

## Minutes of Meeting on Wednesday, May 16, 2018

Next Meeting: Wednesday, June 20, 2018, 8:00 p.m.  
Somerset Town Hall (4501 Cumberland Ave.)

### Attendees

Brookdale: Bob Cope  
Chevy Chase Village:  
Chevy Chase West: Lloyd Guerci  
Drummond:  
Friendship Heights: Mike Dorsey, Norman Knopf, Melanie White  
Glen Echo Heights: Harry Pfohl  
Kenwood (the subdivision): Pat Johnson  
Kenwood Condominium: Sue Schumacher  
Kenwood House Coop: Jean Iker, Judy Throckmorton  
Town of Somerset: Jack Frink, Barbara Zeughauser  
Somerset House: Julie Davis, John Metz  
Springfield: Phyllis Edelman, Cynthia Green, Pete Salinger  
Sumner Village Condo: Cameron Whitman  
Westmoreland Citizens Assoc:  
Westbard Mews: Lynne Battle  
Westwood Mews: Frank Anderson  
Wood Acres:

Guests:

Danuta Wilson, Green Acres/Glen Cove

### Administrative:

- The meeting was called to order by Harry Pfohl at 8:02 p.m.
- The minutes of the April 18, 2018 meeting were approved as amended to include additional information on the history of the CCCFH as written up by Norman Knopf.
- The agenda for this meeting was approved.
- **Treasurer's Report** –Sue Schumacher gave her report. Phyllis Edelman was reimbursed \$120 for rental of Westland Middle School for the District 1 Forum. In addition Sue noted that the following communities have paid their dues for 2018-2019: Brookdale, Chevy Chase West, Springfield, Westwood Mews, Wood Acres.
- **MCCF Report** – Due to the strong storms, Sue Schumacher wisely avoided travel, hence no report.

**Chair Announcements** – Harry Pfohl announced that the County Council approved small cell antennae but is very limited in ability to regulate this. *“The FCC has preempted local jurisdictions with regard to: 1)*

prohibiting or effectively prohibiting wireless services; 2) the maximum time a jurisdiction can take to approve or deny a permit application; and 3) defining what must be allowed as an insignificant change to a wireless facility.” *Postscript - for further information, go to:*

[http://montgomerycountymd.granicus.com/MetaViewer.php?view\\_id=169&event\\_id=7744&meta\\_id=155821](http://montgomerycountymd.granicus.com/MetaViewer.php?view_id=169&event_id=7744&meta_id=155821)

**CCCFH History Series** – Part 2, Julie Davis. Julie Davis spoke about how the redevelopment of Friendship Heights, spurred by the building of Metro, unified nearby communities to prevent the Koubek Plan, a plan to increase development by 250% above what already existed in the early 1970’s. To read more, click on this link:

<https://cccfhmd.org/history/>

### **Reports/Discussions:**

- **Regency Plan:** (Bob Cope, Lloyd Guerci) The plans are not out of intake/processing at the Planning Department. The site plan cannot go forward before the preliminary plan. The plan is expected to be on the agenda of the Development Review Committee (DRC) for June 5 or June 19. The planners rejected the Preliminary Plan because of the traffic study, which was done a year and a half ago. It did not satisfy some expectations and there were some comments on it. If the traffic study is corrected soon, the plans are expected to be on the agenda of the Development Review Committee (DRC) for June 5 or June 19. Now is the time to study the traffic plan. Matt Folden is the planner on Transportation.

A separate lot that includes the Willett Branch Greenway was shown on the preliminary plan but there was no indication that lot would be dedicated. It’s complicated to have dedication of a park for a preliminary plan if there is a road or building there now. A lawyer may have to get involved with these dedications and easements as they affect the realignment of Westbard Avenue and stream buffer as it affects the Willett Branch dedication.

Since Regency’s presentation to the community at Westland MS, nothing has changed. Consider your comments to the DRC. The next step is for communities to provide comments before the DRC meeting.

Regency is using standard method planning for the Giant site and Manor Care, but optional method for Westwood II.

Harry Pfohl noted that he can post key drawings of Westwood on the CCCFH website and can again collect comments from members. *Postscript – to view the drawings go to:*

<https://cccfhmd.org/westbard-sector-plan/regency-plans-for-westwood-submitted-5-15-18/>

- **Candidates’ Night:** (Phyllis Edelman) Thanks were given to all involved in planning the forum, which was very well received by the community. There were numerous interesting questions posed by the public to the candidates.
- **Amazon and Zoning:** (Bob Cope) The public hearing at the County Council on zoning, starts at the PHED and the PHED has demonstrated that 1) If you are a business and bringing in over 25,000

jobs, we'll do the review in two months and 2) If the height in White Flint is 30 stories (300 feet) and you're parcel can't accommodate 25,000 employees at that height, then we're okay to go higher.

- **Capital Crescent Trail Crossing** (Bob Cope) On Wednesday, June 13 at 7:00 p.m., at Somerset Elementary School, there will be a meeting about the Capital Crescent Trail Crossing. Pete Salinger will send out the notice to all CCCFH members. The Consultant will present seven alternatives at the meeting on June 13. Sometime later this year there will be a hearing at the Planning Board and two or three of these alternatives will be presented to the Planning Board. The Planning Board will then pick one of the alternatives and implementation should be completed in 2019.

#### **New Business**

- **Future Zoning & Planning Issues?** (Harry Pfohl) Outside of problems that we see with particular projects, Harry asked if there are major zoning and planning issues of concern.

Lloyd Guerci responded with suggesting a motion on placeholders. Under the subdivision staging policy, the county can put a "placeholder" in the budget for future school classrooms. It isn't a permanent commitment, but it means that no moratorium is placed on development. CBAR has studied placeholders and wrote a letter to the Council to take placeholders out of the CIP, especially for Bethesda and Somerset elementary schools. If this is done, a consequence will be a building moratorium in Bethesda until classrooms are built to address overcrowding.

A motion was made for Harry Pfohl to send a letter tonight to the Council endorsing the CBAR letter and requesting that the County Council vote against placeholders. *Postscript- to view the letter go to:*

<https://cccfhmd.org/placeholder-removal-bethesda-and-somerset-elementary-schools/>

A motion was made and the meeting was adjourned at 9:10 p.m.

Respectfully submitted,

Phyllis Edelman  
CCCFH Recording Secretary