



Peter Nagrod called the meeting to order at 7:30 p.m. Because of the Coronavirus pandemic, this meeting took place via ZOOM videoconference. In attendance were Commissioners Christine Dibble, Georgette Cole, Robert Johnson (Alternate), and Deb Mehlferber. Also in attendance were residents Rachel Schwartz and Joan Mahaffey.

Approval of Agenda: Robert Johnson moved to approve the agenda. Georgette Cole seconded the motion. The Commission added 400 Chestnut Avenue driveway and front walk to the agenda. Approved: 5-0, as amended.

Building Permit Applications:

- **412 4th Avenue** – This item will be on the agenda for the July meeting.
- **202 Grove Avenue** – Peter Nagrod reported lot coverage, height, and setbacks are fine. Peter moved to approve the building permit for a roof over exterior stairs. Georgette Cole seconded the motion. Approved: 5-0. This project will require a Montgomery County permit as well.
- **206 Chestnut Avenue** – Town requirements for height, lot coverage, and setbacks are fine. This project will require a Montgomery County permit as well. The PC needs a copy of the drawings the resident takes to MoCo. Robert will not vote for approval because of the lack of drawings. Christine agreed with Robert. Peter Nagrod moved to approve the building permit for demolition of a greenhouse and a shed and the addition of exterior steps and a prefab shed. The motion died for lack of a second. Peter will ask Jon to explain the requirements to the resident.
- **128 Chestnut Avenue** – Deb Mehlferber reported speaking with the contractor and walking the property. All the fence lines are fine and set off the property line approx. two (2) feet. The setback for the front (Chestnut Avenue) is two feet and the rear (Hickory Road) is 15 feet. Deb Mehlferber moved to approve the building permit for a fence at 128 Chestnut Avenue. Peter Nagrod seconded the motion. Approved: 5-0.
- **108 Ridge Road** – Tammy Morgan gave her family's long history with Cherry Avenue. She asked the Commission to review the old agreement and approve continued use as a driveway for her home. Chairman Nagrod will put this as an agenda item for the next meeting in order to get more familiar with the issue. Tammy will send information to Kathy Lehman who will forward to the Planning Commission upon receipt. There was a

brief discussion about the number of cars and the shared driveway with their neighbor at 110 Ridge Road.

Public Ways and Property Permits:

400 Chestnut Avenue – Georgette Cole explained the resident wants to change her driveway from gravel to black top. There was a discussion about a Town preference for gravel over blacktop. It was agreed that the permit application should include the following language: “Asphalt driveway must connect to gravel in a way that does not impede drainage along Hickory Road.

Georgette Cole moved to approve the PW&P Permit for an asphalt driveway, with conditions, at 400 Chestnut Avenue. Peter Nagrod seconded the motion. Approved: 5-0.

Georgette Cole explained the resident wants to replace her concrete steppingstones with something else. This would involve placing some stones on Town property, which is a problem. The PC cannot approve this as only the TC can allow placing anything on Town land. There was a discussion about criteria for this type of action. The resident will be informed that she can do what she wants with the pavers on her own land but not on Town land. Georgette and Christine think Forestry & Beautification should have a say in what is placed on Town land as well.

Public Appearances – Elmer Orellana; Proposed Church at 105 Washington Grove Lane: Mr. Orellana did not appear. Peter Nagrod explained the previous issues with another church in this space below John McClelland’s insurance offices. Mr. McClelland has made it known that he is 100% against this proposed use.

Approval of the Minutes – May 5, 2021: Georgette Cole moved to approve the May Planning Commission minutes. Deb Mehlferber seconded the motion. Approved: 4-0, as amended. Christine Dibble abstained.

Report from Town Council: The Commission discussed what was expected of new member Christine Dibble in terms of the monthly report. There was a brief discussion about the Planning Commission’s role in the shared use bike path.

Border Committee – Update: Chairman Nagrod reported the request for proposal for entrance signs was sent out to three vendors. Two of them chose not to bid. The project is moving forward. identity fencing project is moving forward as well.

Comprehensive Plan Work Session Report (formerly called Master Plan) – Update: Georgette Cole reported a few additional minor changes were made at the last meeting. A meeting on the

16th will bless the changes. A public hearing will be scheduled for some time in September. The draft will go to Montgomery County June 23rd if all goes as planned.

Other Business – American Rescue Plan Fund: There was a discussion about use of American Rescue Plan funds and the purpose of same (COVID Relief). Some thought the funds should be used for a water line on Ridge Road.

There being no further business, the meeting adjourned at 9:40 PM.

Kathryn L. Lehman, Town Clerk