

**MINUTES of the August 16, 2022. MEETING of the Commission
(via Zoom)**

Adopted: September 20, 2022

Members Present: The meeting began at approximately 7:30 p.m. Bob Booher, David Stopak, Mimi Styles, Marilynn Frey (alternate) and Jeff McCrehan (with technical difficulties) were present. Wendy Harris was absent. Darrell Anderson (council liaison) was absent but represented by Paula Puglisi.

1.1 Approval of Agenda

Minor amendments to the proposed agenda were proposed, and the revised agenda was unanimously approved.

1.2 Adoption of Minutes

The minutes of the July 17 HPC meeting were reviewed, corrections were made, and the minutes were unanimously adopted.

2.1 Review of Projects

There were no projects for review.

3.2 Preservation/demolition ordinance plan

David and Bob have both done some research on this topic and are now planning to meet on Tuesday afternoon, August 23, for a work session; they invited Mimi to join them.

3.6 Additional Border Committee signs

Washington Grove Signs: The Border/Gateway Committee is negotiating with Mrs. Bell, owner of the Commercial Corner properties, to install a third gateway sign at her property. There was discussion of Mimi Bolotin's email to Peter Nagrod about the wording on the gateway signs. The issue of better wording to identify the historic district will be revisited in September when Wendy returns. The Town will absorb the cost of a replacement planks.

Avenue Signs: Mimi reported on the status updating Susan Van Nostrand's street sign inventory spreadsheet. Bob reported that Peter Nagrod continues to give Susan requests for new signs.

3.7 Bulletin Material

A series of articles based on excerpts from Robinson & Associates' Historic Context Report is planned. The September bulletin will include a piece about the establishment of the Washington Grove Camp Meeting Association. Links to the full Historic Context report will be included for those who wish to read more.

3.8 Planning Commission Meeting

Bob attended the August PC meeting.

The PC gave its tacit approval of the Edible Garden Group's project as consistent with the current Master Plan (vs. the "in process" Comprehensive Plan, which has yet to be adopted).

Paula Puglisi gave a presentation on the upcoming ADU online seminar series. It was noted that when the county presented a seminar on ADUs, all then-members of the PC had participated in it.

Georgette has reviewed Town ordinances and found that the proper interpretation of "established setbacks" should not have prevented Kirk Greenway from proceeding with the first version of his proposed addition, as he was originally advised by the PC. The issue of increasing the degree of non-conformance should not have been applied to Kirk's original proposed plan because there is a provision in the ordinances that recognizes the footprint of a built house as satisfying the required setback. There is a further provision that allows the setback of houses built within 200 feet of any particular house to be taken into consideration when changes to it are contemplated; meaning that a house could expand towards to a public way to the extent already established by neighboring houses within the 200 ft. zone.

Kirk will likely resubmit his original design for a building permit.

The PC now wants to go back and carefully review the ordinances to see if there are other possible misinterpretations (such as the "degree of non-conformance" outlined above); i.e., a careful reading of Town ordinances may reveal that sought-after flexibility already exists.

PC will advise when their review is complete so that a joint meeting with HPC can be scheduled.

PC has been meeting with Mrs. Bell about the enclosure around the dumpster. The county has told her it must be removed because it's a safety hazard at the intersection. She is going to come up with a plan to move the dumpster, perhaps to the back of the building.

The PC is putting a hold on additional block surveys because the block surveys sometime conflict with each other. That is, the block surveys are not clarifying issues but causing more confusion. The PC, however, may proceed with a boundary survey of the entire town.

PC is also looking at the forestry conservation easements (Brown Street lot(s), Ridge Road flag lots, Cator property). There currently is no process for managing these easements.

John Tomlin has inquired about installing solar panels on his property. Issues to be resolved include whether these would be considered an accessory building and whether maximum lot coverage regulations would apply.

3.9 Town Council Meeting

Bob reviewed Darrell's written TC report that covered the status of the Comprehensive Plan and the stormwater management RFP.

4.1 ADU online seminar series

Paula Puglisi provided an overview of the 3-part educational online seminar series on ADUs. The first presentation is scheduled for September 22 will feature an ADU advocate who is well-

versed in various forms of ADU implementation in many communities. The second speaker will be from Montgomery County government who will outline the county's goals for allowing ADUs – how they can improve communities, as well as their pitfalls. Third speaker is a county attorney who has done research on whether ADUs indeed impact diversity. Question and answer sessions will be part of each presentation. All speakers have been confirmed, but dates for the October and November presentations have not yet been finalized. Full information will be on the Town website along with registration instructions. Listserv announcements are also forthcoming.

Adjournment

The meeting was adjourned at approximately 8:15 pm.

The next meeting will be Tuesday, September 20, at 7:30pm via Zoom.