

1 THE PRINCE GEORGE'S COUNTY PLANNING BOARD OF
2 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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5 ROYAL FARMS GREENBELT
6 Detailed Site Plan, DSP-19045

7
8 T R A N S C R I P T
9 O F
10 P R O C E E D I N G S

11
12 COUNTY ADMINISTRATION BUILDING

13 Upper Marlboro, Maryland

14
15 October 15, 2020

16 VOLUME 1 of 1
17

18
19 BEFORE:

20 ELIZABETH M. HEWLETT, Chair

21 DOROTHY F. BAILEY, Vice-Chair

22 MANUEL R. GERALDO, Commissioner

23 WILLIAM M. DOERNER, Commissioner (Absent)

24 A. SHUANISE WASHINGTON, Commissioner
25

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OTHERS PRESENT:

ADAM BOSSI, Staff Urban Design Section

JILL KOSACK, Staff, Urban Design Section

MARC JUBA, Staff, Environmental Planning Section

CRYSTAL SAUNDERS HANCOCK, Staff, Transportation Section

TOM MASOG, Staff, Transportation Section

JENNIFER STABLER, Staff, Historic Preservation Section

HOWARD BERGER, Staff, Historic Preservation Section

THOMAS HALLER, Attorney for Applicant

1 cover it for Mr. Burger if he doesn't get on. Okay. We
2 have Mr. Guckert.

3 MR. GUCKERT: (No audible response.)

4 MADAM CHAIR: Wes Guckert? Or Glen Cook, I see
5 Glen Cook. Mr. Cook you can cover for Mr. Guckert, right?
6 We only need one of you.

7 MR. COOK: Yes, present.

8 MADAM CHAIR: Okay. Richard Alter?

9 UNIDENTIFIED SPEAKER: (Indiscernible).

10 MADAM CHAIR: Mr. Alter, we saw you.

11 MR. ALTER: Yes, ma'am.

12 MADAM CHAIR: Okay. Wonderful.

13 MR. ALTER: I'm here. Thank you.

14 MADAM CHAIR: Okay. Wonderful. George Warholic?

15 MR. WARHOLIC: Present.

16 MADAM CHAIR: Okay. Did I pronounce it correctly?

17 MR. WARHOLIC: Yes, ma'am.

18 MADAM CHAIR: Okay. Thank you. Mayor Byrd, Colin
19 Byrd?

20 UNIDENTIFIED SPEAKER: (Indiscernible).

21 MAYOR BYRD: (No audible response.)

22 MADAM CHAIR: Okay. Could be eight or nine.

23 Mayor Byrd?

24 MAYOR BYRD: (No audible response.)

25 MADAM CHAIR: Okay. Molly Porter?

1 UNIDENTIFIED SPEAKER: (Indiscernible).
2 MS. PORTER: (No audible response.)
3 MADAM CHAIR: Okay. I'm going to keep going down
4 the list. Todd Pounds?
5 UNIDENTIFIED SPEAKER: (Indiscernible).
6 MADAM CHAIR: Okay. Somebody needs to turn, oh
7 there's Ms. Porter, I see Ms. Porter's name right there.
8 Okay. She needs to unmute from --
9 UNIDENTIFIED MALE SPEAKER: Yes.
10 MADAM CHAIR: Ms. Porter, you need to unmute from
11 your side, but I see you're there. Is Todd Pounds on?
12 MR. POUNDS: (No audible response.)
13 MADAM CHAIR: Okay. Macy Nelson?
14 UNIDENTIFIED SPEAKER: (Indiscernible).
15 MR. NELSON: (No audible response.)
16 MADAM CHAIR: Ruth Grover?
17 UNIDENTIFIED SPEAKER: (Indiscernible).
18 MS. GROVER: (No audible response.)
19 MADAM CHAIR: Okay. Susan Walker. No, Susan
20 Walker?
21 MS. WALKER: Hello, I'm here.
22 MADAM CHAIR: Wonderful. Okay. Lawrence Green?
23 MR. GREEN: (No audible response.)
24 MADAM CHAIR: Bill Orleans?
25 MR. ORLEANS: I'm here.

1 MADAM CHAIR: Okay. All right. So he must be
2 nine. Okay. Thank you. That concludes my sign up list.
3 All right. Mr. Bossi?

4 MR. BOSSI: Yes, good morning again.

5 MADAM CHAIR: Good morning.

6 MR. BOSSI: Or afternoon, Madam Chairwoman and --

7 MADAM CHAIR: Yes, it is.

8 MR. BOSSI: -- members of the Planning Board. For
9 the record, I'm Adam Bossi, with the Urban Design Section.
10 Before you is Item 11, this is a Detailed Site Plan, DSP-
11 19045 for Royal Farms in Greenbelt. And Madam Chair in this
12 matter staff is actually requesting a two week continuance
13 to the Board's October 29th agenda for this discussion, and
14 this is to allow us to address an outstanding issue that was
15 discovered in the past week with the Technical Staff Report.

16 MADAM CHAIR: Okay.

17 MR. BOSSI: In preparation for making this
18 request, we did speak with the applicant's attorney, Mr.
19 Haller, about our proposed continuance request and it's
20 something the applicant does not object to.

21 MADAM CHAIR: Okay.

22 MR. BOSSI: Additionally, we did reach out to all
23 the parties registered to speak just to notify them that we
24 would be making this request today as well.

25 MADAM CHAIR: And that's probably why some of them

1 are not on. Okay. So that's it for you, Mr. Bossi, right
2 now because I'm going to call everybody and ask them about
3 the continuance before we entertain a motion on the
4 continuance itself. It seems like you're saying it's
5 something that needs to be clarified with the Technical
6 Staff Report, am I understanding you correctly that's
7 something that's in everybody's best interest to get it
8 straight with this Staff Report?

9 MR. BOSSI: Yes, ma'am, that is correct.

10 MADAM CHAIR: Okay. All right. Thank you. Mr.
11 Haller, any comment?

12 MR. HALLER: Thank you, Madam Chair. No, I have
13 no comment. We do not oppose the continuance.

14 MADAM CHAIR: Okay. Thank you, because the
15 request is from our end. Okay. So your team, I won't call
16 on your team because you're all in agreement, right?

17 MR. HALLER: That is correct.

18 MADAM CHAIR: Okay. Thank you. And Mayor Byrd
19 was not on. Molly Porter, representing the City of
20 Greenbelt. Are you okay with the two week continuance?

21 MS. PORTER: (No audible response.)

22 MADAM CHAIR: Okay. I see her right there. Is
23 she on mute on her end?

24 UNIDENTIFIED MALE SPEAKER: (Indiscernible).

25 MADAM CHAIR: Ms. Porter? Okay. I'll come back.

1 And I didn't see Todd Pounds. Todd Pounds, are you on? Or
2 Terry Hruby? Terry Hruby?

3 MR. HRUBY: (No audible response.)

4 MADAM CHAIR: Terry Hruby?

5 MR. HRUBY: (No audible response.)

6 MADAM CHAIR: Macy Nelson?

7 MR. NELSON: (No audible response.)

8 MADAM CHAIR: Ruth Grover? I think it's because
9 everyone was reached with regard to the request for a
10 continuance. Susan Walker, are you okay? Susan Walker, I
11 know she's on.

12 MS. WALKER: (No audible response.)

13 MADAM CHAIR: Susan Walker.

14 UNIDENTIFIED MALE SPEAKER: (Indiscernible).

15 MADAM CHAIR: What, no, Susan Walker?

16 MS. WALKER: Hello, I'm, hello, I'm okay with the
17 continuation.

18 MADAM CHAIR: Thank you so much. Okay. Bill
19 Orleans?

20 MR. ORLEANS: (No audible response.)

21 MADAM CHAIR: Mr. Orleans?

22 MR. ORLEANS: Yes, I'm okay.

23 MADAM CHAIR: Okay.

24 UNIDENTIFIED SPEAKER: (Indiscernible).

25 MADAM CHAIR: Wonderful. So everybody is, I think

1 it's because we, everybody was (indiscernible) okay, we need
2 everybody else to mute their phones. So everyone that I
3 called upon is in agreement with the two week continuance
4 and I called every name that has been signed up to speak.
5 I'm going to turn now to our Board, is there a motion?

6 COMMISSIONER WASHINGTON: Move approval, Madam
7 Chair, for a two week continuance.

8 COMMISSIONER GERALDO: Second to October 29th, I
9 believe.

10 MADAM CHAIR: Yes. Okay. And let me make sure
11 for the record we could not hear Ms. Porter, but she has so
12 indicated that the City does not object to the two week
13 continuance. Thank you so much, Ms. Porter. Okay. We have
14 a motion and a second. Mr. Nelson, you're on now, we called
15 you, well anyway we had a motion and a second. Is there
16 discussion?

17 (No audible response.)

18 MADAM CHAIR: Madam Vice Chair?

19 MADAM VICE CHAIR: I vote aye, Madam Chair.

20 MADAM CHAIR: Okay. Commissioner Geraldo?

21 COMMISSIONER GERALDO: I vote aye.

22 MADAM CHAIR: Commissioner Washington?

23 COMMISSIONER WASHINGTON: Aye.

24 MADAM CHAIR: Okay. The ayes have it. This
25 matter will be continued for two weeks to October 29th.

1 Everyone take care and stay safe. So now with that --

2 UNIDENTIFIED MALE SPEAKER: Thank you, Madam
3 Chair.

4 MADAM CHAIR: Thank you. Okay. Mr. Hunt, are you
5 on?

6 MR. HUNT: Yes, Madam Chair, I'm here.

7 MADAM CHAIR: Mr. Hunt, is there any additional
8 business to come before the Planning Board today?

9 MR. HUNT: There are no additional business items
10 before the Planning Board today. Thank you.

11 MADAM CHAIR: The Planning Board is adjourned. We
12 ask everyone to stay safe, take good care of yourselves and
13 we'll see you next week or two weeks from now. Take care.

14 MADAM VICE CHAIR: Bye-bye.

15 **(Whereupon, the proceedings were concluded.)**

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DIGITALLY SIGNED CERTIFICATE

DEPOSITION SERVICES, INC., hereby certifies that the attached pages represent an accurate transcript of the electronic sound recording of the proceedings before the Prince George's County Planning Board in the matter of:

ROYAL FARMS GREENBELT

Detailed Site Plan, DSP-19045



By: _____

Date: February 18, 2021

Diane Wilson, Transcriber