



Approved: 2 February 2022

Peter Nagrod called the meeting to order at 7:31 p.m. Because of the Coronavirus pandemic, this meeting took place via ZOOM videoconference. In attendance were Commissioners Jon Cohen, Georgette Cole, Christine Dibble, Robert Johnson (Alternate), and Deb Mehlferber. Also in attendance were residents Joan Mahaffey and Paula Puglisi.

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

**Building Permit Applications:** There were none.

**Public Ways & Property Permits:**

- **JJB Contractor for Comcast Cable – Brown Street & Railroad Street Update:** Georgette Cole reported the check was received and the permit approved.

**Public Appearances:** There were none.

**Approval of the Minutes – 1 December 2021:** Christine Dibble moved to approve the December Planning Commission minutes. Georgette Cole seconded the motion. There was a brief discussion about proposed fencing (4 ft. or 6 ft.) near the railroad tracks. Approved: 5-0, as amended.

**Old Business Items to Revisit:**

- **Cator Property** – The Montgomery County Forest Conservation Easement was reviewed and amended to fit the needs of the Town. The Class 1 Forest Conservation Easement is finished. The only things left are signatures and filing the document in the land records. Interested parties have been in touch with Chairman Peter Nagrod. So far, all examples of proposed houses have attached garages. The Town specifically stated garages should be detached in order to be more in keeping with the historic nature of the Town.
- **JJB Contractor for Comcast Cable** – See Public Ways & Property Permits above

**PEPCO EV Charging Stations – Conclusion:** After the December meeting, Mayor Compton requested the Planning Commission respond to the proposal to install EV charging stations on Town land. In anticipation of the Mayor’s request, a draft document was prepared and presented to the PC by Town Council and PC member Christine Dibble. The Commission discussed pros and cons of the proposed charging stations. Peter Nagrod moved to send the document to the Town Council. Georgette Cole seconded the motion. A discussion included the following:

- Interpretation of Article VII, Section 3.33
- Benefitting and/or profiting while using Town land
- Objections to placing a possible commercial operation in a residential zone
- Town Council issue vs. Planning Commission issue
- Regulated public utility rates

In addition, there were opinions stating the PC ought to include their interpretation of the ordinances. However, a majority of Planning Commissioners agreed the Zoning Ordinances did not apply to the Town's use of Town land for a public purpose (see Article VII, Section 3.33). Chairman Nagrod called for a vote on the motion still on the table. Vote: 4 (Cole, Dibble, Cohen, Nagrod) in favor; 1 (Mehlferber) opposed.

**Report from Town Council:** Christine Dibble reported the following:

- There were a few problems with the new snow removal contractor
- Frisbee Golf approved for Woodward Park
- Nothing new with hiring a maintenance/landscaping contractor
- Passed Resolution 2021-13; Designating Lower Brown Street as the Preferred Shared-Use Pathway Connection for the Washington Grove Connector

**Border Committee – Update:** Peter Nagrod reported the following:

- He will stay in contact with the representative from Montgomery County in order to get the dumpster at the Commercial Corner relocated
- The Town Welcome Signs are in production right now
- Joan Mahaffey confirmed that clean up on the lake side of Washington Grove Lane is the responsibility of Montgomery County and should happen in the spring

**Comprehensive Plan Work Session Report (formerly called Master Plan) – Update:** Georgette Cole moved to approve the work session minutes from December. Peter seconded the motion. Vote: 5-0, approved. The Commission discussed the introduction document. They also made a few changes and reviewed the rental and ADU language (Section 12). It was moved and seconded to approve Peter's introduction and changes made at this meeting. Vote: 5-0. The public hearing was set for February 16, 2022.

**Other Business:** Peter Nagrod highlighted the importance of signage. He is looking into reviewing this issue in a more holistic way. There was a discussion about creating a "parking lot" for documents in order to keep track of them for future use. This will be done in Google Docs.

There being no further business, the meeting adjourned at 9:30 PM.

Kathryn L. Lehman, Town Clerk