



Minutes of the Planning Commission
September 7, 2022

Approved: October 5, 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, Jonathan Dail, Dave Hix, and Robert Johnson. Also in attendance were HPC Chair Bob Booher and Woods Committee Co-Chair Joan Mahaffey.

Approval of Agenda: Georgette Cole moved to approve the agenda. Robert Johnson seconded the motion. The Commission added updates to 418 5th Avenue fence, 408 4th Avenue fence, and 303 Washington Grove Lane carport. Approved: 5-0, as amended.

Building Permit Applications: There were none.

Public Ways & Property Permits: There were none.

Public Appearances: Town Clerk Kathy Lehman asked about using Planning Commission funds to obtain another aerial of the Town using the same coordinates as the picture in the Council Room. The Commissioners thought we might obtain something from State or County files. Kathy will investigate this.

Approval of the Minutes – 3 August 2022: It was moved and seconded to approve the minutes from the 3 August 2022 Planning Commission meeting. Approved: 5-0.

Discussion of Article VII, Section 3.141, 3.142, 3.143, as it affects building permits, especially in the RR2 area. Does this allow for the flexibility needed to preserve the historic cottages: The Commission discussed 3.141, Renovation of Existing Main Building, using problems with 410 4th Avenue as an example. This issue will be the first item up for discussion at the extra PC meeting. Bob Booher suggested the maximum height be discussed then as well.

Discussion of placement of the Commercial Corner trash receptacles and possible Ordinance revision for placement of Commercial Corner trash receptacles: Peter Nagrod reported Commercial Corner owner Tatyana Bell is getting bids from contractors to relocate the current dumpsters. It appears that Town ordinances only allow for the current placement. The Commission discussed the following:

- Adding a section to address HVAC unit placement
- Contractor's bids
- Possible placement
- Board of Zoning Appeals
- Changes to Ordinances

Forest Conservation Easements – Process discussion. Review draft long-term easement agreement: The Town's final Forest Conservation Plan does not have a long-

term protective binding maintenance agreement. The Commission discussed the need for such an agreement and how it would be enforced. The discussion dealt primarily with the plan for the Cator property.

They also talked about the Town RR-4 Cluster Development requirements.

Request from Van Nostrand/Ambrose or purchase of Town land adjacent to their property at 404 4th Avenue – Discussion: A resolution was done for this land in 1988 when Judy Banachowski lived at this address. The transaction was never finalized. However, the resolution deemed the property surplus and abandoned. There was a discussion about the power of the original ordinance and if it is binding. The porch, stoop, and chimney are on Town land.

Updates: 100 McCauley Street - fence, 418 5th Avenue - fence, 408 4th Avenue – fence, 303 Washington Grove Lane – carport: Peter Nagrod reported the following:

- 100 McCauley – Peter talked with resident Mark Gregory and explained the problem with the placement of the fence. Peter has asked Mayor Compton to get involved. He also noted a missing corner marker.
- 418 5th Avenue – Residents were asked to complete a permit for their recently replace fence. This has still now happened.
- 303 WG Lane – Peter expressed his concerns with the enclosure of the carport at this property. He asked if a permit was ever completed. The PC Secretary will look for the permit and report back to Peter.
- 408 4th Avenue – The fence on the Avenue side of this property is on Town land. Georgette Cole moved that the Mayor be formally notified about the fence placement situation and when the home goes on the market, the real estate agent be notified as well. Peter seconded the motion. Vote: 5-0.

Discuss Fiscal 2023 Surveys – Do we need a description or an RFP?: The Commission will revisit this at another meeting.

Report from Town Council: Peter reported the 2023 Comprehensive Plan was adopted by the Town Council in September.

Gateway Committee – Update: Chairman Nagrod reported that Montgomery County cut back the Town woods on the lake side of WG Lane. They left all the brush. He also reported that there are dangerous drops on WG Lane, specifically near 206 and 215. The Committee will discuss road closures at Center Street at WG Lane and Oak Street at WG Lane at their next meeting. Peter also encouraged the Committee to look at recently installed new signage and identity fences.

Other Business:

Guardrail on Johnson Alley – Nothing new.

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

Kathryn L. Lehman, Town Clerk