



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

MAY 22 2013

MCPB No. 13-63
Preliminary Plan No. 120120240
Suburban Hospital
Date of Hearing: April 18, 2013

RESOLUTION

WHEREAS, under Montgomery County Code Chapter 50, the Montgomery County Planning Board is authorized to review preliminary plan applications; and

WHEREAS, on May 22, 2012, Suburban Hospital, Inc. ("Applicant"), filed an application for approval of a preliminary plan of subdivision of property that would create one lot on 12.89 acres of land in the R-60 zone, located on the block bounded by Old Georgetown Road, Grant Street, Southwick Street, and McKinley Street ("Subject Property"), in the Bethesda/Chevy Chase Policy Area, and in the Bethesda-Chevy Chase Master Plan ("Master Plan") area; and

WHEREAS, the Subject Property had previously received approval by the Montgomery County Board of Appeals i) on October 20, 2010 of Special Exception S-274-D, with conditions to modify an existing special exception for hospital use, and ii) on July 23, 2012 of Variance Case Nos. A-6364 through A-6377, with conditions to allow for construction of a hospital addition, a garage, and a drive aisle consistent with Special Exception S-274-D; and

WHEREAS, Applicant's preliminary plan application was designated Preliminary Plan No. 120120240, Suburban Hospital ("Preliminary Plan" or "Application"); and

WHEREAS, following review and analysis of the Application by Planning Board staff ("Staff") and other governmental agencies, Staff issued memoranda to the Planning Board, dated April 5, 2013, and April 18, 2013, setting forth its analysis and recommendation for approval of the Application, subject to certain conditions (collectively "Staff Report"); and

WHEREAS, on April 18, 2013, the Planning Board held a public hearing on the Application, and at the hearing the Planning Board heard testimony and received evidence submitted for the record on the Application; and

Approved as to
Legal Sufficiency:

Cheryl M. 5/8/13

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WHEREAS, on April 18, 2013, the Planning Board voted to approve the Application subject to certain conditions, on motion of Commissioner Dreyfuss, seconded by Commissioner Anderson, with a vote of 5-0; Commissioners Anderson, Carrier, Dreyfuss, Presley, and Wells-Harley voting in favor.

NOW, THEREFORE, BE IT RESOLVED THAT, the Planning Board approves Preliminary Plan No. 120120240 to create one lot on the Subject Property, subject to the following conditions:¹

- 1) This Preliminary Plan is limited to one lot for a hospital with up to 558,697 square feet of floor area not including 110,182 square feet of useable cellar space. The building addition is limited to 235,597 square feet not including 14,395 square feet of useable cellar or 249,992 square feet including the useable cellar, and including 38,000 square feet of physician office space.
- 2) The Applicant must comply with the conditions of Special Exception S-274-D, as specified in the Opinion of the Board of Appeals dated October 20, 2010, which may be amended by the Board of Appeals. In the event that a subsequent amendment to the special exception substantially modifies the subdivision shown on the approved Preliminary Plan, the Applicant must obtain a Preliminary Plan amendment. In the event a final decision of the courts in the underlying case, Huntington Terrace Citizens Association v. Suburban Hospital, Civil no. 342309-V results in a remand to the Board of Appeals or reversal of that Board's Opinion in Special Exception S-274-D, the Applicant must notify the Planning Director within 30 days of the decision. The determination of whether a subsequent amendment to the special exception as a result of such remand or reversal substantially modifies the subdivision shown on the approved Preliminary Plan or materially impacts the basis for the findings of the Planning Board as set forth in its Resolution of approval of the Preliminary Plan, requiring the Applicant to obtain a Preliminary Plan amendment, will be made by the Director.
- 3) The Applicant must comply with the conditions of Variances A-6364 – A-6377, as specified in the Opinion of the Board of Appeals dated July 23, 2012, which may be amended by the Board of Appeals. In the event that a subsequent amendment to the variances substantially modifies the subdivision shown on the approved Preliminary Plan, the Applicant must obtain a Preliminary Plan amendment.
- 4) The Applicant must comply with the conditions of Abandonment AB715, as specified in County Council Resolution 17-220, dated July 19, 2011, which may be amended by the County Council. In the event that a subsequent amendment

¹ For the purpose of these conditions, the term "Applicant" shall also mean the developer, the owner or any successor(s) in interest to the terms of this approval.

- to the abandonment substantially modifies the subdivision shown on the approved Preliminary Plan, the Applicant must obtain a Preliminary Plan amendment.
- 5) Noise level measurement testing will be taken at the locations at which it was done pursuant to the Board of Appeals' December 13, 2007, Resolution in Case No. S-274-C and prior to the grant of the modification in Case No. S-274-D.
 - 6) The Applicant must comply with the conditions of approval for the final forest conservation plan, approved as part of this Preliminary Plan, subject to the following:
 - a. The tree save component of the final forest conservation plan must be appropriately signed by an International Society of Arboriculture certified arborist.
 - b. The sediment and erosion control plan and stormwater management plan must be submitted with the revised final forest conservation plan to ensure consistency with the limits of disturbance ("LOD") and the associated tree/forest preservation measures.
 - 7) The fee-in-lieu for the off-site forest mitigation must be submitted by the Applicant and approved by Staff prior to land disturbing activities occurring onsite.
 - 8) The Applicant must show on the record plat the following right-of-way dedications, Public Improvement Easement ("PIE"), or public access easements consistent with the 1990 Approved and Adopted *Bethesda/Chevy Chase Master Plan*, Subdivision Regulation requirements, and approved Special Exception Case No. S-274-D:
 - a. Old Georgetown Road: A PIE along the Subject Property frontage from the existing roadway right-of-way to provide a constant distance of 60 feet between the roadway right-of-way centerline and the western boundary of the proposed PIE line.
 - b. McKinley Street: Dedication along the Subject Property frontage, a minimum of 10 feet to provide a roadway right-of-way width of 60 feet.
 - c. Southwick Street: Confirm existing right-of-way width of 50 feet along the Subject Property frontage; no additional dedication is required.
 - d. Grant Street: Confirm existing right-of-way width of 50 feet along the Subject Property frontage; no additional dedication is required.
 - e. A 20-foot wide public access easement for a pedestrian path through the Subject Property between the Grant Street/Lincoln Street intersection on the west and the intersection of Southwick Street and the proposed driveway near the northeast corner of the site, as a replacement for the master-plan-recommended shared-roadway bikeway section along existing Lincoln Street that will be abandoned between Old Georgetown Road to the east and Grant Street to the west.

- 9) The record plat must reflect abandonment of Lincoln Street through the Subject Property between Old Georgetown Road and Grant Street pursuant to the conditions of approval per Montgomery County Council Resolution No. 17-220 dated July 19, 2011.
- 10) The Applicant must construct all frontage, internal roadway, and sidewalk improvements as shown on the Preliminary Plan in accordance with the development program approved as part of the certified site plan.
- 11) The Applicant must execute a Transportation Management Plan ("TMP") with the Planning Board and Montgomery County Department of Transportation ("MCDOT") to effectively manage traffic in and out of the Subject Property. The executed TMP, as required by the special exception approval for the project, must be submitted to the Board of Appeals prior to the release of building permits for the building addition or garage.
- 12) The Applicant, as part of the above TMP, must coordinate with MCDOT to install a bikeshare station on the Subject Property, if permitted under the existing special exception approval, or at a nearby location, preferably with orientation towards Old Georgetown Road. If located on the Subject Property, the Applicant must grant an access easement required by MCDOT for access to the bikeshare station.
- 13) The certified Preliminary Plan must contain the following note:
Unless specifically noted on this plan drawing or in the Planning Board conditions of approval, the building footprints, building heights, on-site parking, site circulation, and sidewalks shown on the Preliminary Plan are illustrative. The final locations of buildings, structures and hardscape will be determined at the time of site plan approval. Please refer to the zoning data table for development standards such as setbacks, building restriction lines, building height, and lot coverage for each lot. Other limitations for site development may also be included in the conditions of the Planning Board's approval.
- 14) The Planning Board has accepted the recommendations of MCDOT in its letter dated March 28, 2013, and does hereby incorporate them as conditions of the Preliminary Plan approval. Therefore, the Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by MCDOT provided that the amendments do not conflict with other conditions of the Preliminary Plan approval.
- 15) Prior to recordation of plat(s), the Applicant must satisfy the provisions for access and improvements as required by MCDOT.
- 16) The Planning Board has accepted the recommendations of the Maryland State Highway Administration ("MDSHA") in its letter dated January 10, 2013, and does hereby incorporate them as conditions of the Preliminary Plan approval. Therefore, the Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by

- MDSHA provided that the amendments do not conflict with other conditions of the Preliminary Plan approval.
- 17) Prior to issuance of access permits, the Applicant must satisfy the provisions for access and improvements as required by MDSHA.
 - 18) The Planning Board has accepted the recommendations of the Montgomery County Department of Permitting Services ("MCDPS") - Water Resources Section in its stormwater management concept letter dated April 1, 2012, and does hereby incorporate them as conditions of the Preliminary Plan approval. Therefore, the Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by MCDPS – Water Resources Section provided that the amendments do not conflict with other conditions of the Preliminary Plan approval.
 - 19) Prior to recordation of any plat, Site Plan No. 820120180 must be certified by Staff.
 - 20) No clearing, grading or recording of plats prior to certified site plan approval.
 - 21) Final approval of the number and location of buildings, on-site parking, site circulation, and sidewalks will be determined at site plan.
 - 22) In the event that a subsequent site plan approval substantially modifies the subdivision shown on the approved Preliminary Plan with respect to lot configuration or location or right-of-way width, or alignment, the Applicant must obtain approval of a Preliminary Plan amendment prior to certification of the site plan.
 - 23) Record plat must show necessary easements.
 - 24) The Adequate Public Facility ("APF") review for the Preliminary Plan will remain valid for one hundred and nine (109) months from the date of mailing of the Planning Board resolution.

BE IT FURTHER RESOLVED, that, having considered the recommendations and findings of its Staff as presented at the hearing and as set forth in the Staff Report, which the Board hereby adopts and incorporates by reference (except as modified herein), and upon consideration of the entire record, the Planning Board FINDS, with the conditions of approval, that:

1. *The Preliminary Plan substantially conforms to the Master Plan.*

The Application is in substantial conformance with the Bethesda/Chevy Chase Master Plan, specifically with respect to land use and zoning. The Land Use and Zoning Plan of the Master Plan supports large land users, and, in its description of Community Land Use Objectives, specifically excepts community serving uses, of which a hospital is certainly one, from its recommendation against special exceptions along Old Georgetown Road. The Master Plan

recognizes that some existing special exceptions along Old Georgetown Road may need to be modified, and recommends that any building addition not be more than 50% of the existing building. The hospital expansion is less than 50% of the existing building. In this case, the hospital was appropriately designed to function within the existing footprint of the Subject Property while being "right-sized" to meet current service needs and present-day hospital requirements. Also, Suburban Hospital will make improvements to the sidewalks and pedestrian cross-walks along Old Georgetown Road which are consistent with recommendations of the Master Plan.

The Master Plan provides guidelines for the location of special exceptions, primarily along Old Georgetown Road; however, the general objective of the guidelines is to avoid an over-concentration of special exceptions along major highways and in residential neighborhoods. The Master Plan emphasizes the importance of design in avoiding incompatible special exceptions along major corridors and in the neighborhoods. The guidelines support special exceptions that contribute to the service and health objectives of the Master Plan and recognize the importance of meeting these needs through hospital services and hospice centers that are appropriately sized to be compatible with the surrounding neighborhoods. The increase in square footage for the hospital is appropriately sized to accommodate the service and health objectives of the Master Plan. Compatibility has been achieved through protection of the one-family detached homes along Grant Street, which help retain the neighborhood character; protection of trees which add to the neighborhood character and provide additional buffer from the existing and proposed uses to the existing one-family neighborhood; through noise mitigation measures; and through the closure of Lincoln Street to provide an integrated hospital campus. The Master Plan generally does not support assemblage of parcels or the removal of houses to accommodate a special exception, but recognizes that assessment of the appropriateness of a special exception is on a case-by-case basis. Conditions of the special exception, which carry through in the Preliminary Plan approval limit the site driveway from Southwick Street to left-in and right-out turns; it may be used by employees only, and it may be used only between the hours of 6:00 a.m. and 8:00 p.m. This limited access will reduce vehicular traffic on Southwick Street and eliminate hospital-generated traffic on Southwick Street beyond the Subject Property. Another such condition of the special exception prohibits westbound turns from the driveway at McKinley Street. These requirements help maintain the residential character of the neighborhood.

Important circulation improvements consistent with recommendations of the Master Plan will be implemented through the hospital expansion. The Applicant will reconstruct the sidewalks along Old Georgetown Road, provide separation between the sidewalk and the back of curb, and provide proper

pedestrian crosswalks and curb cuts across Old Georgetown Road, all in keeping with the Master Plan recommendation to create a green corridor along Old Georgetown Road.

Height limitations have been maintained to complement the existing hospital building while respecting the existing surrounding neighborhoods. And a public pedestrian access has been maintained through the site from Grant Street to Old Georgetown Road. Therefore, the Planning Board finds that the Preliminary Plan is in substantial conformance with the Bethesda/Chevy Chase Master Plan.

2. *Public facilities will be adequate to support and service the area of the approved subdivision.*

Transportation

A traffic study dated October 18, 2012, was submitted for the subject Application per the LATR/PAMR Guidelines since the expansion of Suburban Hospital is estimated to generate 30 or more peak-hour trips during the typical weekday morning (6:30 a.m. – 9:30 a.m.) and evening (4:00 p.m. – 7:00 p.m.) peak periods. In accordance with the site trip generation summary, the project will generate 542 peak-hour trips during the weekday morning peak period and 593 peak-hour trips during the weekday evening peak period. When compared to existing uses (minus the Lambert Building, which will be demolished), the expansion will result in an increase of 155 peak-hour trips during the morning peak period and 191 peak-hour trips during the evening peak period.

Local Area Transportation Review (“LATR”)

A summary of the capacity analysis/Critical Lane Volume (“CLV”) analysis results for the study intersections for the weekday morning and evening peak-hours within the respective peak periods from the traffic study is presented in the Staff Report. As shown in the Staff Report, under total (i.e., build) traffic conditions, CLV values for intersections included in the study were estimated to be below the respective policy area congestion standards. Based on the analysis presented in the traffic study, the Application will satisfy the LATR requirements of the APF test.

Transportation Policy Area Review (“TPAR”)

Pursuant to Paragraph AP2 Transition of the 2012-2016 Subdivision Staging Policy, the Applicant has selected to use the TPAR test in lieu of the Policy Area Mobility Review (“PAMR”) test to satisfy the policy area requirements

of the APF test. As a development located within the Bethesda/Chevy Chase Policy Area, the policy area is inadequate for transit adequacy, and requires a transportation mitigation payment equal to 25% of the General District transportation impact tax for that subdivision. The transportation impact tax rate for hospitals, however, is currently zero, and, therefore, no transportation mitigation payment for the project is required.

Vehicle and pedestrian access for the subdivision will be adequate with the public improvements.

Other Public Facilities and Services

Public facilities and services are available and will be adequate to serve the development. The Subject Property will be served by public water and public sewer. The Application has been reviewed by the Montgomery County Fire and Rescue Service who has determined that the property will have appropriate access for fire and rescue vehicles. Other public facilities and services, such as police stations, firehouses, and health services are operating according to the Subdivision Staging Policy resolution currently in effect and will be adequate to serve the Subject Property. Electrical, telecommunications, and gas services are also available to serve the Subject Property.

Adequate Public Facilities Validity Period

Section 50-20(c) of the Subdivision Regulations allows the Planning Board to approve an APF validity period of no less than seven years and up to 12 years. For most preliminary plan approvals, the validity period is set at seven years. However, in this case, the Planning Board finds that a nine year (109-month) APF validity period is appropriate in order to accommodate the phasing schedule, which requires provision of interim parking while the existing parking structure is demolished and the new one is constructed.

- 3. The size, width, shape, and orientation of the approved lots are appropriate for the location of the subdivision taking into account the recommendations included in the applicable Master Plan, and for the type of development or use contemplated.*

This Application has been reviewed for compliance with the Montgomery County Code, Chapter 50, the Subdivision Regulations. The Application meets all applicable sections. The lot size, width, shape and orientation are appropriate for the location of the subdivision, taking into account the recommendations included in the Master Plan, and to accommodate the existing hospital and the expansion, including all required parking areas, drive aisles, pedestrian

walkways, and open spaces. The Bethesda-Chevy Chase Master Plan does not make any specific recommendations with respect to the appropriate dimensions of the Suburban Hospital property. However, the Master Plan recognizes that some existing special exceptions along Old Georgetown Road may need to be modified and recommends that any building addition not be more than 50% of the existing building. The hospital expansion is less than 50% of the existing building. In this case, the hospital was appropriately designed to function within the existing footprint of the Subject Property while being "right-sized" to meet current service needs and present-day hospital requirements. The dimensional standards of the R-60 zone are not applicable to the hospital use. The hospital is a permitted use in the R-60 zone with approval of a special exception. A special exception and several variances have been approved in order to accommodate the hospital expansion. Moreover, the dimensions of the lot exclude the 13 existing one-family dwelling lots, in accordance with the conditions of Special Exception S-274-D.

Although this Application is a resubdivision of previously platted lots, a resubdivision analysis is not required. This is in accordance with the Planning Board's interpretation of February 18, 2010, that the resubdivision analysis required by Section 50-29(b)(2) does not apply to nonresidential uses in residential zones.

4. *The Application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A.*

A. Forest Conservation

For purposes of forest conservation, the total tract area is 16.80 acres. This is larger than the gross tract area of the Subject Property because areas of offsite disturbance are included. Under Chapter 22A of the Montgomery County Forest Conservation Law, there is an afforestation requirement of 2.52 acres. The Applicant will satisfy this requirement via a fee-in-lieu payment.

On September 25, 2008, the Planning Board approved the preliminary forest conservation plan ("PFCP") as part of its recommendation for approval of Special Exception Modification S-274-D with conditions to protect and make "reasonable efforts" to save specific specimen trees (outlined below). The Board of Appeals approved the special exception with changes to the configuration and layout of the project as reviewed by the Planning Board at time of PFCP approval. The Board of Appeals required retention of the 13 one-family dwellings on the lots on Southwick Street, Grant Street, and McKinley Street. A condition of the PFCP required approval of the final forest conservation plan ("FFCP") consistent with the approved PFCP. However, due to the retention of the 13

dwelling, the FFCP differs from the PFCP in that several trees that were to be retained on site are now to be removed, as discussed below.

- i. *Condition 1b of the PFCP: At the time of site plan submission, FFCP must show tree compatible site design, stress reduction measures, and adjusted LOD/grading, prepared, signed and stamped by an ISA-certified arborist to avoid and minimize impacts, and determine feasibility to save tree #204, 210, 212, 213, 214, 220, 230, 233, and 237.*

With the reconfiguration of the project, trees 210, 214, 230, 233, 234, and 237 will be removed.

- ii. *Condition 1c of the PFCP: Further detailed tree save analysis must be conducted which addresses the specified objectives noted, as follows:*
 - a) *Tree #212 and #213: define tree save;*
 - b) *Tree #214, #230, #233, #234, and #237: all reasonable tree save efforts be explored; and*
 - c) *Trees #204, #210, #220: save efforts depends on County waiver to typical roadway cross section.*

However, with the reconfiguration of the project, per the FFCP, trees 204, 212 and 213 will be protected; trees 214, 230, 233, 234, and 237 will be removed; tree 210 is removed due to sidewalk construction, driveway installation, and grading requirements, and tree 220 has been removed because it died.

- iii. *Condition 1d of the PFCP: The Applicant's arborist shall include analysis and recommendations for several existing candidate willow oak trees to be transplanted in vicinity of Grant Street. Transplanting large trees as compensation for specimen tree loss is recommended in Forest Conservation Regulation Section 108F (3).*
 - a) *Any candidate willow oak tree to be transplanted shall be shown on the FFCP with the recommended transplanting techniques and details by the Applicant's arborist.*
 - b) *The analysis must justify why any candidate willow oak tree cannot be transplanted, if recommended as appropriate by the arborist.*

The impetus for considering the transplanting of the willow oak trees along Grant Street was the large area of open space that would have resulted from the removal of homes along Grant Street. Because these homes will be retained, the area envisioned as sufficient for planting trees will no longer become an open space. In addition, the arborist report states that "after closer examination of the area of the small parking island where the trees are currently located and the necessary size of the root ball associated with a

transplant, the extraction of these trees would compromise the trees given the distributed roots throughout the parking lot. Considering the large size of the Willow Oaks, the unavailability of sufficiently sized receiving areas, logistical issues (overhead power lines, underground service lines) related to the transport of the tree(s), and the shock to the tree(s) associated with being transplanted," the arborist revised the recommendation to not transplant any of these trees.

B. Forest Conservation Variance

Section 22A-12(b)(3) of the Forest Conservation Law identifies certain individual trees as high priority for retention and protection ("Protected Trees"). Any impact to these Protected Trees, including removal or any disturbance within a Protected Tree's critical root zone ("CRZ"), requires a variance under Section 22A-12(b)(3) ("Variance"). Otherwise such resources must be left in an undisturbed condition.

This Application will require the CRZ impact to one Protected Tree as identified in the Staff Report. In accordance with Section 22A-21(a), the Applicant has requested a Variance and the Board agreed that the Applicant would suffer unwarranted hardship by being denied reasonable and significant use of the Subject Property without the Variance.

The Board made the following findings necessary to grant the Variance:

1. *Granting the Variance will not confer on the Applicant a special privilege that would be denied to other applicants.*

Granting this Variance will not confer a special privilege on the Applicant as disturbance of the Protected Tree is necessary based on the approval of Special Exception No. S274-D by the Board of Appeals that requires the Applicant to widen the pedestrian and bike path connections along Grant Street.

2. *The need for the Variance is not based on conditions or circumstances which are the result of the actions by the Applicant.*

Disturbance of the Protected Tree is necessary based on the approval of Special Exception No. S274-D by the Board of Appeals that requires the Applicant to widen the pedestrian and bike path connections along Grant Street.

3. *The need for the Variance is not based on a condition related to land or building use, either permitted or non-conforming, on a neighboring property.*

The need for the Variance is a result of the sidewalk to be built within the public right-of-way.

4. *Granting the Variance will not violate State water quality standards or cause measurable degradation in water quality.*

The Protected Tree being impacted will remain to provide the same level of water quality protection as it currently provides.

No mitigation is required for Protected Trees impacted but retained.

5. *All stormwater management requirements shall be met as provided in Chapter 19, article II, title "stormwater management", Section 19-20 through 19-35.*

This finding is based in part upon the determination by MCDPS that the Stormwater Management Concept Plan meets applicable standards. The MCDPS Stormwater Management Section approved the stormwater management concept on April 1, 2011. According to the approval letter, the stormwater management concept consists of on-site storm water management using grass swales and proprietary structural filtering devices. Environmental site design was limited due to requirements of the special exception site plan.

BE IT FURTHER RESOLVED, that this Resolution incorporates by reference all evidence of record, including maps, drawings, memoranda, correspondence, and other information; and

BE IT FURTHER RESOLVED, that this Preliminary Plan will remain valid for 60 months from its initiation date (as defined in Montgomery County Code Section 50-35(h)), and that prior to the expiration of this validity period, a final record plat for all property delineated on the approved Preliminary Plan must be recorded in the Montgomery County Land Records, or a request for an extension must be filed; and

BE IT FURTHER RESOLVED, that this Resolution consti the written opinion
of the Board in this matter, and the date of this Resolution is MAY 22 2013
(which is the date that this Resolution is mailed to all parties of record); and

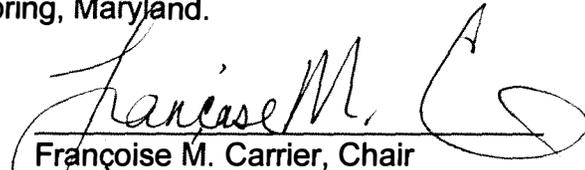
BE IT FURTHER RESOLVED, that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this

Resolution, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

* * * * *

CERTIFICATION

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission on motion of Commissioner Presley, seconded by Commissioner Dreyfuss, with Chair Carrier, Vice Chair Wells-Harley, and Commissioners Anderson, Dreyfuss, and Presley present and voting in favor of the motion, at its regular meeting held on Thursday, May 16, 2013, in Silver Spring, Maryland.


Françoise M. Carrier, Chair
Montgomery County Planning Board

