



**Greenbelt Advisory Planning Board  
April 19, 2023  
7:00 PM**

**Greenbelt Community Center  
Room 114**

**APPROVED MINUTES**

Minutes prepared by Terri Hruby & Jaime Fearer

I. Call to Order – 7:04 pm

<u>Members</u>	<u>Present</u>	<u>Absent</u>
Keith Chernikoff	X	
Ben Friedman, Chair	X	
Isabelle Gournay, Vice Chair	X	
Matthew Inzeo	X	
Maria Silvia Miller	X	
Syed Shamim	X	

*Members of the public:* Cathy Bartolomeo (Waste Committee and Green ACES)

*Staff:* Terri Hruby, Jaime Fearer

*Members of the development team:* Tom Haller, attorney with Gibbs & Haller; Ian Black, Armory Place, LLC; Lisa McCulley, NVR, Inc.; Silvia Silverman, CV, Inc.

II. Approval of Agenda – Moved and approved

III. Approval of Minutes of April 5, 2023 – Moved and approved

IV. Introduction of Assistant Director of Planning, Jaime Fearer, AICP

V. Detailed Site Plan for 7010 Greenbelt Road – Discussion

APB report must be to City Clerk by noon Thursday, May 4, 2023.

Mr. Haller provided an overview of the site on PowerPoint presentation. Mr. Haller addressed concerns about tree/woodland impacts. He explained the woodlands are not high quality and there are a lot of invasive species with three specimen trees in poor condition. He explained his client is proposing to remove many of the current trees and replace them with larger, native species stock, and preserve some of the current

trees, minus the invasives, as understory/buffer along Greenbelt Road. He addressed staff's concerns about the removal of all trees on the site and shared that his client has identified two groupings of trees along MD 193 that can be saved.

Ms. Hruby shared that she had met with the City arborist and horticulturalist, and they concurred with the condition assessment of the specimen trees and were impressed by the size and quantity of landscaping proposed.

Mr. Haller reviewed concerns the Board and Staff have raised to date. Mr. Haller addressed stormwater management explaining that a gravel wetland is proposed to handle stormwater and will have associated landscaping. Mr. Haller also addressed the building setback from Greenbelt Road to mitigate for noise and showed the new mockup for the monument sign. Ms. Gournay provided additional feedback on the sign's design stating that the applicant should consider round edges. Mr. Haller explained that per the Board's request the central sidewalk was widened, a raised crosswalk was added, additional benches were added, and dog waste stations will be provided. Ms. Hruby requested that recycling receptacles be added where trash receptacles are proposed.

Ms. McCulley with NVR addressed building floor plans. Each building has 4 floors, 24 units (6 units per floor). If priced today, the units would be in the \$360-400K price point range.

Layout 1 – Emerald: 2bed/2bath 1156-1162 sq. ft.

Layout 2 – Ruby: 2 bed/2bath 1330-1333 sq. ft.

Layout 3 – Sapphire: 2 bed/2 bath/study 1554-1559 sq. ft.

Layout 4 – Cobalt: 2 bed/2 bath 1150 sq. ft. (first floor only)

In response to Mr. Shamim's concerns about one elevator, Ms. McCulley explained the product is not designed for two elevators and does not believe it requires two elevators; there are stairs, and they don't foresee any issues due to regular elevator maintenance.

Ms. Gournay inquired about storage for bicycles. Mr. Haller indicated each building will have bicycle racks.

Ms. Bartolomeo asked the applicant questions about energy efficiency aspects of the development, how the homes will be heated, and about EV charging stations. Ms. McCulley reviewed NVR Ryan Homes' BuiltSmart program to meet internal minimum energy design standards. She explained the plan is to have gas and electric.

Mr. Haller explained that in response to APB comments and staff comments the applicant has revised the plan to include one Level 2 EV charger in front of each building, as well as conduit/infrastructure in front of each building for future growth/installation.

Ms. Gournay asked about privacy/buffer for ground floor units. Ms. McCulley shared there is stone water table around all sides of the building.

Mr. Haller explained that, as requested by staff, an analysis for fire truck and trash truck access was completed. The analysis showed that modifications to the site plan are needed to accommodate both. Ms. Hruby explained that M-NCPPC staff referred the plans to Fire for review and comment

Ms. Hruby inquired where mail boxes will be located. Ms. McCulley said she believed they would be located in the main lobby and will need to confirm.

Ms. Hruby explained that the State Highway Administration (SHA) has authority over MD 193, and the applicant will need to work with SHA on site access of MD 193. The Board stated concerns about site access and MD 193.

Mr. Chernikoff moved to support the proposal as revised by the applicant to address the Board's concerns, with the conditions that those issues raised by City staff in their memorandum dated April 12, 2023, are satisfactorily addressed. Ms. Silvia Miller seconded. The board voted 6 to 0 in favor of the motion to conditionally support.

VI. Staff Updates – none

VII. New Business – none

VIII. Adjourned at 8:19 pm, next meeting scheduled for May 17, 2023