



**Minutes of the Planning Commission Worksession
17 November 2021**

Approved: 15 December 2021

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

Attendees: Commissioners Georgette Cole, Robert Johnson, and Peter Nagrod, and residents Joan Mahaffey and Paula Puglisi.

Call to order 7:36 pm.

1) Peter moved approval of the agenda; Robert seconded. The agenda was modified slightly to put item 3e at the beginning and add change to the Introduction, and add a document from RASEC. Approved as amended, 3/0.

2) Peter moved approval of the 10/20 minutes; Robert seconded. Approved as submitted 3/0.

3) Comprehensive Plan

As last month, the goal for tonight was to review rewritten sections of the Comprehensive Plan. Since only three Planning Commissioners were present this evening, we decided to accept changes "absent objection".

Introduction: Georgette added a more accurate description of the inclusion of the Town on the National Register of Historic Places. Paragraphs 3 and 4 were combined. Accepted.

Comments received from RASEC 062921 and not yet considered: In Sec 1.1 delete "single-family residences". Since the PC now recommends facilitating increased housing options (like ADUs) this is quite correct. In Sec 3.3 after "is in keeping with the history and character of the Town" add "as defined in the National Historic Register of Historic Places." to avoid confusion regarding maintaining exclusionary history. Both changes accepted.

Section 1) Land Use and Zoning: Charlie submitted input on Section 1.1 which rewrites the first two paragraphs to emphasize how the rewritten CP supports the Maryland visions such as expanding housing opportunities. The Zone paragraphs have been simplified slightly and a final recommendation added referring to the changes in Sec 12) Housing. Changes accepted.

Section 3.2) Parking Policy and 12.6) Reformed Parking Requirements have both been rewritten by Georgette with input from Charlie and others on the PC to emphasize the need for maintaining the limit of 4 vehicles per residential property (more clearly defined) and what ordinances should be

changed to support this policy. All changes were accepted.

Section 6) Sensitive Areas. Deb with backup from Georgette, and the Woods Committee co-chairs, made multiple changes throughout the Section. These addressed suggestions from the Maryland Department of Planning. All changes were accepted.

Section 7) Water Resource Element. Robert submitted changes to 7.2) Wastewater System, 7.3) Stormwater Management and Pollution Reduction, and 7.3.4) Other Areas within the Town. All changes were accepted.

Christine addressed the criticisms in the letter from the Maryland Department of the Environment. Her suggestions generally would have added language to the CP which the PC felt was largely covered by our adoption of Montgomery County Code. The changes were not accepted. However, we will revisit this section at our next meeting when Christine is available to talk about her section.

Georgette will incorporate these changes in **2021 CP Working Draft.2021 1117_approved** on the Town website.

5) New Business: Robert says there will be material from the Lighting Committee for our next meeting to update the language about the Pepco tariff.

6) We adjourned at 9:21 pm.

Georgette will prepare minutes for circulation to Commissioners and posting to the Town web site.

Our next meeting will be December 15.

Submitted by Georgette Cole