

March 16, 2016 Minutes

Next Meeting: April 20, 2016

ATTENDEES:

Brookdale	Bob Cope, Amy Rispin
Chevy Chase West	Lloyd Guerci
Chevy Chase Village	Mike Marsh
Drummond	
Glen Echo Heights	Harry Pfohl
Green Acres-Glen Cove	Danuta Wilson
Kenwood (the subdivision)	Jenny Sue Dunner, Pat Johnson
Kenwood House Coop	Judy Throkmorton, Jean Iker
Kenwood Condominium	Sue Schumacher
Kenwood Place Condo	
Mohican Hills	
Somerset	Barbara Zeughauser, Jack Frink
Springfield	Pete Salinger, Phyllis Edelman
Sumner	Jennifer O'Keefe
Sumner Village Condo	Cameron Whitman
Westmoreland Hills	Jack Lopez
Westbard Mews	Lynne Battle
Westwood Mews	Frank Anderson
Wood Acres	Eric Fedowitz
Individual Members	Norman Knopf

Mr. Guerci called the meeting to order at 8:00 pm.

The Agenda was approved.

The minutes of the February 17, 2016 meeting were approved.

WESTBARD: Bob Cope

The PHED Committee held its first work session on roads and transportation and found that there were no traffic problems envisioned in the Westbard Sector Plan. Their second and third work sessions concerned zoning issues. The CCCFH's primary concern with the Draft Plan is density and representatives of CCCFH have met with many staff members and members of the Council, particularly with the PHED Committee members, resulting in a reduction of density from what was passed by the Planning Board. The PHED Committee's recommendations include: the Manor Care site will be 37 townhouses; the Park Bethesda site will have townhouses adjacent to the existing townhouses at Westwood Mews and new high rises will be behind the existing 110 ft. building; the FAR C for the Giant site will be reduced to 1.0 and possibly lower; a floating zone will apply to the American Plant Food and Roofing Center sites; and the current zoning for the remaining sites on River Road will remain in place without a change. As to the Washington Episcopal School site, language will be added to include the conditions of the original zoning thus placing limits on the site even if sold.

The PHED Committee decided that its main focus other than areas adjoining residential, FAR and height is on affordable housing. All developers will be required to provide 15% MPDU's.

Interested persons should request to be notified by the Planning Board staff when sketch plans or site plans are filed by near-by property owners. Equity One is expected to file one sketch plan which will allow it to average FAR across its sites.

BETHESDA DOWNTOWN PLAN-Lloyd Guerci

Mr. Guerci described CBAR (Coalition of Bethesda Area Residents) and suggested that CCCFH should support its goals. Barbara Zeughauser has attended one of their meetings. Concerns in Bethesda surround the edges, schools (BCC), transportation, parks and the environment. There is concern about the total amount of density development and strategies for cutting it back.

SUBDIVISION STAGING POLICY- Lloyd Guerci

There is a review every 4 years of growth policies relating to schools and transportation systems to handle existing and additional development. Montgomery County Civic Federation has someone who works on the subdivision staging policy, but CCCFH should also be on top of it.

ROAD REPAIRS AFTER UTILITY WORK-Harry Pfohl

Road patch work done by utility companies following cuts into water mains have been poorly completed. WSSC has suggested that these repairs be done by the Department of Transportation which would do a better job. Mr. Pfohl will be in touch with Council Member Berliner's office to urge that DOT take over these repairs.

TREASURER'S REPORT-Sue Schumacher

The report was received. Two previously approved checks were written. One for a corporate registration fee and the other to pay for a traffic expert on Landy Lane.

WASHINGTON EPISCOPAL SCHOOL (WES)-Norman Knopf

Review of the Senior Housing Building is due in June. The WES traffic study was originally done with Landy Lane closed and the study must be repeated with conditions involving an open River Road entrance. CCCFH wants a light added to River Road at Landy Lane.

MONTGOMERY COUNTY CIVIC FEDERATION REPORT-Sue Schumacher

The AirBnB bill faced mostly negative public comment at a Council hearing.

The meeting was adjourned at 9:20 pm.

