

**MINUTES of the September 15, 2020 MEETING of the Commission  
(via Zoom)**

**Oct. 13, 2020  
Adopted: 10/20/2020**

**Members Present:** Bob Booher, Gail Littlefield, Mimi Styles, David Stopak, Darrell Anderson -TC Liaison, Jeff McCrehan – Alternate nominee.  
Bob Booher took minutes.

**Approval of Agenda and Adoption of Minutes**

The proposed agenda was revised by deleting topic 3.5 and adding 4.4 Hansen covenants, 4.5 Archives and 4.6 MHT Award and was adopted unanimously. Draft minutes from the July meeting were approved as drafted.

**Guest Appearance**

Fred Stachura from MAHD was scheduled to join but was unable to. We will try again for the next meeting.

**Project Review**

There were no applications submitted.

**Old Business:**

**3.1 Historic landscape resources**

The edits to the Public Ways Permit Application documents were accepted by the Planning Commission. The sewer renovation work on Ridge Road is complete except for the repaving of the road. The biggest loss were the two mature maples at Oak Street. They will be replaced in kind. Work is beginning on Grove Avenue where the 6” main will be replaced with an 8” line by a bursting method that minimizes excavation. The laterals have been located and so far, no significant trees will need to be removed. The intent is to restore the gravel path in kind.

**3.2 National Register Status**

No further progress as of the meeting (subsequently we were informed that the National Park Service had accepted the application).

**3.3 Comprehensive Plan Update**

The Planning Commission is seeking input from the Town on the draft of a new housing section at their next meeting October 21. The PC will be looking for input from the HPC regarding revising the definition and requirements should this go forward. Additional input is also expected from the HPC regarding demolitions and additional requirements for subdivisions. The members will discuss these issues in terms of scale, character, parking and landscape at its next meeting falling the day before the PC comprehensive plan meeting.

Gail will work up additional comments on any “orphan” resources in the sections already reviewed by the masterplan workgroup.

It was suggested that a tab be developed on the Town website to enable access to the NR documents.

It was also suggested that there be further research into the records of the Methodist Synod in Baltimore.

### **3.4 Salt Barn**

The Mayor has met with the County Executive who indicated he will investigate how the review documents were not consistent with what was built.

### **3.5 Guidelines**

No issues discussed.

### **3.6 Bulletin Material**

Mimi will provide information regarding the origins of the Camp Meeting movement.

### **3.7 PC Meeting Report**

Mimi summarized issues discussed in the PC meeting including how to get input on ADUs (Accessory Dwelling Units), demolitions controls (and the mutual PC/HPC meeting), and discovery of 3 instances of work done without permits.

### **3.8 Town Council Report**

Darrel summarized the report provided prior to the meeting.

### **3.9 Racial Equity Ad hoc Committee**

Gail attended the Racial Equity Ad hoc Committee meeting which is still organizing. She has suggested that U of MD be approached to offer the history of Emory Grove as a research topic that could be of interest to both groups.

## **New Business**

### **4.1 Zoning Text Amendment Ordinance 2020-11**

This amendment adjusts the front setback for accessory structures in the RR2 zone to 50' instead of 60', to be the same as the other Zones. As the existing setback makes an accessory structure impossible for some of the lots and that there does not appear to be a justification for a greater setback in the RR2 zone, the Commission agreed to support this text amendment.

### **4.2 Woods Protection Ordinances**

Wendy provided edits to an ordinance originated by the Woods Committee and Councilmember Cosson to provide a basis for prohibiting various activities in the forest preserves. Wendy's edits provided language linking efforts to control archeological exploration to federal and state laws and set up a permit system to allow Town control. The Commission supported these edits.

### **4.3 DeVol Funeral Home**

Gail posed the question of whether the Commission felt there to be any historic issues related to the proposed crematorium at the funeral home on Rockville Pike. Discussion did not result in a clear case for the Commission to provide official comment. (Subsequently the Gaithersburg City Council turned down the permit.)

### **4.4 Removal of Restrictive Covenants and setback from Hansen Property**

Rear setback along Chestnut Road at the Hansen property is greater than the remaining sections of the road as a remnant of previous actions by the Town to set aside the strip for other purposes such as expanded roadway. The Hansens have requested removal of the covenants thus altering the setback to the normal setback for the zone. The Commission agreed that viewshed consistency along the roadway would be maintained with adoption of the ordinance so found no objection to its passage.

### **4.5 Archives**

Gail proposed that a DVD of the street sign project be added to the Archives.

#### **4.6 Maryland Historic Trust Award**

Gail pointed out the submission date for this award is coming up and questioned whether the Commission wanted to enter the street sign project. The Commission felt that we have succeeded in publicizing the project sufficiently without an additional award.

#### **Adjournment**

The meeting was adjourned at roughly 10:00 pm. The next meeting will be Tuesday, October 20 at 7:30pm via Zoom.

Robert Booher