



Ashton Village Center Implementation Advisory Committee
Meeting: January 20, 2026
Location: Online (Virtual Meeting via Microsoft Teams)

Members Present

Randy Nittoli (Chair)
Ali Azimi Bolourian (Secretary)
James Meehan
Leianne Clements
Kathleen Wheeler
Nadine Mort
Stephen Faehner
Marty Blackwood

Other Attendees:

Katherine Mencarini – Acting Regulatory Supervisor, East County Planning Division
Deanna Archie – Chief of Planning and Implementation Unit, Ride On Transit Services, MCDOT

The meeting came to order at 7:15 p.m.

Meeting Agenda and Discussion

1. Technical Difficulties and Call to Order

The meeting began approximately 15 minutes late as several members experienced issues joining due to a recent Microsoft Teams update. Katherine Mencarini assisted members in joining, and a quorum (seven of ten members) was established before business commenced.

2. Approval of Minutes (November 18, 2025)

Randy Nittoli asked for corrections to the minutes from the previous meeting. Nadine Mort moved to approve the minutes, and James Meehan seconded the motion. The minutes were approved without objection.



3. Transportation Update: Flex Route 918 (Deanna Archie, MCDOT)

Deanna Archie provided a presentation on the new **Sandy Spring-White Oak Flex Zone (Zone 918)**, fulfilling the update requested in previous meetings.

- **Service Details:**
The service is scheduled to launch on **February 2, 2026**, and will be **fare-free**.
- **Route Structure:**
This zone is a "hybrid" model. It includes a shaded "on-demand" zone in the northern section (Olney-Sandy Spring/Ashton) where riders can request pickup/drop-off at any intersection. The southern portion (New Hampshire Avenue toward White Oak) utilizes designated bus stops.
- **Connectivity:**
The route was designed to replace portions of the eliminated Z2 bus route and connects Sherwood High School, Friends House, and the White Oak Transit Center.
- **Operations:**
Service runs Monday through Friday during peak hours (6:00 AM – 10:00 AM and 2:30 PM – 7:30 PM) using 11-passenger vehicles.

Please refer to Resource 1 for more information.

4. Development Update: Korean Mission Church

Katherine Mencarini provided an update on the Korean Mission Church and Adult Daycare Center application.

- **Timeline:** The Planning Board hearing has been delayed to **late February or early March 2026**.
- **Traffic Study:** Katherine addressed the action item from the November meeting regarding the traffic study. She confirmed that a formal traffic study was **not required** for this application; the applicant has committed to providing shuttles (15 buses daily) to reduce the number of cars.
- **Approvals:** Other agencies (DPS and Fire Rescue) have issued approval letters, but the project has not yet been approved by the Planning Board.



5. Committee Business: Meeting Frequency

Randy Nittoli raised a discussion regarding the frequency of meetings, suggesting that meeting every 60 days might be excessive given the lack of substantial updates.

- **Vote:** Stephen Faehner and Kathleen Wheeler argued that maintaining the bimonthly schedule is necessary to keep the group organized and prevent "drifting." Kathleen motioned to continue meeting as previously scheduled. James seconded. The motion passed with a majority voice vote.

6. Any Other Business

- **Dental Office at MD-108 & Porter Road:** Randy pointed out that with the Olney Winery gone, the rest of the units of the building at the corner of MD-108 & Porter Rd are being taken over by the existing dental office. This would make the building single-tenant and single-use rather than the mixed-use restaurant/retail space originally presented to the community.
 - Katherine Mencarini clarified that the property is zoned **CRN (Commercial/Residential Neighborhood)**, which allows for medical offices. The Planning Department cannot mandate specific tenants or a specific mix of uses as long as the tenant fits the zoning allowances.
 - Stephen Faehner noted that parking constraints at that location made restaurant operations difficult.
- **Friends Retirement Community:** Nadine Mort noted a proposal for a large-scale development at the Friends Retirement Center involving 90 units of three- and four-story apartments.
- **Sandy Spring Civic Association (SSCA):** Nadine Mort encouraged members to attend the SSCA forums starting **February 23**, which will host elected officials. (*Resource 2*)



Action Items Summary

- **Monitor Flex Route 918**
To monitor the launch of the Flex Route 918 on **February 2, 2026**, and utilize the service where possible to support data collection.
- **SSCA Forums**
Encouraged to attend Sandy Spring Civic Association forums starting **February 23, 2026**, regarding local development issues.
- **MD-108 Intersection Public Input**
Responsible Party: Cicero Salles
** (Item carried over from November 18, 2025; Cicero Salles was not present at this meeting)*
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).
- **Police Enforcement & On-Site Assessment**
Responsible Party: Jewru Bandeh's Office
** (Item carried over from September/November 2025; Jewru Bandeh was not present at this meeting)*
To follow up with **Commander Smith/District 4 Police** regarding speeding enforcement on MD-650 and to organize an on-site assessment with photos.

The meeting was adjourned at 8:05 p.m.

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Notes

Clarification on SHA Contact: Jessica Sidar Roth provided a clarification regarding the September and November 2025 minutes: The SHA District 3 Traffic Team member previously identified only by the initials "S.K." is **Sina Khalas**.



▶ Resource 1

Email from the office of Jewru Bandeh



COMING SOON: New Ride On Flex Zone 918 - Sandy Spring to White Oak

Montgomery County Department of Transportation (MCDOT) is launching a new transit option to help residents get around more easily. Beginning February 2, Ride On Flex Zone 918 will be serving the Sandy Spring to White Oak areas.

This new service will provide peak period on-demand transit service to the Ednor, Sandy Spring, Norwood, and Cloverly communities, as well as New Hampshire Avenue between Maryland Route 108 and the White Oak Transit Center. Riders get connected to the Ride On/Metrobus/Metrorail transit network.

What is Ride On Flex Zone 918?

Ride On Flex Zone 918 is a zero-fare, on-demand neighborhood transit service designed to improve access to transit, shopping, schools, jobs, and community destinations. There are no fixed schedules, riders request a trip when they are ready and are picked up by a Ride On Flex vehicle.	Ride On Flex Zone 918 also restores transit access for most neighborhoods previously served by Metrobus Z2, offering a more flexible and accessible option for local travel.	The service connects to Flash BRT at the White Oak Transit Center, which serves the Silver Spring Transit Center and Metro Station.
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All riders must reserve trips using the Flex mobile app or the call center at 240-301-3842. Riders starting trips in the areas between Norwood Road, Sandy Spring Road (Route 108), and New Hampshire Avenue will be directed to a nearby intersection for pickups and dropped off at the closest intersection to their destination. Disabled riders will be picked up at their location and delivered in front of their destination.

Riders starting trips from the Cloverly Shopping Center to the White Oak Transit Center, in either direction, will only be picked up or dropped off at the designated bus stops, unless disabled. Flex vehicles do not stop automatically like traditional buses and will only stop at



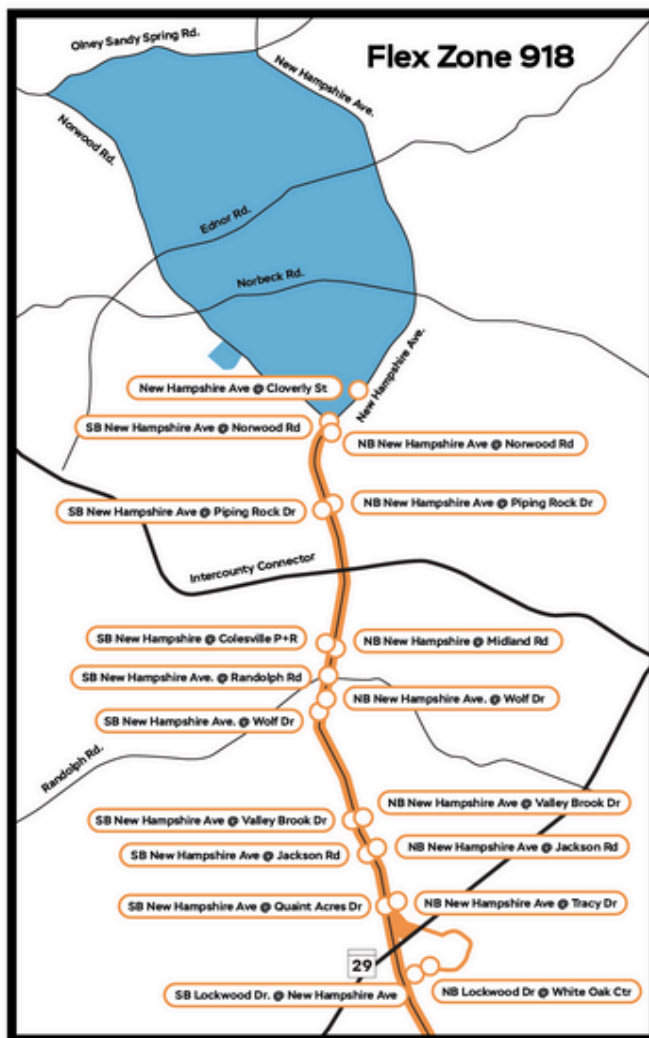
"designated" bus stops on New Hampshire Avenue if a rider has reserved a trip and was directed to that bus stop.

Service Hours: Weekdays only 6:00 a.m. - 10:00 a.m., and 2:30 p.m. - 7:30 p.m.

Check back frequently for more updates. More information about the Flex service model is available at <https://www.montgomerycountymd.gov/dot-transit/flex/>.

Ride On Flex Zone 918 Sandy Spring to White Oak reflects Montgomery County's commitment to safe, equitable, and innovative transportation options.

New Flex Zone 918 - Sandy Spring to White Oak Map



NORTH AREA:
The Blue area is an on-demand service where you select your pick up and drop off location.

SOUTH AREA:
The orange is an on-demand service area where you are picked up and dropped off at designated stops.



▶ Resource 2

Sandy Spring Civic Association Meeting - Forwarded by Nadine Mort



18529 Brooke Road
Sandy Spring, MD 20860

or

Join Virtually via Zoom Meeting access link:

<https://us06web.zoom.us/j/87891041831?pwd=YMlm2U0SPLwFgUxqzVLbL1UeW23mzh.1>

Meeting ID: 878 9104 1831

Passcode: 292619

Dial In: 301 715 8592

Meeting ID: 878 9104 1831

Passcode: 292619

If Snow Emergency closes Ross Boddy Center use Zoom Link above

Submit your questions to: sscacivicmd@gmail.com

Sponsored by The Sandy Spring Civic Association

ALL WELCOME

