

TOWN OF CHEVY CHASE
COUNCIL MEETING
October 11, 2023

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

OPEN SESSION TO VOTE TO ENTER CLOSED SESSION

At 6 p.m., the Town Council met in open session for the purpose of voting to enter a closed session pursuant to the Open Meetings Act, Maryland Code, General Provisions Article, Section 3- 305(b)(7) to consult with counsel to obtain legal advice on Town development regulations. Mayor Lane moved to enter closed session. Councilmember Rush seconded the motion, which passed unanimously. The Council obtained legal advice on Town development regulations. The closed session was adjourned at 7 p.m.

I. GENERAL BUSINESS

- Heard September 2023 financial report.
- Heard and discussed Town Manager's report.
- Heard public comments.

II. COUNCIL DISCUSSIONS

- Corso Chevy Chase Redevelopment
 - Noted that Corso's development application has been accepted by the Planning Department for review. The application documents include the Preliminary Plan (which reviews the lot/subdivision), the Site Plan (which reviews the project for zoning conformance and design), and the Forest Conservation Plan.
 - The date of official acceptance was October 4, which marks the start of the 120-day review period. Based on the acceptance date and review period, the project will follow the below schedule:
 - Pre-Development Review Committee Meeting: 10/16/2023
 - Development Review Committee Meeting: 10/24/2023
 - First Resubmittal by Corso: 11/8/2023
 - Final Resubmittal by Corso: 11/28/2023
 - Agency Approval Letters Due: 12/18/2023
 - Planning Staff Report Posting: 1/22/2024
 - Planning Board Hearing: 2/1/2024
 - Discussed Town review of the application documents and the requirement to submit initial comments by noon on Friday, October 20 so that the Planning Department can transmit comments to Corso for discussion at the Development Review Committee (DRC) meeting on October 24.
 - Discussed the Town's participation in the plan review process and our interest in reviewing specific elements of the plan, including site access, stormwater management, tree protection, lighting, phasing site plans, landscape plans, building materials, etc.
- Bethesda Market Park Development Project
 - Councilmember Rush discussed the status of the interim and project funding agreements for the park project.
 - Discussed Councilmember Rush's testimony to be given to the Planning Board that addresses the need for park development in downtown Bethesda, including

the Bethesda Market Park, as the Planning Department reviews the progress in fulfilling the goals of the Bethesda Downtown Plan and before permitting additional density.

- Bethesda Overlay Zone (BOZ)
 - Mayor Lane reported on the status of the Bethesda Overlay Zone, created by the County Council in 2017 to implement the recommendations of the Bethesda Downtown Plan as it relates to density, building heights, affordable housing goals, parks and open space, and design.
 - Discussed Mayor Lane's testimony to be given to the Planning Board that addresses the need for analyses, amenities, and infrastructure, as promised by the Bethesda Downtown Plan, before any decisions are made on permitting more density.
- Gas-Powered Leaf Blower Ban and Enforcement
 - Noted that, on September 26, 2023, the Montgomery County Council enacted a full ban on gas-powered leaf blowers (GPLBs). The ban on sales of GPLBs will be effective on July 1, 2024, and the ban on the use of GPLBs will be effective on July 1, 2025.
 - Councilmember White reviewed the recommendation of the Climate and Environment Committee to institute a full ban on gas-powered leaf blowers in 2024 and to exempt the Town's contractor from this ban in 2024.
 - Agreed to hold a Town forum in November on a potential full year ban. Agreed to invite contractors and County Department of Environment officials to the forum.
 - Discussed enforcement and publicity of the Town's current restrictions on the use of gas-powered leaf blowers.

III. ADJOURNMENT

- The meeting was adjourned at 8:30 p.m.