



Because of the Coronavirus pandemic, this meeting took place via ZOOM videoconference. In attendance were Commissioners Peter Nagrod, Georgette Cole, Jonathan Dail, Christine Dibble, and Robert Johnson. Also in attendance were Sylvie Favret, Joan Mahaffey, Paula Puglisi, and HPC member David Stopak.

Peter Nagrod called the meeting to order at 7:30 p.m.

**Approval of Agenda:** Georgette Cole moved to approve the agenda. Robert Johnson seconded the motion. A memo from Marc Hansen was put under Other Business. Georgette Cole asked to discuss going back to one meeting per month under Other Business as well. *Approved 5-0, as amended.*

#### **Building Permit Applications**

*336 Ridge Road – Fence:* Robert Johnson reviewed the proposed fence. He stated there was no issue with the three-foot-height-limit-at-an-intersection requirement. Robert also volunteered to help the residents find their corner markers. Robert Johnson moved to approve the building permit application for a fence at 336 Ridge Road, conditional on the finding of their corner markers. Georgette Cole seconded the motion. Approved 5-0.

#### **Public Ways & Property Permits:**

*WSSC on Chestnut Avenue:* WSSC put in a PW&PP for emergency work to be done on Chestnut Avenue. The sewer line will be replaced. Mayor Compton and Georgette Cole met with WSSC. The permit was granted with several conditions.

**Public Appearances:** There were none.

**Approval of the Minutes – April 5, 2023:** Georgette Cole moved to approve the April minutes of the Planning Commission. Robert Johnson seconded the motion. Changes were made to the language. Two sentences were removed, and the minutes were approved as amended.

**ADU Process Planning:** The Commission discussed, at length, the Montgomery County ADU process and how it could be modified to meet our needs. They all agreed that parking regulations must be clarified as well. Chairman Nagrod stated the PC is not in a position to make the decision allowing ADUs. That decision would be made by the Town Council. The PC, however, should write the ordinance and use language supporting ADUs from the Comprehensive Plan. There was more discussion about the process and a preamble. Joan Mahaffey asked if approval of the Comprehensive Plan constitutes an automatic approval of allowing ADUs. There was another discussion but no answer to Joan's concern. Christine will write a preamble by the June meeting.

Peter also wants to invite Charlie Challstrom to the next meeting anticipating his help with the writing of the ordinance.

**Identifying Parcels to be Surveyed and Method to Select a Surveyor:** Peter will get contact information for surveying companies.

**Report From Town Council:** Christine Dibble asked Robert Johnson if he could give a report about the failure of the lighting bill. He explained that the bill was quite complicated and lacked a champion to see it through. The issue has gone back to PSC (Public Service Commission).

The EV Charging stations are ready but still need the final electrical connections.

The RASEC resolution re-write is making progress. It will be on the Town Council Agenda on Monday.

A proposal to amend the Memorials Policy to allow the addition of cremains when a memorial tree is planted on Town land was discussed. The Town Council will review on Monday. Georgette Cole suggested looking at the old policy and the new policy side-by-side to review the amendment(s).

The Greenhouse Gas Inventory will be presented at the Annual Town Meeting.

**Gateway Committee:** Peter Nagrod had nothing new to report but did mention that he spotted a good area for the trash containers at the Commercial Corner. There was a discussion about getting BZA approval for moving the trash containers, loading and unloading in the rear of the building, and code violations.

### **Other Business**

**BZA Variances:** Making changes to the BZA ordinance. The Commission discussed an e-mail from former Mayor Marc Hansen that explained variance legislation is based on Maryland State law and difficult to change. Christine suggested that the Hansen document be memorialized, and background information be attached to it. Christine will contact Marc Hansen.

Georgette Cole asked the Commission if the meetings could be changed back to once a month. She suggested that with some discipline and efficiency they could go back to once a month. The Planning Commission agreed to try this.

The Commission had a brief discussion about the recent Town Election.

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

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/s/  
Kathryn L. Lehman, Town Clerk