



Ashton Village Center Implementation Advisory Committee
Meeting: November 18, 2025
Location: Online (Virtual Meeting)

Members Present

Randy Nittoli (Chair)
Amy Medd (Vice Chair)
Leianne Clements
Nadine Mort
Ali Azimi Bolourian (Secretary)
James Meehan
Kathleen Wheeler
Stephen Faehner

Other Attendees:

Katherine Mencarini – Acting Regulatory Supervisor, East County Planning Division
Cicero Salles – White Oak Planning Manager, MoCo Office of the County Executive
Aaron Kraut – Chief of Staff for Councilmember Dawn Luedtke

The meeting came to order at 7:02 p.m.

Meeting Agenda and Discussion

1. Approval of Minutes (September 16, 2025)

Ali confirmed that he sent the September minutes out to all members. He noted the only incomplete section was the difficulty identifying the SHA District 3 Traffic Team member who goes by the initials "S.K." James reported he called the area office in Fairland to identify the person but did not receive a return call. Nadine made a motion to accept the minutes as written and James seconded the motion. The motion passed unanimously.



2. Update from the Planning Staff (Katherine Mencarini)

Katherine Mencarini provided updates on two ongoing development applications:

- **913 Olney Sandy Spring Road Project:**

This development application is for a preliminary plan of subdivision and is located just outside of the sector plan area. Since the parcel is currently unplatted, the developer must go through this preliminary plan process to obtain building permits. The project will be reviewed by the Planning Board, and there will be opportunities for public testimony. Additionally, the Development Review Committee meeting is streamed live, allowing the committee to review early comments from all reviewing agencies.

- **Korean Mission Church and Adult Daycare Center:**

- The applicant previously reduced the building height by one floor approximately six months prior to this meeting. The project is currently delayed because the applicant is attempting to resolve comments from the Montgomery County Department of Permitting Services (DPS) concerning the proposed septic system. Septic issues are one of the things holding them up. They are not scheduled to go before the Planning Board until early January 2026.
- Archaeological investigations found more graves than were originally marked in the known family cemetery on-site. The development plan has been modified to provide a buffer around the graves.
- Regarding traffic management, Katherine confirmed that the project must undergo a review for adequate public facilities, including transportation network adequacy. A traffic study is only required if the project generates more than 30 new vehicle trips during peak hours, which may be mitigated by the use of bussing. Nadine Mort recalled that the developer previously stated they would use 15 small buses, plus staff and personal vehicles.



3. Updates from Regional Services and Transportation Safety

Cicero Salles provided updates on transportation projects, fulfilling the action items set forth during the September 16, 2025, meeting:

- **Flex Route 918 (Transit Replacement):**

The Ride On Hybrid Flex Route 918 will be discussed at a meeting scheduled for December 8th.¹ The planned route will travel from MD-198, pick up riders in Sandy Spring, Ednor, Norwood, and Cloverly, and connect them to the White Oak Transit Center (near New Hampshire Avenue and US-29).

- **Crosswalk at Ashton Club Way & Hidden Garden Lane (MD-108):**

The design for the Rectangular Rapid Flashing Beacons (RRFBs) (pedestrian-activated signs) is expected to be complete early next year (2026). Installation is anticipated in the first half of 2026, approximately three to four months after design completion. Due to the simplicity of this safety measure, Cicero does not anticipate a need for public hearings.

- **MD-108 Intersection Project (MD-650 to Norwood Road):**

The design for the larger project, which includes intersection improvements, will be concluded in the fall of 2026. Randy requested that Cicero follow up with SHA District Engineer Derek Gunn to determine if the public will have an opportunity for input on this larger, more complex intersection design. Cicero agreed to check with SHA regarding a public input phase.

- **Councilmember Luedtke's Office Update:**

- Aaron Kraut, Chief of Staff for Councilmember Dawn Luedtke, confirmed his office is continually working on the safety concerns along the MD-108/New Hampshire Avenue corridor. He acknowledged the advocacy efforts that helped secure the RRFB project at Hidden Garden Terrace.
- Aaron mentioned receiving recent communication regarding the need for a crossing directly at the shopping center on MD-108, recognizing that pedestrians are unlikely to walk all the way to New Hampshire Avenue to cross.

¹ https://www2.montgomerycountymd.gov/mcgportalapps/Press_Detail.aspx?Item_ID=47916



4. Any Other Business and Action Items

- **Atlantic Union Bank Property:** James Meehan reported that the branch manager of the Atlantic Union Bank (formerly Sandy Spring Bank) confirmed that they have received no updates on the development of the property on the southeast corner of New Hampshire Avenue and MD-108.
- **Olney News:** Nadine Mort relayed news that the former Sandy Spring Bank office building in Olney may be sold and converted into a hotel. It was noted that the property was historically the Olney Inn.

Action Items Summary

- **Randy Nittoli** To attend the Ride On Hybrid Flex Route 918 discussion meeting scheduled for December 8th .
- **Cicero Salles** To check with Derek Gunn (SHA District Engineer) to determine if there will be a public input or hearing phase for the larger MD-108 intersection project design (anticipated completion Fall 2026) and subsequently communicate the finding to the Chair.
- **Katherine Mencarini** To double-check the status of the traffic study required for the Korean Mission Church and Adult Daycare Center, as staff must ensure the Adequate Public Facilities standards are met.
- **Jewru Bandeh's office:** The status of the follow-up with Commander Smith/District 4 Police regarding enforcement on MD-650 and organizing an on-site assessment remains pending, as no update was provided in this meeting.
- **Committee (Chair)** to address the previously established action item to decide whether the January 20, 2026, meeting date should be moved, as it falls on the day after a holiday (MLK Day).

The meeting was adjourned at 7:26 p.m.



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