



Approved: 5 January 2022

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, Georgette Cole, Christine Dibble, Robert Johnson (Alternate), and Deb Mehlferber. Also in attendance were Historic Preservation member Mimi Styles and resident Meredith Horan.

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.

Public Ways & Property Permits:

- **JJB Contractor for Comcast Cable – Brown Street & Railroad Street Update:** Georgette Cole reported the PW & PP fee has not yet been received. As soon as this happens the project can get started. Vote: 5-0.

Public Appearances: There were none.

Approval of the Minutes – November 3, 2021: Georgette Cole moved to approve the November Planning Commission minutes. Deb Mehlferber seconded the motion. Georgette Cole presented a number of changes which were added to the document. Approved: 5-0, as amended.

Cator Property Update: Peter Nagrod reported he talked with real estate agent/developer John Campbell. Mr. Campbell asked about installing a 6-foot fence between the forest preservation area and the railroad tracks. Deb and Georgette will look into this in terms of the forest conservation easement. They will then talk to Mr. Campbell about easements. During a phone conversation with Peter Nagrod, Mr. Campbell explained the layout of the area, lot size, prices, and utilities. There was a brief mention of front footage charges by WSSC. There was additional discussion about the Town cluster zoning, limitations of the property, and next steps. Georgette and Deb will take the lead on this fence request.

PEPCO EV Charging Stations – Discussion: Chairman Nagrod recapped what the Commission should or should not allow. There is nothing in the Town ordinance to prevent the installation of the proposed charging stations. The Commission should give their interpretation of which ordinances apply. A discussion included the following:

- The difference between EV Charging Stations and other utilities like PEPCO and Comcast
- The intent of the current ordinances that do not allow commercial activities on Town land
- Unregulated utilities
- The virtues of electric vehicles
- Ways to make the EV Charging Stations more “Grovey”
- Making the stations less visible

- Installing stations along Chestnut Road and/or the tennis court parking lot
- References to Resolution 1978-3, Article VII Section-1(b)(c)(d) and Section-2
- Considering these stations to be amenities

The Planning Commission will review the documents again and put their comments on a Google Doc that Christine Dibble will set up. Comments will be shared with the Town Council. This will be on the January PC Agenda.

Report from Town Council: Christine Dibble reported the following:

- Meredith Horan brought a Pickle Ball problem to the Town Council's attention in November. Apparently, non-residents are marking up the hard tennis court with Pickle Ball lines causing a distraction for tennis players. Christine thinks the process for this use can be discussed after the bike path issue is settled.
- The Town Council is going to amend the process for memorializing meeting minutes. She explained how things might be changed.
- There is no news about hiring a new Maintenance Supervisor yet.
- The HPC sent comments about the EV Charging Station proposal to the Town Council.

Border Committee – Update: Peter Nagrod reported the vendor is still waiting for the Town to send a deposit. Peter also wondered if the woods side of Washington Grove Lane could get cleaned up. Perhaps the Town could contract out for this work.

Comprehensive Plan Work Session Report (formerly called Master Plan) – Update: Georgette Cole reported things are going well with just the implementation section left. She said more discussion is needed at the next meeting. The Planning Commission's role in the Comprehensive Plan needs to be compared to the Maryland Department of Planning version to reflect the way Washington Grove operates. We do things differently.

Other Business: There was none.

There being no further business, the meeting adjourned at 9:00 PM.

Kathryn L. Lehman, Town Clerk