



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

**APPROVED  
MINUTES**

The Montgomery County Planning Board met in regular session on Monday, December 6, 2010, at 6:00 p.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 8:30 p.m.

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

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 6:00 p.m. in the Chair's office to take up Item 5, Commissioners' Office proposed FY12 Budget, on motion of Commissioner Presley, seconded by Commissioner Alfandre, with Chair Carrier, Vice Chair Wells-Harley and Commissioners Alfandre and Presley present and voting in favor of the motion, and Commissioner Dreyfuss absent. The meeting was closed under authority of §10-508(a)(1), State Government Article, Annotated Code of Maryland, to discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of Commission appointees, employees, or officials; or to discuss any other personnel matter that affects one or more specific employees.

Also present for the Closed Session were: Joyce Garcia, Special Assistant to the Planning Board; Jasmine Prepetit of the Human Resources and Management Department; and Clara Moise of the Commissioners' Office.

In Closed Session, the Board received presentation of the Commissioners' Office proposed FY12 Operating Budget, which the Board approved in closed session on motion of Commissioner Presley, seconded by Commissioner Alfandre, with a vote of 4-0, with Commissioner Dreyfuss absent.

The Closed Session was adjourned at 6:15 p.m.

The Board reconvened in open session in the auditorium.

Items 1 through 6 are reported on the attached agenda.

There being no further business, the meeting was adjourned at 8:30 p.m. The next regular meeting of the Planning Board will be held Thursday, December 9, 2010, in the Montgomery Regional Office in Silver Spring, Maryland.

M. Clara Moise  
Technical Writer

**Montgomery County Planning Board Meeting  
Monday, December 6, 2010, 6:00 P.M.  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760**

**5. Closed Session - ADDITION**

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

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

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

**6. FY12 Proposed Operating Budget - ADDITION**

- Commissioners' Office

*Staff Recommendation: Approval*

**BOARD ACTION**

**Motion: PRESLEY/WELLS-HARLEY**

**Vote:**

**Yea: 4-0**

**Nay:**

**Other: DREYFUSS ABSENT**

**Action:** Approved Commissioners' Office proposed FY12 Operating Budget, as submitted.

**1. Budget Savings Plan**

- A. Parks
- B. Planning
- C. CAS

*Staff Recommendation: Approval*

**BOARD ACTION**

**Motion:** PRESLEY/WELLS-HARLEY

**Vote:**

**Yea:** 4-0

**Nay:**

**Other:** DREYFUSS ABSENT

**Action:** Following a brief presentation by the Parks Department Director and staff, approved \$231,640 proposed FY11 budget savings from the Parks Department, as requested by the County Council.

Parks Department Director Mary Bradford noted that the \$231,640 savings comes from the Parks Department FY11 budget and the Planning Department and Central Administrative Services are not required to provide additional savings at this time.

**2. MD 355/Rockville Pike Crossing Environmental Assessment Study**

Recommendation on Locally Preferred Alternative: The build alternatives under consideration in the vicinity of the Medical Center Metro Station include building a shallow pedestrian tunnel under MD355 at South Drive/South Wood Road (with or without elevators to Metrorail platform) and depressing MD355 under South Drive/South Wood Road

*Staff Recommendation: Approval to Transmit Comments to MCDOT*

**BOARD ACTION**

**Motion:** ALFANDRE/PRESLEY

**Vote:**

**Yea: 4-0**

**Nay:**

**Other: DREYFUSS ABSENT**

**Action: Approved staff recommendation to transmit comments to Montgomery County Department of Transportation (MCDOT) regarding MD355/Rockville Pike Crossing Environmental Assessment Study.**

In keeping with the December 1 technical staff report, Transportation Planning staff offered highlights of the MD355/Rockville Pike Crossing Environmental Assessment Study.

Messrs. Kenneth Kendale and Holger Serrano representing MCDOT, and Ms. Jane Tiedeman, consultant, offered a multi-media presentation of the proposed study and answered questions from Board members.

Mr. Richard Hoye of Lucas Lane and representing Action Committee for Transit; Ms. Deborah Michaels of Terrace Garden Way and representing the Glenbrook Village Homeowners Association; and Ms. Bailey Condrey of Parkwood Drive and representing the Parkwood Residents Association, offered testimony.

Following extensive Board discussion, staff noted that Alternative 2B is staff's preferred alternative for the MD 355 Study among the four presented by MCDOT staff for consideration, as it includes a shallow pedestrian tunnel under MD355 at South Drive/South Wood Road with elevators to the Metrorail platform.

**3. Water Quality Plan, Forest Conservation Plan, and Mandatory Referral  
MR#2010814: Snowden Farm Parkway (A-305) from Morning Star Drive to Ridge Road (MD27)**

This project would construct a one-half-mile long segment of Snowden Farm Parkway (A-305) from approximately 320 feet north of Morning Star Drive to Ridge Road (MD27), and construct cul-de-sacs on Morning Star Drive on each side of the proposed road.

**\*A. Water Quality Plan**

*Staff Recommendation: Approval with conditions*

**\*B. Forest Conservation Plan**

*Staff Recommendation: Approval with conditions*

**C. Mandatory Referral MR#2010814**

*Staff Recommendation: Approval with comments to MCDPS*

**BOARD ACTION**

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

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

**B. 4-0**

**C. 4-0**

**Nay:**

**Other: DREYFUSS ABSENT**

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

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

**C. Approved staff recommendation to transmit comments to Montgomery County Department of Permitting Services (DPS), as stated in the attached transmittal letter.**

In keeping with the November 23 technical staff report, Transportation Planning and Environmental Planning staff presented highlights of the Mandatory Referral, Forest Conservation Plan, and Water Quality Plan for a proposed project, which would construct a one-half-mile segment of Snowden Farm Parkway from approximately 320 feet north of Morning Star Drive to Ridge Road, and construct cul-de-sacs on Morning Star Drive on each side of the proposed road. Staff noted that the Special Protection Area forest conservation and planning requirements have been satisfied, and DPS has reviewed and conditionally approved the

**3. Water Quality Plan, Forest Conservation Plan, and Mandatory Referral  
MR#2010814: Snowden Farm Parkway (A-305) from Morning Star Drive to Ridge Road  
(MD27)**

elements of the Water Quality Plan under its purview. Staff also added that the project will be constructed by development companies Clarksburg Village, L.L.C. and Clarksburg Skylark, L.L.C. under permit from DPS as a condition of approval for preliminary plans submission. The proposed project is consistent with the Clarksburg and Vicinity Master Plan, which calls for a four-lane divided road on Snowden Farm Parkway. Staff also discussed pedestrian and bicyclist accommodation, lighting, and landscaping for the proposed project.

Mr. Les Powell, Ms. Katryn Kubit, Mr. Mike Klebasko, and Mr. Edward Wallington representing Clarksburg Village L.L.C., offered comments and answered questions from the Board.

Mr. David Moylan of Mallet Hill Court, an abutting property owner, offered testimony.

**4. Roundtable Discussion**

- Parking Policy Study

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action: Received briefing from Transportation Planning staff regarding a Parking Policy Study followed by brief discussion and questions to staff.**

Transportation Planning staff noted that the County Council has hired Nelson Nygaard Consultants to carry out the Parking Policy Study, which will assist in developing a model for calculating required parking space requirements, and will also provide guidance to Commission staff for the Zoning Code Rewrite, Section 59-E and Section 60, parking lot districts. Staff added that the Consultants will brief the Planning, Housing, and Economic Development (PHED) Committee on December 13, and complete the study sometime in January 2011. Staff will keep the Planning Board abreast of new developments.