



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 was Historic Preservation Commission Member David Stopak.

Approval of Agenda: Georgette Cole moved to approve the agenda. Deb Mehlferber seconded the motion. Approved: 5-0.

Building Permit Applications:

- 412 4th Avenue – Relocation of Shed – Update. Nothing new, waiting for a survey dispute to resolve.

Public Ways & Property Permits:

- **JJB Contractor for Comcast Cable – Brown Street & Railroad Street:** Georgette Cole reported she has scheduled a meeting with the contractor and an arborist on October 7th to discuss tree protection. The meeting will take place a 10:00 AM and she urged the Commission's attendance. The permit for this work is not complete yet. Upon completion, both the PC and HPC will do a review. There was a discussion about a \$2,500.00 bond and getting tree protection requirements in writing.
- **206 Chestnut Avenue:** Georgette Cole explained the apparent water pipe leaks resulting in a \$2,000.00 water bill for this resident. A PW & PP was done, noting the emergency.

Public Appearances:

HPC Member David Stopak came to get the Planning Commission's take on the recent joint meeting about a demolition ordinance with the TC, PC, HPC and Fred Strachura, president of the MD Association of Historic Districts. Peter Nagrod stated the meeting was informative. He would like to see other possibilities for preservation explored. Deb Mehlferber also stated the meeting was informative and she is now leaning toward the development of an ordinance to deal with preservation matters. She expressed concern about the Town's ability to preserve our historic structures. Robert Johnson is in favor of preservation standards and rules. He expressed concern about the current definition of a "lot" and suggested it should be reviewed. There was a discussion about buying lots and our subdivision process. Christine Dibble stated there was not enough discussion about demolition at the meeting. She would like to see a slow process for creating demotion rules. She also expressed her own experience with the Historic Preservation Commission and referenced a memo from Marc Hansen.

There was additional discussion about the following in reference to demolition:

- Starting small
- Applying to all homes, not just historic
- Demolition by neglect
- Demo beyond repair

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- Life and safety issues
- Contributing structures (203 2nd Ave. success story)
- Requiring reviews by PC, HPC, and TC

The discussion ended with the idea of using the existing subdivision ordinance as a model.

Cator Property – Forest Conservation Plan Report: There was nothing new to report.

Approval of the Minutes – September 1, 2021: Deb Mehlferber moved to approve the September Planning Commission minutes. Georgette Cole seconded the motion. Approved: 5-0.

Cherry Avenue Use – 108 Ridge Road: This item came back to the PC from the TC with no conclusion. The residents request to change the use of Cherry Avenue is not consistent with the new or the 2009 Comprehensive Plans. Christine will go back to the TC and ask for more details and clarity.

Joint Meeting with TC, PC, and HPC – Report/Update: See Public Appearances

Report from Town Council: Christine Dibble reported the following:

American Rescue Plan funds imminent – Mayor Compton announced that funds for direct deposit to the Town's account had been approved by the State (\$474K). The Town still needs to develop a project that would qualify for use of the funds or will have to return them. The deadline for spending is December 2024. John Tomlin sent a letter re: using part to extend public water service to residents on lower Ridge Road.

Bike path - Kyle Lukacs said that a vote taken by the Planning Board in April selected the Brown Street connection for continued investment in facilities design and construction.

Sign City gets contract for welcome signage, for \$10,538.00

Sustainable Maryland Certification – Washington Grove will seek Sustainable Maryland Certification and will (for \$2k, for 4 years), join ICLEI – Local Governments for Sustainability to get their expertise.

Resolution 2021-11 – Much loathing of draft of Resolution 2021-11, rules for using the woods, was expressed and the draft was sent back to the Woods Committee for tweaking.

Brown Street Gate – Brown St. gate at Hickory will be replaced with breakaway posts and identity fencing -- design was approved.

Border Committee – Update: Peter Nagrod reported the following:

- Contract for the three (3) Welcome Signs is being reviewed. Will be sent to the vendor after it is signed.

- The intersection of Washington Grove Lane and Daylily Lane has been cleared in preparation for the new Welcome Signs. The Cator property and the Commercial Corner are next in line for clearing.

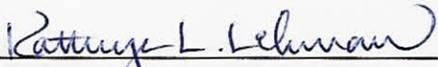
Asked Bob Booher to bring his plans for Railroad Street to the next meeting.

Comprehensive Plan Work Session Report (formerly called Master Plan) – Update: Georgette Cole reported there was much discussion about the proposed changes presented by the Maryland Department of Planning. The new assignments list was reviewed along with items in Section 9. Peter and Christine will meet to discuss any confusion in the changes and prevent duplication of efforts. Georgette hopes for a public hearing in November.

Ordinance Review Project: Christine Dibble explained changes she has made to the Town website and asked for reviews from the Commission. Specifically on the PC homepage, Comprehensive Plan page, and Building Permit documents. The PC members were very enthusiastic about Christine's hard work and new ideas. This item will be on the November agenda.

Other Business:

There being no further business, the meeting adjourned at 9:45 PM.



Kathryn L. Lehman, Town Clerk