

1. Introductions (everyone)
2. Review of the Regulatory Review process (Elza)
 - a. Elza explained when and how to submit comments during the process
 - b. Sketch Plan:
 - i. Establishes the development ceiling and the amenities / public open spaces
 - ii. Categories of Public Benefits are what will be approved at the Sketch Plan stage
 - iii. The Planning Department is looking for Sector Plan conformance
 - iv. It's illustrative and talks about the total amounts
 - v. 90 day review period (Nov 3)
 - vi. Susanne will get a list of DRC members for LFWA
 - c. Preliminary Plan
 - i. Lot lines established
 - ii. Traffic Tests
 - iii. School test
 - iv. Forest Conservation
 - v. There could be more than one preliminary plan
 - d. Site Plan
 - i. Detailed review
 - ii. This is what allows a developer to get a building permit
 - iii. There could be more than one site plan
 - iv. Determines building placement
 - v. 120 review period
3. Bill from Equity One says the sketch plan they submitted is very general and more details will be worked out down the line
4. Elza explained that for example, in the Sketch Plan it should state that Willett Branch will be dedicated and that Equity One will make a financial contribution
5. Gwen Wright added that the Sketch Plan will comment on:
 - a. How buildings address Willett Branch
 - b. How close will they get to the stream
6. Robert then explains that this is a massing study
7. Lloyd G. asked when will we know if Ridgefield Road will be realigned
 - a. Robert replied that MCDOT will comment at DRC and we will know for sure at the subdivision stage
8. Bill from Equity One says he needs to know about the delineation of his buildable area as soon as possible
9. Discussion of the potential cemetery site
 - a. Park and Planning found evidence that in the early 1900s part of the Equity One and Galway Group properties were used as a cemetery
 - b. We do not know at this time whether all the bodies were reinterred elsewhere when WSSC constructed sewers and channelized Willett Branch in the 1950s and 60s and other development occurred.
 - c. As outlined in the December 3, 2015 Worksession 3 on Parks and Open Spaces, there is state law that applies to any property owner about what to do if human remains are found on your property during construction. This applies to any property owner.

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- d. Susanne P asked that everyone watch that Worksession from December 3 to refresh their memory if they are interested in these details. The Parks Department does not yet own the areas envisioned for the Greenway and therefore has not done any further on the ground, detailed research.
10. Next meetings:
- a. September 7, 2016
 - b. October 7, 2016