*

**C. Park Facility Plan and PDF Update: Laytonia Recreational Park**: Northwest corner of intersection of Muncaster Mill Road and Airpark Road, RE-1 Zone, Upper Rock Creek Area Master Plan; **Appendix A; Appendix B; Appendix C**

*Staff Recommendation: Approval of Update to Laytonia Recreational Park Facility Plan*

**D. Mandatory Referral No. 10711-DGS-1, Montgomery County Animal Shelter**: Northwest corner of intersection of Muncaster Mill Road and Airpark Road, RE-1 Zone, Upper Rock Creek Area Master Plan

*Staff Recommendation: Approval and Transmit Comments to Montgomery County Department of General Services*

**BOARD ACTION**

- Motion:**
- A. DREYFUSS/WELLS-HARLEY**
  - B. DREYFUSS/WELLS-HARLEY**
  - C. DREYFUSS/WELLS-HARLEY**
  - D. DREYFUSS/ALFANDRE**

**Vote:**

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

**Nay:**

**Other:**

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

**B. Approved the staff recommendation to approve the forest conservation plan, subject to conditions, as stated in the attached Board Resolution.**

**C. Approved the staff recommendation to approve the facility plan, as revised in discussion, directing staff to revise the plan to include 50 additional parking spaces, which may not be constructed immediately, and to monitor parking during the first year and report back to the Board as to whether the paved overflow parking is needed. Further, deferred transmittal of the revised PDF at staff’s request, pending the results of the County Council’s comprehensive review of synthetic turf issues.**

**D. Approved the staff recommendation to approve the mandatory referral, subject to conditions, adding a new condition to allow animals in the outdoor exercise area during the hours of operation of the facility, as stated in the attached Letter of Transmittal.**

Parks Development staff presented the revised facility plan for Laytonia Recreational Park; Environmental Planning staff presented the associated water quality plan and forest

## **2. Montgomery County Animal Shelter and Laytonia Recreational Park**

### CONTINUED

conservation plan; and Urban Design staff presented the associated mandatory referral for an animal shelter, as detailed in the respective staff reports. Parks staff compared the proposed plan with the 2001 facility plan, noting that the changes are based on changing recreational needs; regulatory changes, including creation of a special protection area with a cap on imperviousness; and the County's decision to replace the originally planned library with an animal shelter in a revised location in the park.

Mr. Ernest Lunsford and Mr. Donald Scheuerman, County Department of General Services; Captain Michael Wahl and Ms. Sandra Betterden, County Department of Police; Mr. Michael Proffitt, the animal shelter architect; and Mr. Jerry Kavadias, the engineer, made a detailed presentation on the mandatory referral for the animal shelter, discussing the interior design and function, including holding areas, show and public areas, the veterinary clinic, offices, and classrooms.

The Board discussed various aspects of the plans at length, including overall imperviousness, the need for and staging of additional overflow parking for the park, compatibility of possible overflow parking adjacent to the animal shelter exercise area, hours of operation for the animal shelter and the hours that animals can be in outdoor areas. The Board approved revision to the plan to allow 50 additional paved parking spaces in a designated area adjacent to the animal shelter, subject to staff discretion in the design process to determine if the spaces should be built during park construction. If not built, the grassed area can be used for overflow parking. The Board directed staff to monitor the parking during the first year of operation and report back in terms of whether the paved spaces are needed.

Parks Department staff, consultants, Planning Department staff, and members of the County animal shelter project team provided additional information and responded to questions from the Board as needed.

Following action on this item, and after taking up the next item on the agenda, the Board revisited this item to receive additional testimony.

Mr. James Aquail, adjacent property owner, raised concerns about noise and light spillage.

The Board directed staff to enhance landscaping and noise mitigation for the adjoining residential properties.

## **3. Local Map Amendment No: G-876: Washington Property Company**

Applicant requests a local map amendment for rezoning from the R-60 Zone to the TS-R (Transit Station, Residential) Zone; located at 10914 Georgia Avenue, Wheaton

*Staff Recommendation: Approval*

**(Action Required for Hearing by the Hearing Examiner on 07/30/10)**

**BOARD ACTION**

**Motion:** DREYFUSS/ALFANDRE

**Vote:**

**Yea:** 5-0

**Nay:**

**Other:**

**Action:** Approved the staff recommendation to approve, noting the need for binding elements to be presented to the Hearing Examiner, as stated in the attached Letter of Transmittal.

Development Review staff presented the proposal to rezone 1.76 acres of property on Georgia Avenue, approximately one-quarter mile from the Wheaton Metro station, from the R-60 Zone to the TS-R Zone, for development of a six-story, 221-unit residential building with structured parking, with a potential for ground-floor retail, as detailed in the staff report. The property is currently developed with a house of worship, which will be relocating. Staff defined the surrounding area for purposes of determining compatibility and discussed the binding and non-binding elements of the development plan. Staff also noted that the project will be subject to subdivision and site plan review. A requested waiver of 16 parking spaces, which staff supports due to the proximity to Metro and shopping facilities, will be finalized at site plan, based on the final number of units.

Mr. Robert Dalrymple, attorney representing the applicant, introduced other members of the applicant team, concurred in the staff recommendation, and elaborated on the proposed development.

Mr. Greg Baker, representing the Wheaton Redevelopment Advisory Board, spoke in support of the proposal.

In discussion, the Board noted the need for binding elements related to the maximum number of units or floor area ratio, height, setbacks, and the possibility of mixed-use development. The Board supported the possibility of ground-floor retail uses.

**4. Zoning Text Amendment No. 10-09**

Amend the Zoning Ordinance to amend the allowable FAR for optional method of development projects with transient lodging located in certain CBD zones under certain circumstances.

*Staff Recommendation: Transmit Comments to the County Council*  
**(Action Required for County Council Public Hearing of 7/27/10)**

**BOARD ACTION**

**Motion:** 1. DREYFUSS/ALFANDRE  
2. PRESLEY/WELLS-HARLEY

**Vote:**

- Yea:**           1. 2-3  
                  2. 3-2
- Nay:**           1. CARRIER, PRESLEY, AND WELLS-HARLEY  
                  2. ALFANDRE, DREYFUSS
- Other:**

- Action:**       1. To approve the Zoning Text Amendment, contrary to the staff recommendation to deny. **FAILED FOR LACK OF A MAJORITY.**
2. Approved the staff recommendation to deny, recommending a more comprehensive review of densities in the CBD zones, as stated in the attached Letter of Transmittal.

Development Review staff presented the Zoning Text Amendment to increase the allowable floor area ratio (FAR) for optional method development projects containing transient lodging (hotel) uses in certain CBD zones, under certain circumstances, as detailed in the staff report. The allowable FAR would be the same as that for mixed-use optional method projects with residential uses. Staff recommends denial of the Zoning Text Amendment, citing 1993 changes to the CBD zones to increase density for mixed-use residential projects to encourage housing, particularly affordable housing. The result of the proposed change, staff said, may be a reduction in housing, without compensating public benefits. If densities need to be increased in the CBD zones, staff recommends a comprehensive review.

Ms. Diane Schwartz Jones, representing the County Executive, elaborated on the intent and the need for the Zoning Text Amendment.

Mr. Robert Dalrymple, attorney, and Mr. Marc Duber, representing Bernstein properties on Woodmont Avenue; Ms. Cindy Bar, representing Baywood Hotels; and Mr. Robert Schaffer, representing the Citizens Coalition Committee on Friendship Heights, offered comments.

There followed considerable discussion of the policy implications of the proposed change; the potential for unintended consequences in relation to master plan recommendations; the need to address changes in the market and other changes, such as the Base Realignment and Closure (BRAC) actions; and the desire to address density issues in the CBD zones in a more comprehensive manner.

Commissioners Alfandre and Dreyfuss recognized the policy implications and implications in terms of the master plan process, but expressed the view that the proposed change would support viable development, increase development at Metro stations, provide street activation, and address issues related to BRAC.

## **5. Closed Session - POSTPONED**

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

## **BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action: This item was postponed.**

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**10. Closed Session**

Pursuant to Maryland State Government Code Annotated Section 10-508(a)(3), to consider the acquisition of real property for a Commissioner purpose and matters directly related thereto

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

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

**11. Closed Session**

Pursuant to Maryland State Government Code Annotated Section 10-508(a)(13), to comply with specific constitutional, statutory, or judicially imposed requirement that prevents public disclosures about a particular proceeding or matter

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

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

**6. NNMC BRAC INTERSECTION PROJECTS - REVISED**

Improvements to mitigate adverse impacts at four intersections identified in the Record of Decision for the National Naval Medical Center (NNMC) Base Realignment and Closure (BRAC) action, Bethesda/Chevy Chase Master Plan Area.

*Staff Recommendation: Approval and Transmittal of Comments on each of four mandatory referral reviews described in A through D*

**A. Mandatory Referral, MR#2010805:** Old Georgetown Road (MD187)/West Cedar Lane/Oakmont Avenue, SHA Contract No. MO5935370

**B. Mandatory Referral, MR#2010806:** Rockville Pike (MD355)/Cedar Lane/West Cedar Lane, SHA Contract No. MO5935270

**C. Mandatory Referral, MR#2010807:** Rockville Pike (MD355)/Jones Bridge Road, SHA Contract No. MO5935470

**D. Mandatory Referral, MR#2010808:** Connecticut Avenue (MD185)/Jones Bridge Road/Kensington Parkway, SHA Contract No. MO5935570

**BOARD ACTION**

**Motion:**

- 1. DREYFUSS/ALFANDRE**
- 2. DREYFUSS/ALFANDRE**
- 3. DREYFUSS/PRESLEY**

**Vote:**

**Yea:**

- 2. 5-0**
- 3. 4-1**

**Nay:**

- 3. ALFANDRE**

**Other:**

**Action:** 1. To approve the staff recommendation to approve the four mandatory referrals and transmit comments to State Highway Administration. THIS MOTION WAS WITHDRAWN.

**2. Approved the staff recommendation to approve the mandatory referrals cited above as A, B, and C, and transmit the comments to State Highway Administration, as stated in the attached Letter of Transmittal.**

**3. Contrary to the staff recommendation, agreed to disapprove the mandatory referral for improvements to Connecticut Avenue/Jones Bridge Road, cited above as D, with transmittal of comments to State Highway Administration, as stated in the attached Letter of Transmittal.**

## **6. NNMC BRAC INTERSECTION PROJECTS**

Transportation Planning staff presented an overview of four mandatory referral projects by State Highway Administration (SHA), with general comments and recommendations as well as comments and recommendations for the specific projects, as detailed in the staff report. The intersection improvements are intended to maintain the existing level of service following the influx of traffic from the planned relocation of Walter Reed Army Medical Center to the National Naval Medical Center by September 2011. Staff reviewed the projects in terms of addressing the short-term traffic impact of the relocation as well as achieving the broader long-term vision of the Bethesda-Chevy Chase Master Plan to create well-landscaped roads that are compatible with the communities through which they pass. Staff note particular concerns about making important master planned trail connections and appropriately addressing the needs of pedestrians and bicyclists, in addition to those of motorists, as detailed in the mandatory referral comments.

Ms. Christina Minkler, representing State Highway Administration (SHA), and Mr. Matthew Snare, an SHA consultant, presented detailed descriptions of the four proposed intersection improvement projects, including existing issues and the anticipated improvement in traffic movements for each.

The following speakers offered comments on the projects: Mr. Ken Strickland, representing the Chevy Chase Valley Citizens Association; Mr. Bill Quick of Connecticut Avenue; Mr. John Mathias of Connecticut Avenue; Ms. Freda Mitchem of Woodlawn Road; Mr. Stuart Nibley, representing the Chevy Chase Park Homeowners Association; Mr. Alan Myers, representing the Maplewood Citizens Association; Ms. Karen Kuker-Kihl, representing The Promenade; Ms. Judy Koenick of Washington Avenue; Mr. Michael Kirkland of Montrose Drive; Ms. Deborah Michaels, representing the Glenbrook Village Homeowners Association; Ms. Ilaya Hopkins of North Chelsea Lane; and Mr. John Carman, of the County BRAC Committee.

Mr. Edgar Gonzalez, representing the County Department of Transportation (DOT), offered comments and responded to questions from the Board.

There followed extensive discussion of various aspects of the proposed improvements, with staff and members of the SHA project team providing additional information and responding to questions and concerns raised in testimony. The Board expressed concern about various aspects of the application process. The Board also raised strong concerns about the project for improvements to the intersection of Connecticut Avenue/Jones Bridge Road/Kensington Parkway, including the community impact and the removal of Phase 3 of that project from the mandatory referral for Phases 1 and 2.

The discussion was recessed and resumed twice before the Board completed action on these items, once for the Board to meet in Closed Session to consult with legal counsel, and once for SHA staff to consult with the Administrator's office about the possibility of agreeing to

a deferral of the Connecticut Avenue/Jones Bridge mandatory referral. SHA staff reported that the Administrator did not support deferral.

**12. Closed Session - ADDITION**

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

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

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

**8. Roundtable Discussion - REVISED/NEW TIME**

Master Plan Implementation Update

**A. Great Seneca Science Corridor**

**B. White Flint**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:** Received briefing from Community-Based Planning and Transportation Planning staff on the Master Plan Implementation Update for Great Seneca Science Corridor and White Flint.

A. Community-Based Planning and Transportation Planning staff presented an overview of the Great Seneca Master Plan and discussed community outreach efforts, and status of the Implementation Committee. Staff also talked about the key elements of the Plan and the Shady Grove Transportation Management District (TMD).

There followed extensive Board discussion.

B. White Flint – Staff discussed the proposed six-month time frame for the Master Plan implementation.

**7. Establish New Fees - NEW TIME**

Set Fees for Sketch Plan Applications that are now required for all CR zoned properties.

**BOARD ACTION**

**Motion: PRESLEY/WELLS-HARLEY**

**Vote:**

**Yea: 4-1**

**Nay: ALFANDRE**

**Other:**

**Action: Approved staff recommendation for approval of the sketch Plan fees and recommended that part of the established fees be credited to the Preliminary Plan.**

Development Review staff offered a proposal to set fees for sketch plan applications for all commercial and residential zoned properties. Staff discussed the proposed fees based on the square footage.

The following speakers offered testimony: Mr. Evan Goldman of East Jefferson Street and representing Federal Realty; Mr. Robert Brewer of Bethesda Metro Center and representing White Flint Mall; Mr. William Kominers of Bethesda Metro Center and representing Fitzgerald Automotive; Ms. Raquel Montenegro of Elton Road and representing the Maryland National Capital Building Industry Association; and Mr. Steve Robins of Bethesda Metro Center and representing JGB.

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

**9. Preliminary Plan 120090110, Barnesville Oak Farms**

- **Staff Report**
- **Summary of Community Correspondence**

RDT zone; 840 acres; 21 lots and 3 outlots requested for up to 24 one-family detached residential dwellings, 2 existing one-family detached residential dwellings and 7 existing farm tenant dwellings to remain on unplatted farm remainders; located on the east and west sides of Peach Tree Road, bounded on the north by Whites Store Road and on the west by Beallsville Road (MD 109); Agricultural and Rural Open Space Master Plan.

*Staff Recommendation: Approval with Conditions*  
**(Public Testimony Limited to Two Hours in Total)**

**BOARD ACTION**

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

**Vote:**

**Yea:**                   **A. 4-0**  
                                  **B. 4-1**

**Nay:**                   **A. PRESLEY ABSTAINED**  
                                  **B. PRESLEY**

**Other:**

**Action:**           **A. Voted to proceed with the hearing.**  
                          **B. Approved staff recommendation for approval, subject to revised conditions, as stated in the attached Board Resolution.**

At the start of the meeting, Ms. Dolores Milmoie, representing the Audubon Natural Society, and Mr. Tom Gutierrez of Partnership Road offered comments regarding the fact that the applicant is not a County resident, and requested that this item not be considered by the Board.

Mr. Steve Orens, attorney representing the applicant, noted that the applicant is not required to register in the State of Maryland in order to do business. The applicant has a notarized power of attorney and there is no law which prohibits the applicant to own business in the County.

At the Board's request, Legal counsel to the Board noted that the subdivision regulations do not require a party who owns property in Montgomery County to be a resident of the county.

In keeping with the July 9 technical staff report, Development Review and Community-Based Planning staff offered a detailed multi-media presentation of the request to create 21 lots and three outlots for 24 one-family detached dwelling units, with two existing one-family detached residential dwellings and seven existing farm tenant dwellings to remain on a 840-acre property located on the east and west sides of Peach Tree Road in the Agricultural and Rural Open Space area. Staff noted that all of the lots proposed are less than three acres each, and the septic systems are located on the lots.

**9. Preliminary Plan 120090110, Barnesville Oak Farms**

Environmental Planning staff discussed the existing forest condition on the site, and noted that the forest conservation plan meets the requirements of the Forest Conservation Regulations by protecting 8.3 acres of forest. Staff added that the applicant has worked with the community and has agreed to create a public use trail easement. Staff also discussed a revised condition 3 related to the creation of a public use trail easement.

At the Board's request, Legal counsel to the Board offered clarification regarding public use easement.

Ms. Rebecca Walker, attorney for the applicant, introduced Mr. Stephen Orens, Attorney; and Mr. David McKee, Engineer, members of the applicant's team. Ms. Walker also introduced Ms. Katherine Sexton, representing the applicant. Ms. Walker noted that the proposed request was approved by the Agricultural Advisory Board, and concurred with the staff recommendation, including the proposed revised condition 3.

Ms. Sexton offered a brief presentation and comments, and answered questions from the Board.

The following speakers offered testimony: Mr. Norman Knopf of East Jefferson Street and representing Montgomery Countryside Alliance and Sugarloaf Citizens Association; Mr. Hugh Gibson of East West Highway; Ms. Lynn Lipp of Peach Tree Road; Mr. Robert Jamison of Poolesville and representing the Martinsburg Planning Area Citizens Association; Ms. Susan Jamison of Poolesville; Ms. Eleanor Kotler of Nicholson Farm Road; Mr. Dale Kotler of Nicholson Farm Road; Ms. Anne Sturm of Peach Tree Road and representing the Sugarloaf Citizens Association; Ms. Dolores Milmoie of Jones Mill Road and representing the Audubon Naturalist Society; Ms. Caroline Taylor of Montgomery Countryside Alliance; Mr. Tom Hoffman of Peachtree Road; Mr. Tom Gutierrez of Partnership Road; Ms. Margaret Chasen of Hawick Lane and representing the League of Women Voters; Ms. Jane Chapman of Dickerson School Road; Mr. Richard Hill of Whites Ferry Road and representing the Dickerson Community Association; Ms. Alyce Ortuzar of Ashton; Mr. Rodney Wallace of Peach Tree Road; Ms. Tina Brown of Barnesville Road; Mr. Jim Brown of Barnesville Road; Ms. Anne Shroeder of Whites Store Road and representing the Sierra Club; Ms. Suzanne Shoemaker of Bucklodge Road; Ms. Mary Reardon of Washington Avenue; Ms. Ellyn Pearl of Comus Road; and Mr. Kirk Mettam of Peach Tree Road.

In rebuttal, Ms. Walker noted that the proposed project will have limited impact on the neighboring community. She noted that the project does not intend to go over the maximum density allowed, and the proposed twenty-four residential lots are allowed on the property. She added that the applicant has received approval from the County Department of Permitting Services (DPS) for the perk tests for all the twenty-four properties.

There followed extensive Board discussion, with questions to staff, the applicant's representatives, and the speakers.

Commissioner Presley noted that she does not support the construction of 24 single-family dwellings lots on the site, which in her view should remain agricultural and rural open space, and is against clearing 35 acres of forest.