



**Minutes of the Planning Commission Worksession  
29 September 2021**

**Approved: October 20, 2021**

This meeting was held online using the Zoom App. Attendees could attend by video or telephone.

Attendees: Commissioners Jon Cohen, Georgette Cole, Christine Dibble, Deborah Mehlferber, and Peter Nagrod, and resident Pat Klein.

Call to order 7:32 pm.

1) Deb moved approval of the agenda; Christine seconded. Approved, 5/0.

2) Peter moved approval of the 9/15 minutes; Deb seconded. Approved as submitted 4/0. One abstain (Jon).

3) Comprehensive Plan

The goal for tonight was to discuss the “assignments”, the MDP suggestions, and start reviewing rewritten sections of the Comprehensive Plan.

Assignments were discussed with each PC member giving suggestions on how to tackle their set. We noted that although the entire Comprehensive Plan has been submitted to the Department of Natural Resources twice, not feedback has been sent to MDP or to us. There was a lengthy discussion of how to handle “goals and objectives”. MDP stresses both this and the Implementation Section. We noted the importance of being realistic in our goal setting as it is often difficult for a small, volunteer-based government to perform in as timely a fashion as a larger paid-staff government. Peter said he could add more “meat” to the bones of our support for the 12 Visions into his current draft Introduction if that’s the direction we want to go. He says the CP covers most of them quite well spread throughout. We agreed each Section already has an introduction in its first paragraphs thus no summary or other intro is needed. We discussed the difference between the recommendations we use and the goals MDP would like to see. We tentatively decided to put extra material in the Introduction and not try to re-do the entire plan. We’ll see how that works and can alter as needed.

We started text review with the edits submitted by the HPC for Section 9) Preservation and Development Strategies. The suggestions came from the review by the Maryland Historical Trust. All but two edits were accepted as proposed. Of the two, one change was made (in 9.1) and a second word (in 9.4) will be changed once Georgette talks to the Bob Booher about it. Georgette moved; Peter seconded acceptance of the edits made by the HPC as modified by the PC. The vote was 5/0.

Peter had a draft Introduction which covers the 12 Visions. Peter and Christine had overlapping assignments related to the MDP comments on implementation of the Twelve State Visions. We discussed various aspects of these. He and Christine will collaborate on formulating the final document.

For Section 14) Mineral Resources Element, Georgette proposed a short paragraph to clarify this Element does not apply to Washington Grove. Georgette moved; Peter seconded acceptance of Sec 14 as written. Vote 5/0.

For Section 4) Community Facilities the main criticism was that we were not using a certified playground inspector. Based on information from the Town Treasurer, information on inspections being done biennially by our insurer (LGIT) which generates written reports for the Town, was included in the section. Georgette moved; Peter seconded approval of Jon's modified section 4. Vote was 5/0.

Section 12) Housing was a collaboration between Deb and Georgette and presented by Deb. The modifications to this section are complicated by the State requirements for affordable housing which are difficult to implement in a town as small as ours. In response, there has been a significant amplification of the section related to rentals and to accessory dwelling units (ADUs). When implemented, this will provide additional housing flexibility. The changes in the current version were modified in real time at the meeting. Deb moved to approve the changes made this evening, Georgette seconded. Vote 4/0.

The section is not finished and will be addressed again at another meeting. Georgette will rewrite the two parking recommendations at the end of the final list and send out for comments.  
Note: Changes to other sections will be needed to support the Housing Section.

Discussed "Implementation". This will be our last mega-task. Possible approach: list all, sort by topic/who would implement. Do we want to include ALL recommendations or just the ones that deal with ZTAs and other ordinance changes? We need to remain flexible.

Peter shared his draft of the Visions part of the New Introduction. Looks good, but needs to be integrated with the current version. He will do so and send out for the PC to read before our Oct 20 meeting.

Christine has finished her draft of Section 15) State Critical Elements. She will send out before Oct 20 and we'll go over it then.

4) Moving Forward: Planning Commissioners are asked to submit the Section rewrite they are working on by Monday Oct 18 so everyone can read them advance. This will (hopefully) facilitate or real-time review of the sections at the Wed evening work session on Oct 20.

The Google Doc folder Christine has set up is also available if you prefer to work on your section there. To access track-changes, go to the editing drop-down on the far right and choose "suggesting mode" rather than "editing mode". Google will use the mail account you signed in with to assign your name to your changes in the comment panel. We'll review together at our next session.

5) New Business: none

6) We adjourned at 10:08 pm.

Georgette will prepare minutes for circulation to Commissioners and posting to the Town web site (after approval at the following meeting).

Our next meeting will be October 20.

Submitted by Georgette Cole