



Approved: May 4, 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 Georgette Cole, Christine Dibble, Robert Johnson, and Deb Mehlferber. Also in attendance were Bob Booher, Renee Chandler, Joan Mahaffey, and Architect Scott Allen.

Approval of Agenda: Robert Johnson moved to approve the agenda. Georgette Cole seconded the motion. Deb Mehlferber requested the Woods family fence be added to the agenda under "Other Business." Approved: 4-0.

Building Permit Applications:

342 Ridge Road – HPC review completed. Application approved.

Public Ways & Property Permits: It was reported that a contractor for PEPCO may apply for a PW&PP for work at McCauley Street and 5th Avenue.

Public Appearances:

Architect Scott Allen came to discuss a proposed addition to 410 4th Avenue. The addition shows a bump-out on the North wall which creates a set-back issue. The addition is clearly non-compliant. There was a discussion about the following:

- Non-compliances in small cottages
- HPC's favorable review
- Need for a change in Town Ordinances
- Possible new designations of cottages to allow for more flexibility
- Future implications if addition is not approved
- Establishing another zone/district

Scott Allen asked questions about non-compliance, in-fill, and the Board of Zoning Appeals. Scott will read the ordinance and stay in touch.

Renee Chandler came to discuss a setback issue with her ratty, dysfunctional shed. She does not have a boundary survey, but it looks like the shed may encroach on the neighbor's property. Moving the shed would trigger the need for a costly boundary. After some discussion, the Commission decided the building could be repaired in kind (same size, same location, same materials) without getting a survey.

Approval of the Minutes – March 2, 2022: Georgette Cole presented a few changes to the minutes. She moved to approve the PC minutes from 2 March 2022. Peter Nagrod seconded the motion. Approved: 5-0, as amended.

Approval of Comprehensive Plan Work Session Minutes – March 30, 2022: Georgette Cole moved to approve the minutes. Robert Johnson seconded the motion. A few corrections were made.

Vote: 5-0, approved as amended.

411 Grove Avenue Walkway Question – Discussion: The residents at 411 Grove Avenue approached Peter about purchasing a four-foot strip of Town land between their property and 413 Grove Avenue. The Commission discussed Town polices governing the sale of Town land. Georgette noted that no Town land had been sold (other than the properties with porches on Town land) since 1994. Peter added that it would be a shame to sell even small parcels like this one because part of Washington Groves charm lies in these small unusual walkways. The Commission agreed this subject may come up again in the future.

Proposed Fence at 409 Brown Street: Deb Mehlferber explained the configuration of the proposed fence. There was a discussion about the following:

- Trellises
- Fence vs. Trellis
- Required four-foot slope near a road
- Record of previous PC decisions

Deb will discuss the proposed fence with the residents.

Old Business: Items to Revisit:

Surveys with Better Defined Parkland Boundaries – The Commission will further discuss this item when there is another proposed zoning map amendment or block survey which includes a park.

Report from Town Council: Christine Dibble reported the following:

- Landscape and Maintenance contract awarded to RJ Landscape Contractors
- The Town received funds in the amount of \$460K from the American Rescue Plan and \$250K through a Legislative Bond Initiative. Money will be put towards storm water management and other items
- Run-off from Mid-County Highway and Town Crest culvert in the West Woods
- Forming a work group to address storm water management
- RASEC proposal to make Martin Luther King Day an official holiday for Town employees
- Town website search now includes PDF documents
- Town Building Permit

Border Committee – Update: Peter Nagrod reported the new sign looks great but there is a typo that slipped by everyone. He will talk to the company who make the sign and explore how to fix the typo. There was a discussion about the placement of the new signs. Peter announced the Border Committee meeting next Thursday. There was a brief mention of changing this Committee’s name.

Other Business: There was none.

There being no further business, the meeting adjourned at 9:20 PM.

Kathryn L. Lehman, Town Clerk