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

FOREST HILLS
Comprehensive Design Plan, CDP-9901-01

T R A N S C R I P T
O F
P R O C E E D I N G S

VIRTUAL MEETING
November 17, 2022
VOLUME 1 of 1

BEFORE:

PETER A. SHAPIRO, Chair
A. SHUANISE WASHINGTON, Commissioner
WILLIAM M. DOERNER, Commissioner

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OTHERS PRESENT:

JILL KOSACK, Planner IV, Urban Design Section

SEVAG BALIAN, Quad Construction Corporation

C O N T E N T S

SPEAKER

PAGE

Jill Kosack

5

Sevag Balian

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P R O C E E D I N G S

1
2 CHAIRMAN SHAPIRO: And we will now go to Item 5 on
3 the agenda. Item 5 is the Comprehensive Design Plan CDP-
4 9901-01 Forest Hills. Let me read into the record our
5 procedures for this comprehensive design plan hearing. I'm
6 going to be doing this as we move forward. And I have a
7 well-drafted set of procedures from staff.

8 So this hearing is being held under the general
9 enabling authority of the Land Use Article Annotated Code of
10 Maryland and conducted in accordance with the specific
11 requirements and procedures of Sections 27-516 through 27-
12 532 of the Prince George's County Code and the Maryland
13 Administrative Procedures Act.

14 The purpose of this hearing is to consider the
15 applicant's submission of a comprehensive design plan
16 proposal and to consider the plan in relation to the
17 criteria set forth in Section 27-521 of the Prince George's
18 County Code. All persons who wish to participate in the
19 hearing must register with the Planning Board aide at this
20 time if you have not already done so. I believe you all
21 have done so. I also want to swear in any folks who are
22 speaking.

23 Actually before I do this, I know we're in mid-
24 process, but Commissioner Doerner, staff asked that we
25 clarify which is the call-in number that you have because

1 there's another call-in number as well.

2 Ryan, what do you need Commissioner
3 Doerner to do here? We're testing which phone is his?

4 RYAN CRAUN: No, we're actually good. We
5 understand which phone is his now.

6 CHAIRMAN SHAPIRO: All right. The problem's been
7 resolved, Commissioner Doerner. You don't have to worry
8 about it. We're good to go.

9 COMMISSIONER DOERNER: Okay.

10 CHAIRMAN SHAPIRO: Okay. So then all persons who
11 are appearing before the Board to present testimony in this
12 matter must be sworn in.

13 Mr. Balian, that's you. Is there anyone else?

14 MR. BALIAN: No, that's just me.

15 CHAIRMAN SHAPIRO: Just you. So if you could
16 raise your right hand.

17 Do you solemnly promise and declare that the
18 testimony you're about to give before this Board is the
19 truth to the best of your knowledge and belief?

20 MR. BALIAN: I do.

21 CHAIRMAN SHAPIRO: Okay. You are sworn in. So
22 with that, we're going to start with staff.

23 Ms. Kosack, I think this is -- I don't think we
24 have an issue, but I think there's been a whole lot of work
25 that's been done behind the scene on this, and staff and the

1 applicant are in agreement. We don't have anyone who signed
2 up to speak in opposition to this. So I'll turn it over to
3 staff for a very brief presentation, and then we'll provide
4 the opportunity for the applicant to say anything as well.

5 Ms. Kosack, take it away.

6 MS. KOSACK: Yes, good morning, Mr. Chair and
7 members of the Planning Board. For the record, I am Jill
8 Kosack with Urban Design Section. Item number 5 is CDP-
9 9901-01 Comprehensive Design Plan for Forest Hills which
10 seeks to amend the conditions and plans to reflect the
11 changes made by the Zoning Map Amendment A-9895-C-01
12 relative to the removal of the Western Branch Trail through
13 the west side of the property.

14 Based on evaluation and analysis, Urban Design
15 staff recommends the Planning Board to adopt the findings of
16 this report and approve CDP-9901-01 and Type 1 Tree
17 Conservation Plan TCP1-064-95-03 for Forest Hills subject to
18 just one condition found on page 12 of the staff report.
19 And if it is the pleasure of the Board to make a motion,
20 this would conclude staff's presentation.

21 CHAIRMAN SHAPIRO: Thank you, Ms. Kosack, for your
22 efficiency on that.

23 Mr. Balian, anything you want to add? Good to see
24 you again by the way.

25 MR. BALIAN: Likewise. Members of the Planning

1 Board and Mr. Chairman, this process has taken a few years
2 to get to this point. We'd worked with the Parks Department
3 extensively. We're basically moving the trail from the
4 Western Branch which is on the west side of the property.
5 And we are providing a fee-in-lieu to the Parks Department
6 as they wished to connect certain trails on the east side of
7 the property where Beechtree and several other developments
8 have built trails, but have not been connected.

9 The trail on the west side was going from nowhere
10 to nowhere, whereas the funds that we will be providing to
11 the Parks Department will connect several trails and serve
12 the greater good to Prince George's County. So I'm glad
13 that we have gotten to this point. We've had several
14 hearings at the district council with the zoning hearing
15 examiner, and here we are just to make an amendment to the
16 CDP to reflect all the changes we've made to get to this
17 point. With that, I conclude my presentation.

18 CHAIRMAN SHAPIRO: Thank you, Mr. Balian.

19 Commissioners, any questions for staff or Mr.
20 Balian? No questions. And there's no one else to speak for
21 us, so our hearing is closed, and I'll turn it over to
22 Commissioners.

23 What's your pleasure?

24 MR. WARNER: Excuse me, Mr. Shapiro,

25 Chairman? CHAIRMAN SHAPIRO: Mr. Warner?

1 MR. WARNER: I see where Mr. Brown has appeared to
2 have signed in, and we need to hear from him before we close
3 the hearing.

4 CHAIRMAN SHAPIRO: Thank you. Thank you very
5 much.

6 So this hearing is not closed.

7 And Mr. Brown, I apologize. The People's Zoning
8 Counsel (indiscernible) is in the room -- is in the house.
9 And anything you want to bring to us on this matter?

10 MR. BROWN: Nothing at all. I just wanted to put
11 on the record that I was present.

12 CHAIRMAN SHAPIRO: Okay. Thank you, Mr. Brown. I
13 appreciate that.

14 And Mr. Warner, thank you very much for flagging
15 that.

16 So with that, if there's no questions,
17 commissioners, the hearing is closed. And what is your
18 pleasure?

19 COMMISSIONER WASHINGTON: Mr. Chairman, I move
20 that we adopt the findings of staff and approve
21 CDP-9901-01 and TCP1-064-95-03 along with the associated
22 condition as outlined in staff's report.

23 COMMISSIONER DOERNER: Second.

24 CHAIRMAN SHAPIRO: We have a motion to second.
25 Any discussion on the motion? Seeing none, I will call the

1 role.

2 Commissioner Washington?

3 COMMISSIONER WASHINGTON: Vote aye.

4 CHAIRMAN SHAPIRO: Commissioner Doerner?

5 COMMISSIONER DOERNER: Vote aye.

6 CHAIRMAN SHAPIRO: I vote aye as well. The ayes

7 have it, 3-0.

8 Thank you, Mr. Balian.

9 MR. BALIAN: Thank you.

10 Ms. Kosack, thank you very much for your time.

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

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DIGITALLY SIGNED CERTIFICATE

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COMPREHENSIVE DESIGN PLAN FOREST HILLS CDP-9901-01

Hearing, PPS 4-03071

By: Valerie Baxter Date: January 25, 2023

Valerie R. Baxter, Transcriber