



**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, November 6, 2014, at 1:20 p.m., and adjourned at 3:42 p.m.

Present were Chair Casey Anderson, Commissioners Norman Dreyfuss, Amy Presley, and Natali Fani-González. Vice Chair Marye Wells-Harley was necessarily absent.

The Planning Board members, accompanied by Transportation Planning staff, participated in a field trip to the University of Maryland's National Center for Smart Growth (NCSG) for a tour of the Center for Advanced Transportation Technology, and a demonstration of a Montgomery County-focused transportation model developed at the NCSG, from 9:00 a.m. to 12:30 p.m.

The Planning Board convened in the auditorium at 1:20 p.m.

Items 1 through 5 are reported on the attached agenda.

The meeting was adjourned at 3:42 p.m.

Planning Board Commissioners also attended a dinner meeting with the Montgomery County Board of Appeals representatives at 5:30 p.m. in the 3<sup>rd</sup> floor conference room.

The next regular meeting of the Planning Board will be held on Thursday, November 13, 2014, in the Montgomery Regional Office in Silver Spring, Maryland.

M. Clara Moise  
Sr. Technical Writer/Editor

**Montgomery County Planning Board Meeting**  
**Thursday, November 6, 2014**  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760  
301-495-4600

Field trip to the University of Maryland's National Center for Smart Growth (NCSG) for a tour of the Center for Advanced Transportation Technology and a demonstration of a Montgomery County-focused transportation model developed at the NCSG.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action: Planning Board members accompanied by Transportation Planning Division staff participated in a field trip to the University of Maryland's National Center for Smart Growth (NCSG) for a tour of the Center for Advanced Transportation Technology, and a demonstration of a Montgomery County-focused transportation model developed at the NCSG.**

**1. Consent Agenda**

**\*A. Adoption of Resolutions**

1. Gough Property Preliminary Plan 120140010 – **MCPB No. 14-95**
2. Church of the Redeemer Preliminary Plan 11997061B – **MCPB No. 14-103**

**BOARD ACTION**

**Motion: PRESLEY/DREYFUSS**

**Vote:**

**Yea: 4-0**

**Nay:**

**Other: WELLS-HARLEY ABSENT**

**Action: Adopted the Resolutions cited above, as submitted.**

**\*B. Record Plats**

**Subdivision Plat No. 220150300, Huntington Terrace**

R-60 zone, 1 lot; located in the northwest quadrant of the intersection of Grant Street and Hoover Street; Bethesda-Chevy Chase Master Plan.

*Staff Recommendation: Approval*

**BOARD ACTION**

**Motion: PRESLEY/DREYFUSS**

**Vote:**

**Yea: 4-0**

**Nay:**

**Other: WELLS-HARLEY ABSENT**

**Action: Approved staff recommendation for approval of the Record Plat 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**

Planning Board Meeting Minutes of October 23, 2014

**BOARD ACTION**

**Motion: PRSLEY/DREYFUSS**

**Vote:**

**Yea: 4-0**

**Nay:**

**Other: WELLS-HARLEY ABSENT**

**Action: Approved Planning Board Meeting Minutes of October 23, 2014, as submitted.**

**2. Roundtable Discussion**

- Parks Director's Report

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action: Received briefing.**

Parks Department Director Michael Riley distributed a report and briefed the Planning Board on the following on-going and upcoming Parks Department activities: Silver Spring Placemaking workshops taking place in downtown Silver Spring with Council member Hans Riemer; Montgomery County's 26<sup>th</sup> Annual Community Service Week which took place from October 18 to 26; Halloween events in the parks, including the Wheaton Train and Carousel, and the Cabin John's Train "Eye Spy"; Snow Removal pilot program for three and a half miles of the Capital Crescent Trail; and reopening of the Clarksburg Park Activity building for public permitting. Mr. Riley also noted that Debbie Rankin, Executive Director of the Montgomery Parks Foundation has announced that she will be leaving, and the search for a new Executive Director will be underway soon.

There followed a brief Board discussion.

**3. White Oak Science Gateway Master Plan – Design Guidelines**

*Staff Recommendation: Approve the Design Guidelines*

**BOARD ACTION**

**Motion: DREYFUSS/PRESLEY**

**Vote:**

**Yea: 4-0**

**Nay:**

**Other: WELLS-HARLEY ABSENT**

**Action: Approved staff recommendation for approval of the Design Guidelines for the White Oak Science Gateway Master Plan.**

Planning Department staff offered a multi-media presentation and discussed the proposed design guidelines for the White Oak Science Gateway Master Plan. Staff noted that the Master Plan was approved by the County Council on July 29, 2014, and adopted by the Commission on July 31, 2014. The Master Plan’s design guidelines, which illustrate how key recommendations in the Plan might be met, are ready to be approved by the Planning Board. The guidelines also serve to clarify general design expectations and provide applicants and staff with a framework for project review, and as a tool for obtaining enhanced design and related amenities. Staff has refined the draft guidelines by incorporating relevant feedback from the Planning Board, the public, and the County Council, as part of the review and approval of the Master Plan.

There followed a brief Board discussion with questions to staff.

**\*4. Goshen Hunt Hills: Preliminary Plan No. 120130070**

Request to re-subdivide to create three lots from one outlot and a parcel, located on the west side of Woodfield Road approximately 1,000 feet north of Brink Road, 9.68 acres, RE-2 Zone, Preservation of Agriculture and Rural Open Space Master Plan

*Staff Recommendation: Approval with Conditions and Adoption of Resolution*

**BOARD ACTION**

**Motion: FANI-GONZALEZ/PRESLEY**

**Vote:**

**Yea: 4-0**

**Nay:**

**Other: WELLS-HARLEY ABSENT**

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

Planning Department staff discussed the request to re-subdivide an outlot and a parcel to create three lots on a 9.68-acre property located on the west side of Woodfield Road, approximately 1,000 feet north of Brink Road in the Preservation of Agriculture and Rural Open Space Master Plan area. Staff noted that the proposed lots meet all requirements of the Subdivision Regulations and the Zoning Ordinance, and substantially conform to the recommendations of the Master Plan. Access and public facilities will be adequate to serve the proposed lots, and the application has been reviewed by other applicable County agencies. The proposed lots will require a waiver of certain re-subdivision criteria, pursuant to Section 50-29(b)(2) and 50-38 of the Subdivision Regulations, for which staff added a number of conditions of approval.

Mr. David McKee, engineer representing the applicant, offered brief comments and concurred with the staff recommendation.

## **5. Transportation Planning and Policy Training**

Planning Board briefing consisting of: (1) an overview of the Department's current transportation planning processes (TPAR and LATR); and (2) an update on the status of transportation planning studies underway during FY 15 and planned for FY 16

### **BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action: Participated in a training session on Transportation Planning and Policy offered by Transportation Planning staff.**

At the Board's request, Mr. Glenn Orlin, County Council staff member, offered comments.