



Approved: 1 December 2021

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 Georgette Cole, Christine Dibble, Robert Johnson (Alternate), and Deb Mehlferber. Also in attendance were residents Dave Cosson, Betsy Klinger, Patty Klein, and Historic Preservation Commission Chair Bob Booher.

**Approval of Agenda:** Georgette Cole moved to approve the agenda. Christine Dibble seconded the motion. The Commission added two (2) building permit applications (119 WG Lane and 201 Brown) to #2 on the agenda. They also added vacant houses and the Montgomery County Corridor Forward Report to Other Business. Approved: 5-0.

**Building Permit Applications:**

- 412 4<sup>th</sup> Avenue – Relocation of Shed – Update. Nothing new, waiting for a survey dispute to resolve.
- 201 Brown Street – Fence – Deb Mehlferber explained the plan to change the chain link fence to a wooden fence and move it a bit closer to the house. Deb Mehlferber moved to approve the proposed 4-foot-high wooden fence. Georgette Cole seconded the motion. Vote: 5-0, approved as presented.
- 119 Washington Grove Lane – The Commission reviewed the proposed exterior concrete steps. The HPC waived a review of this project. Peter Nagrod moved to approve the replacement concrete steps. Jon Cohen seconded the motion. Vote: 5-0, as presented.

**Public Ways & Property Permits:**

- **JJB Contractor for Comcast Cable – Brown Street & Railroad Street:** A meeting with the contractor took place on October 7<sup>th</sup>. Those in attendance included HPC Chair Bob Booher, HPC member Gail Littlefield, Steve Werts, and Georgette. They discussed fixing any damage that may occur and making removal of old cables and equipment a condition of permit approval. On October 18 the PC received an e-mail from Comcast Contractor Wayne Bradshaw of Buckley Cable. The contractor affirmed the commitments they made regarding tree trimming, line clearing, using hand climbing to work in the Morgan Park area near Chestnut Road and the area along Maple Ave, removal of excess/unused cabling, general cleanup, and repair of any rutted areas after the job is completed. An HPC review was received by the PC on October 28<sup>th</sup>. Georgette Cole moved to approve this Public Ways & Property Permit. Peter Nagrod seconded the motion. Vote: 5-0.

**Public Appearances:** There were none.

**Approval of the Minutes – October 6, 2021:** Georgette Cole moved to approve the October Planning Commission minutes. Christine Dibble seconded the motion. The Commission deleted “Other Business” because they thought it was not a PC issue. Approved: 5-0.

**Cator Property Update:** Peter Nagrod reported he received a phone call from a developer who wishes to purchase the three (3) lots on this property. The developer plans to put in the infrastructure and sell the lots. Peter referred him to HPC Chair Bob Booher.

**PEPCO EV Charging Stations – Discussions:** The Commission asked about payment with a credit card, signage, honor system, and non-resident use. Bob Booher explained that states and cities are doing more than the feds right now. He also talked about the Climate Accord, reducing greenhouse gases, the goal of net zero carbon emissions, and the PEPCO program. PEPCO will pay for the installation, maintenance, renewal etc. Bob then presented a slide show. The stations must be on Town land. Under consideration are McCathran Hall parking lot, Woodward Park, Chestnut Road near the Town Hall, and the Commercial Corner. There was discussion about all four (4) options. The Town Council wants the HPC and PC to weigh-in on this and it will be on the December TC agenda. Patty Klein referenced Article VII and explained that all but the Commercial Corner locations were in residential zones. Using Town land for profit is a violation of Town ordinances. She urged the PC to review the ordinances and remember they exist for our protection. There was additional talk about the following:

- Making money on Town land
- Consistency with our Town Charter and policies
- Maintaining peace and quiet enjoyment of the Town
- Types of use; fill up or top off
- Consistency with historic district policies
- Fairness, all of this to accommodate six (6) homes who have no access
- Updating the ordinances to allow for this action
- Dissent among members

This item will be on the December Agenda for further discussion

**Report from Town Council:** Christine Dibble asked for a PC opinion as to whether a Town PC representative should testify at an up-coming Planning Board hearing about a plan to extend the METRO Red Line to Germantown. After a brief discussion, Christine agreed to talk to Mayor Compton.

**108 Ridge Road Access** – Christine reported she put together a chronology of documents pertaining to this subject and believes there is more work to do. Georgette Cole volunteered to help Christine with this work.

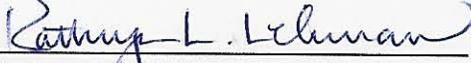
**Border Committee – Update:** Peter Nagrod reported he viewed the drawings of the Welcome Signs and they look good. The vendor (Carlos, SignCity) is doing a great job.

**Comprehensive Plan Work Session Report (formerly called Master Plan) – Update:** Georgette Cole reported proposed changes are incorporated in the current draft plan. This and the current minutes will be posted on the website soon. The project is moving along. It will likely slow down a bit because of the holidays.

**Ordinance Review Project:** This project will be taken up after the public hearing for the Comprehensive Plan. Members are urged to review the ordinances on their own time for now.

**Other Business:** Christine Dibble brought up the vacant house issue. She reported that a resident has expressed concern and is asking the Town to do something. Christine reviewed the Montgomery County regulations about unmaintained homes and public nuisance. Residents feel this is a safety issue for many reasons. There was a brief mention of the rights of the property owner. Peter brought up #6 The Circle and how long it took to do anything about that. There was another discussion about enforcement. Residents should call Montgomery County to complain about the condition of these vacant homes. Christine will talk with Mayor Compton.

There being no further business, the meeting adjourned at 9:35 PM.

  
Kathryn L. Lehman, Town Clerk