



Ashton Village Center Implementation Advisory Committee

Meeting: March 17, 2026

Location: Online (Virtual Meeting via Microsoft Teams)

Members Present

Randy Nittoli (Chair)

Ali Azimi Bolourian (Secretary)

Nadine Mort

Kathleen Wheeler

Jessica Sidar-Roth

Leianne Clements

James Meehan

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

Elizabeth Rogers¹ – Land Use Attorney with Lerch, Early & Brewer

Philip Burkholder² – CEO of Friends House Retirement Community

Aaron Kraut – Chief of Staff for Councilmember Dawn Luedtke

Nancy Regelin³ – Counsel, Kelley Holdings Sandy Spring, LLC

Daniel Collins⁴ – Pandion Development Management, LLC

Chris Kelley⁵ – Kelley Holdings Sandy Spring, LLC

The meeting came to order at 7:01 p.m.

Meeting Agenda and Discussion

1. Approval of Minutes (January 20, 2026)

Ali made a motion to accept the minutes, which was seconded by Jessica Sidar-Roth. The minutes were approved without objection.

¹ <https://www.lercheearly.com/attorneys/elizabeth-c-rogers/>

² <https://friendshouse.com/leadership/>

³ <https://www.shulmanrogers.com/attorneys/nancy-p-regelin/>

⁴ <https://pandion-dms.com/our-team/>

⁵ <https://www.metrogroundsdmv.com/learn-more>



2. Development Presentation: Friends House Special Exception Modification

Elizabeth Rogers, Philip Burkholder, and Daniel Collins presented a proposed special exception modification for the next phase of the Friends House campus build-out (the "North Forest" area).

- **Project Scope:**

The proposal consolidates previously approved separate buildings into a single 5-story structure with 106 independent living units and below-grade structured parking. Overall campus capacity will remain unchanged at 316 independent units and 130 assisted living/nursing beds.

- **Access and Safety:**

A major change involves eliminating the previously approved vehicular access to Norwood Road due to safety/sight-distance concerns and a past fatal accident involving a student. Instead, an internal bridge will connect North Forest directly to the main campus, keeping daily trips internal and reducing overall traffic impacts on Norwood Road.

- **Timeline:**

Pre-sales are anticipated for late 2026 into 2027 to meet the 70% requirement for financing. Construction could break ground in late 2027 or early 2028, taking approximately 18 months.

- **Visual Impact:**

The building sits in an area 10 feet lower than surrounding properties and will be screened by existing mature trees (up to 70 feet tall) and new understory evergreen plantings.

- **Committee Discussion and Stance:**

Jessica requested continued exploration of pedestrian/multi-use path connections to the broader community, which Phil Burkholder agreed to discuss further. James Meehan questioned traffic volume; the presenters clarified that overall daily trips on public roads will actually decrease compared to the original master plan approval due to the internal bridge.

While committee members expressed support for the long-term viability of the Friends House campus and the general spirit of the original 2017 approval, the committee emphasized that it does not offer blanket support for the 5-story, 64-foot structure as currently proposed. The committee highlighted several significant, unresolved concerns raised during the presentation and community discussion, including: **(1) Scale & Architectural Disparity**, noting the contrast between a 5-story building and the adjacent one-story historic homes on



Norwood Road and three-story homes on Nesbitt Farm Lane; **(2) Preservation of Rural Character**, regarding the building's height and footprint near Norwood Road and its alignment with the low-density vision of the Ashton Village Center Sector Plan; and **(3) Pedestrian Safety & Connectivity**, acknowledging the benefits of the internal vehicular bridge while stressing that safe, integrated pedestrian access to the surrounding community remains an outstanding issue.

3. Development Presentation: 913 Olney Sandy Spring Road (Earnshaw Preliminary Plan)

Nancy Regelin presented a preliminary plan of subdivision on behalf of Chris Kelley for the property located between Norwood Road and Brook Road intersections.

- **Project Scope:** The existing cottage, garage, and barn will be demolished and replaced with a two-story, 8,100-square-foot traditional main street commercial building. The second floor will house Mr. Kelley's business administration offices, while the first floor is intended to accommodate two small, independent retailers (approx. 1,000–1,200 sq. ft. each).
- **Public Realm and Dedications:** Almost half of the property is being dedicated to expanding the right-of-way for Brook Road and MD-108. This allows for the construction of a new shared-use path along MD-108, complete with street trees, a pergola, and public seating areas intended for both building employees and the public.
- **Aesthetics:** Nadine Mort inquired about the architectural style fitting the historic village. Nancy confirmed the conceptual design is moving toward a historic look with a brick facade and standard awnings. Randy Nittoli stressed the importance of finding retail tenants that match the desired community "vibe," rather than seeing the building converted to a single-tenant use like the building at the corner of MD-650 and MD-108.
- **Timeline:** The application was filed in March 2026. A Planning Board public hearing is anticipated for Summer 2026, with construction hopefully concluding by the end of 2027.

4. Updates and Any Other Business

- **Korean Mission Church:** Nadine reported she attended the final Planning Board hearing, where the project was approved unanimously. Nadine testified regarding the traffic safety concerns, citing 78 accidents on that stretch of MD-108.
- **Transportation/Regional Services:** No new updates were provided by the County regarding the MD-108 intersection project.



- **County Executive Candidate Forums:** Nadine noted that the Sandy Spring Civic Association has hosted two candidate forums, with the next scheduled for April 14, 2026.
- **Traffic Advocacy Stance:** James Meehan raised concerns about compounding traffic issues from new developments (Korean Church, Friends House) and a lack of police enforcement. Randy Nittoli clarified that the committee's stance on safety remains unchanged, but official action is largely paused until the State Highway Administration completes its ongoing study, anticipated for Fall 2026.

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.
** (Carried over from January 2026 meeting)*
- **MD-108 Intersection Public Input**
Responsible Party: 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).
** (Carried over from January 2026 meeting; still pending.)*
- **Police Enforcement & On-Site Assessment**
Responsible Party: Jewru Bandeh's Office
To follow up with **Commander Smith/District 4 Police** regarding speeding enforcement on MD-650 and to organize an on-site assessment with photos.
**(Carried over from January 2026 meeting; James Meehan specifically noted this remains unaddressed.)*

The meeting was adjourned at 8:02 p.m.

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