



Approved: November 2, 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 Jonathan Dail, Christine Dibble, Dave Hix, and Robert Johnson. Also in attendance were Woods Committee Co-Chair Joan Mahaffey, HPC member Mimi Styles, and resident Marilyn Frey.

Approval of Agenda: Christine Dibble moved to approve the agenda. Robert Johnson seconded the motion. Approved: 5-0, as amended. Christine asked for verification of the new mid-month work session. The session will take place on October 19th.

Building Permit Applications: There were none.

Public Ways & Property Permits: There were none.

Public Appearances: There were none.

Approval of the Minutes – 7 September 2022: Christine Dibble moved to approve the minutes from the 7 September 2022 Planning Commission meeting. Dave Hix seconded the motion. The Commission discussed use of the word bushwacking to describe the serious pruning done in the woods along WG Lane. Approved: 4-0. Christine Dibble abstained.

Discuss 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: Peter Nagrod stated this issue will be discussed at the mid-October work session. He asked members to read ahead, particularly Article VII 3.141 of the Code of Ordinances.

Discussion of placement of the Commercial Corner trash receptacles and possible Ordinance revision for placement of Commercial Corner trash receptacles: Peter Nagrod suggested this discussion be put on hold until he hears from the property owner about her plans. There was a brief discussion about location, possible ordinance change, and the Board of Zoning Appeals process.

Request from Van Nostrand/Ambrose or purchase of Town land adjacent to their property at 404 4th Avenue – Discussion: Peter Nagrod stated this was now in the hands of the Town Council. Dave Hix suggested getting the house off Town land would help reduce uncertainty. The Commission discussed the following:

- Ordinance change
- Town policy
- Creating setbacks
- History of the property
- Use of public land
- Honoring the previous ordinance

Discuss how to deal with inconsistent corner markers on adjacent properties: Robert Johnson reviewed the two recent properties that presented with inconsistent markers. There was a discussion about the following:

- Block surveys – original and new
- Survey discrepancies
- Discrepancies between neighbors
- Survey for 410 4th Avenue
- Authenticity of existing monuments
- WSSC Grid
- Scope of work given to surveyors for Town block corner survey project
- Use of GPS
- Basis for land law
- Town liability for houses on Town land
- Fence on Town land at 408 4th Avenue

Updates: 100 McCauley Street and 408 4th Avenue – non-complying fences: Peter Nagrod reported the mayor wrote a letter about removal of the non-compliant fence to the new owners at 100 McCauley Street. PC Secretary will locate the mayor's letter and send it to the Commission. Peter also reported that the mayor talked with the owner of 408 4th Avenue about removal of that non-compliant fence as well.

Report from Town Council: Christine Dibble reported the following:

- The Town Council is making an effort to help with the removal of restrictive covenants from property deeds but has run into a snag in this initial effort. The Council was hoping to use a rule allowing Home Owners Associations to take this action but the Town attorney says municipalities may not do it this way. Efforts will continue.
- John Compton and Darrell Anderson are working on an approval process for non-emergency maintenance projects.
- The Town Council is working on a resolution to clarify the procedure for performing volunteer work on Town property.
- On a recent trip to Pittsburgh, PA, spotted lantern flies were everywhere.
- Mary Perry's home on Pine Avenue has gone on the market.
- The Council discussed Cherry Avenue access again.

The Planning Commission had a brief discussion about Cherry Avenue access.

Gateway Committee – Update: Chairman Nagrod reported Grove Avenue between McCauley Street and WG Lane has been cleared. He also expressed his frustration with the inability to get the remaining identity fences installed.

Other Business:

It was reported that David Stopak's vision for an ordinance that protects the houses is on the table. This will be discussed at the next work session.

Joan Mahaffey asked if Mr. Linkletter had been contacted about the large drains on Washington Grove Lane. They are dangerous. Peter sent a letter along with pictures to the Department of Transportation.

Peter Nagrod suggested scheduling a meeting with surveyors Snider and Associates in order to get clarity about differences in surveys.

There being no further business, the meeting adjourned at 9:10 pm.

Kathryn L. Lehman, Town Clerk