

TOWN OF CHEVY CHASE
COUNCIL MEETING
October 9, 2024

*All Councilmembers were in attendance.
The recording of this meeting is available on the Town website.*

I. GENERAL BUSINESS

- Heard September 2024 financial report.
- Heard Town Manager’s report.
 - Town staff has assisted with several key projects, including the Bethesda Market Park development, analyzing the County's proposed Attainable Housing Strategies, and addressing proposed clarifications to state law concerning municipal regulatory authority. They have also collaborated with MCDOT, MTA, and Purple Line officials on fencing and barrier improvements along the Purple Line adjacent to the Town and met with MCDOT to discuss Phase 2 of the Capital Crescent Surface Trail. Additionally, staff processed Corso Chevy Chase’s tree removal permits and appeals, initiated enforcement for overgrown vegetation, completed the Coquelin Run stabilization project, and are preparing for upcoming projects, including Zimmerman Park renovations, fall tree planting, and improvements to the East and Leland intersection.
- Heard public comments.

II. PUBLIC HEARING

- Held a public hearing regarding a tree removal appeal for Corso Chevy Chase at 7100 Connecticut Avenue. After addressing multiple resident inquiries, the Council voted unanimously to approve the removal of 78 trees and deny the removal of 9 trees, with specific conditions as follows:
 - The approved trees may not be removed until all required permits and approvals have been obtained and construction is ready to begin. Those trees that do not need to be removed to accommodate construction for Phase 1, as determined in consultation with the Town Arborist, shall not be removed until construction for Phase 2 begins.
 - The proposed reforestation plan of 222 trees shall be implemented; plus additional trees shall be added to complete the row of screening along the south property line between the forest conservation easement and the east property line in consultation with the Town Arborist and Planning Department. All replacement trees must be in compliance with the proposed reforestation plan. Replacement trees shall be installed as soon as practical following construction for each phase.
 - The appellant, their successors and assigns, shall, at their sole expense, be responsible for the maintenance and replacement of the trees for a period of two (2) years from the time of planting (the “Warranty Period”). The subsequent Warranty Period for any tree that dies shall commence from the date of planting such replacement tree. Any replacement tree shall be replanted in a location approved in advance by the Town Arborist.

III. OTHER BUSINESS/UPDATES

- Discussed the Bethesda Market Park project. Vice Mayor Rush reviewed progress on the various development and funding agreements.
- Discussed Montgomery Planning Department's Attainable Housing Strategies Initiative (AHSI). Mayor Lane noted that the timeline for introducing a Zoning Text Amendment remains uncertain.
- Discussed a technical amendment to state law to clarify municipal building authority over all residential housing types, not only single-family housing. Mayor Lane reported that a letter has been sent to the State delegation from 11 affected municipalities requesting consideration of the amendment during the 2025 General Assembly session. Each municipality will reach out to their respective state delegations and County Councilmembers to request support for the amendment.
- Discussed the County's Growth and Infrastructure Policy, which ensures that the County's essential public facilities, especially schools and transportation systems, keep pace with development. Mayor Lane noted that changes to the GIP's metrics and impact tax fees to pay for public facilities will be deliberated and approved by the County Council this fall.
- Discussed the Bethesda Minor Master Plan Amendment (MMPA). Mayor Lane stated that the Planning Department will release its recommendations on October 17, with a presentation to the Planning Board scheduled for October 24. A date for the public hearing has yet to be determined.
- Discussed update on signalization improvements at the Corso facility. Mayor Lane noted that SHA's Office of Traffic Safety (OTS) is expected to issue its final decision on the installation of a red-light signal later this week.

IV. ADJOURNMENT

- The meeting was adjourned at 10:15 p.m.