



Public Hearing
11 March 2019
Town Council Room
McCathran Hall
300 Grove Avenue
Washington Grove , MD

ORDINANCE 2019-03

ORDINANCE AUTHORIZING THE SALE OF LAND OCCUPIED BY A MAIN BUILDING AT 315 GROVE AVENUE INITIALLY CONSTRUCTED IN PART ON LAND OWNED BY THE TOWN OF WASHINGTON GROVE ([PDF](#))

Mayor Compton called the public hearing to order at 7:09 p.m. He explained that Ordinance 2019-03 replaced the prior incarnation (2018-11) to incorporate changes favored by the Town Council.

Charlie Challstrom, testifying on behalf of the Planning Commission, reminded the Town Council of an October 3, 2018 memo from the PC and noted that in his monthly report from the PC, an apparent inconsistency in the proposed covenants existed between lot line changes and lot line adjustments. He distributed proposed amended Ordinance language from the PC (on blue paper). Discussion on the following subjects ensued:

- Intent of E.2 and E.3 and added language from the PC
- State and County recordation requirements
- Contradictions in language as written in the Town's Ordinance Article XVII, and deleting E.3 in 2019-03 to correct the confusion.
- Adding acquisition language from the Town attorney
- Reversionary interest causing a cloud over the title
- Legal options
- Violations/breach of covenants
- Equal protection for Town and property owner

Jane Seegal stated her attorney's opinion was that automatic reversion could happen without her knowledge.

Bud O'Connor suggested both the intent and the spirit of the law be considered and the Town attorney should help with clear language to convey the Town's intent.

HPC Chairman Bob Booher pointed out two (2) places in Exhibit C where references to vinyl siding should be changed to cement board.

Additional discussion followed:

- Potential actions leading to reversion of ownership (e.g. demo of a porch).

- Possible addition of language and process to reduce title company uncertainty.
- The necessity of including the reversionary option to protect the Town interest.

Mayor Compton, indicating that further discussion would properly take place under the ordinance agenda item during the Town Council meeting, this public hearing was closed at 8:08 p.m.