



Ashton Village Center Implementation Advisory Committee

Meeting: May 19, 2026

Location: Online (Virtual Meeting via Microsoft Teams)

Members Present:

Amy Medd (Vice Chair)

Ali Azimi Bolourian (Secretary)

Nadine Mort

Kathleen Wheeler

Jessica Sidar-Roth

Leianne Clements

James Meehan

Stephen Faehner

Members Absent:

Randy Nittoli (Chair)

Other Attendees:

Katherine Mencarini – Acting Regulatory Supervisor, East County Planning Division

Carrie Sanders – Division Chief for East County Planning, MoCo Planning Dept.

Jessica McVary – Planner Coordinator, MoCo Planning Dept.

Marty Blackwood

The meeting came to order at 7:00 p.m.



Meeting Agenda and Discussion

1. Approval of Minutes (March 17, 2026)

Amy Medd called the meeting to order at 7:00 p.m. The motion to accept the minutes was moved, seconded, and passed unanimously.

2. Development Update: Friends House Special Exception Application

Misrepresentation of AVCIAC Support

Nadine Mort reported that Sandy Spring Friends House representatives have been stating publicly that the Ashton Village Center Implementation Advisory Committee (AVCIAC) is in favor of the SSFH development plan as it stands. The committee agreed this was a misrepresentation of AVCIAC's position, noting that during the March meeting they had asked questions and expressed concerns regarding traffic volume, safety, sight distances, and the visual impact of a five-story building on the curve of Norwood Road.

- **Action Taken:**

The committee voted unanimously (8-0 among present members) to draft a formal letter to the applicant (SSFH) and the Planning Board expressing their specific concerns and clarifying that the committee has not officially and fully supported the plan. Nadine Mort also shared a letter of concern previously sent by the Sandy Spring Civic Association.

- **Process Clarification:**

Katherine Mencarini clarified the approval process. The Planning Board will hold a public hearing to vote on advisory comments regarding the special exception, and will make the final decision on the forest conservation plan. The Hearing Examiner will make the final determination on the special exception itself. A hearing date has not yet been set, as the applicant is requesting an extension.



3. Transportation Updates: MD-650 Intersection and MD-108 Crosswalk

- **Police Engagement on Speeding:** James Meehan reported that he has successfully contacted Officer Brown at the District 4 Police Station in Glenmont regarding speeding on New Hampshire Avenue (MD-650). Officer Brown noted that the police department is currently spread thin and trying to hire more officers. However, she provided three suggestions:
 - a. Contact the Montgomery County Department of Transportation (MCDOT) regarding speed limit reduction and traffic calming.
 - b. Request that the State Highway Administration (SHA) conduct a new study focused specifically on speed on New Hampshire Avenue, rather than pedestrian/student safety.
 - c. Officer Brown committed to notifying her sergeant of the concerns and reporting her own personal observations of speeding when she travels that route.
- **New Crosswalk on MD-108:** James Meehan and Amy Medd noted that a new, poorly marked crosswalk recently appeared across MD-108 at the west entrance to Ashton Village Shopping Center (near 7-Eleven). It lacks formal signage or flashing beacons. Katherine Mencarini noted that while MD-108 is an SHA intersection, MCDOT often handles striping work. She offered to provide contact information for Michael Paler (MCDOT Highway Services) and Derek Gunn (SHA District 3) so the committee can inquire about the status of this crosswalk and whether signage is planned.

4. Updates and Any Other Business

Olney Golf Park: Amy Medd noted that the Olney Golf Park is slated to be redeveloped into approximately 200 townhomes. Katherine Mencarini explained that the applicant is currently applying for a rezoning, which is a complex, multi-year process requiring approval from the Planning Board, the Hearing Examiner, and ultimately the County Council. If approved, the project would be required to provide Moderately Priced Dwelling Units (MPDUs), potentially exceeding the 15% minimum required for the zoning change.



Action Items Summary

- **Friends House Letter**
To draft a letter on behalf of the AVCIAC Chair to of SSFH CEO Phil Burkholder outlining the committee's pending concerns regarding the Friends House expansion and clarifying the committee's position.
- **Follow-up on MD-650 Speeding & MD-108 Crosswalk:** James Meehan to follow up with Aaron Kraut (Councilmember Luedtke's office), Michael Paler (MCDOT), and Derek Gunn (SHA) regarding speed studies on New Hampshire Ave and the status/signage of the new crosswalk.
- **Transportation Contacts:** Katherine Mencarini to provide contact information for Michael Paler (MCDOT) and Derek Gunn (SHA) to James.
- **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 the March 17, 2026 meeting)*
- **Police Enforcement & On-Site Assessment**
Responsible Party: Jewru Bandeh's Office
To organize an official on-site assessment with photos regarding speeding enforcement on MD-650.
** (Carried over from the March 17, 2026 meeting; Note: James has made initial contact with District 4 Police).*
- **Monitor Flex Route 918**
To utilize the Flex Route 918 service where possible to support data collection.
** (Carried over partially from March 2026 meeting)*

The meeting was adjourned at 7:33 p.m.

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