



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 Jon Cohen, Christine Dibble, Georgette Cole, Robert Johnson (Alternate), and Deb Mehlferber. Also in attendance were Chris Bloskey, Tammy Morgan, Eva Polston, Mike Queen, Jane Seegal, David Stopak, Gary Temple, and Alexis Toblosky.

Approval of Agenda: Georgette Cole moved to approve the agenda. Deb Mehlferber seconded the motion. The Commission added Nomination and Vote for Chairman and removed #8 Use of Cherry Avenue by Residents at 108 Ridge Road Approved: 5-0, as amended. Chairman Nagrod explained to Tammy Morgan (108 Ridge Road) the reason for removing her issue from the agenda. He thanked her for coming to the meeting but explained this was an issue to be handled by the Town Council and he urged her to go to their meeting on July 12th.

Chairman Nomination: Jon Cohen moved to nominate Peter Nagrod as Chairman of the Planning Commission. Georgette Cole seconded the motion. Approved: 5-0.

Building Permit Applications:

- **412 4th Avenue** – Georgette showed the proposed new location for the shed. Robert Johnson pointed out there were still no distances noted on the drawing and he reminded the Commission that a County permit is required for this action. Jon Cohen will advise the property owner.
- **206 Chestnut Avenue** – Jon talked with the property owner about the new shed and the exterior steps. She will need a County permit for the steps. The property owner wrote an addendum to her permit application stating she would not be adding the shed right now but would be demolishing the greenhouse only. She will come back to the Commission when the shed permit is necessary. John Cohen moved to approve the demolition of the greenhouse. Christine Dibble seconded the motion. Approved: 5-0, as amended.
- **108 Ridge Road** – see Approval of Agenda
- **203 2nd Avenue** – Jon Cohen reported a permit for a shed was received. The size is 4 x 12. There was a discussion about placement. Although the scale is a bit off, the spirit of the replacement of this shed and the one at 315 Grove clearly exists. Jon moved to approve a new shed at 203 2nd Avenue. Peter Nagrod seconded the motion. The property owner at 315 Grove Avenue expressed concern about the placement of the new shed. Approved: 5-0.
- **114 Ridge Road** – Jon Cohen explained this was a permit for a bathroom on the second story of the home. There is no change in the footprint, no increase in square footage, and no problem with the height of the new construction. The HPC was unable to do a review on this plan due an error by the Clerk. That is the reason the approval has a contingency.

- Jon moved to approve the permit application for a second story bathroom contingent upon receipt of the HPC review. Peter Nagrod seconded the motion. Approved: 5-0.
- 326 Ridge Road – Jon Cohen moved to retroactively approve the permit application for a deck at this property. Christine Dibble seconded the motion. Georgette Cole explained this deck was built without a permit and one needed to be obtained. The permit has the proper distances from the property line and all is well. Approved: 5-0, as amended.

Public Ways & Property Permits:

- 404 Brown Street – Removal of gravel from Town land. Georgette reported having a discussion with the property owners. They would like to have grass where gravel now exists. No HPC review is necessary. Georgette Cole moved to approve the PW&PP for this property. Jon Cohen seconded the motion. Approved: 5-0.
- 334 Ridge Road – New Pole and 400 Amp Service. Georgette Cole explained she was not comfortable reviewing electrical plans/items. Robert Johnson offered to do it going forward. Georgette Cole moved to approve the PW&PP for this property. Peter Nagrod seconded the motion. Approved: 5-0.

Public Appearances:

- David Stopak – came to discuss the need for a demolition permit. An ordinance to regulate such action should be written. David would like to have a joint meeting (PC, TC, HPC) with the Chair of MDAHDC and the head of Community Planning for M-NCPPC to discuss how to approach demolition. The idea was viewed favorably.
- 411 Grove Avenue – Guardrail – the property owner explained their idea for the new guardrail. They would like to replace the metal with 6x6 pressure treated rails. The guardrail was installed on private property by the Town for safety reasons. There was a discussion about the history of the guardrail. Chairman Nagrod and the Commission recommend allowing for removal of the metal guardrail and replacing it with something more aesthetically pleasing at the Town's expense. Christine will take this to the Town Council. Jon Cohen moved to recommend to the Town Council the removal of the metal guardrail and replacing it with something more aesthetically pleasing at the Town's expense. Christine Dibble seconded the motion. Approval: 5-0.

17050 Railroad Street: The Commission discussed the need to complete the long-term Forest Conservation Plan. Robert Johnson explained Maryland laws in existence that will not allow the Town to issue a building permit without an approved long-term Forest Conservation Plan. The Commission agreed the Town needed some professional advice from an attorney and/or the Department of Natural Resources. Georgette, Deb, and Robert will do some research to help on compliance with laws etc.

Approval of the Minutes – June 2, 2021: Georgette Cole moved to approve the June Planning Commission minutes. Peter Nagrod seconded the motion. There were a few administrative corrections made. Approved: 5-0, as amended.

Report from Town Council: Christine and the Commission discussed how she would like to do the Report from Town Council. She will send them a couple of days in advance using Google Docs or PDF.

Border Committee – Update: Chairman Nagrod reported the identity fences have been purchased and will be installed on July 8th. The “Welcome” signs Request For Proposal went out. The Committee is looking for Council approval. The Border Committee will meet with a representative from Montgomery County to discuss the dumpster at the Commercial Corner.

Comprehensive Plan Work Session Report (formerly called Master Plan) – Update: Georgette Cole reported the Draft Plan was officially submitted to the Planning Board on June 23, 2021. Maryland Department of Planning representatives will come to the Town for a tour and lunch on July 23rd. Bob Booher and Charlie Challstrom volunteered to give the speaking part of the tour.

Other Business: Peter Nagrod reminded the Commission of the Board of Zoning Appeals hearing scheduled for July 31st at 1:00 PM.

Christine Dibble reported a conversation with the City of Gaithersburg bike path people. The original intent was to go from Gaithersburg Train Station, through Washington Grove to the Shady Grove Metro Station. There are two (2) routes they are considering but present their own set of problems. Stay tuned...

There being no further business, the meeting adjourned at 10:00 PM.

Kathryn L. Lehman, Town Clerk