

**MINUTES of the February 20, 2024 MEETING of the Commission
(via Zoom)**

Adopted March 19, 2024

Members Present: The meeting began at approximately 7:35 p.m. Bob Booher, Marilynn Frey, Mimi Styles and David Stopak were present. Wendy Harris and Rob Gilmore, TC liaison, were unable to attend. Larry French participated for discussion of the RASEC Survey agenda item.

Approval of Agenda

The proposed agenda was unanimously approved.

Adoption of Minutes

The Minutes of the January 16 meeting were unanimously approved.

New Member

Although Meredith Horan had initially expressed willingness to join the Commission, she ultimately declined. Bob will contact Dave Cosson and other potential candidates to gauge their interest.

Phil Edwards' Talk

Several members were able to call in for Phil's talk, and Bob has contacted Montgomery History requesting a copy of it for Town Archives.

Preserving the RASEC Survey Results

Larry French expressed his interest in survey research in general, saying that he has experience with it. He said he understood the value of gathering systematic data from Town residents and supported RASEC's proposal to survey residents. He also worked with RASEC (early, only) in the formulation of their questionnaire. However, Larry feels the results have not been shared comprehensively with the Town, although data collection ended about two years ago. He asked to enlist HPC's support to disseminate and preserve this information, and that it be shared in a way that's useful to Town residents and potential researchers. HPC understands the potential value of the survey data and suggested that Larry's first step should be to express his concerns and request to RASEC and the Town Council.

Bob pointed out that the agenda for a special meeting of the Town Council on Tuesday, February 27 has just been posted and it includes Diversity, Equity & Inclusion Survey Results as an agenda item.

Review Session

HPC reviewed projects at 106 Pine Avenue and 121 Maple Road; there was no homeowner representation for either project. Written reviews will be prepared by Mimi.

Archivist

Jean Moyer contacted Bob because she has not received any time sheets from Pat since October, and they are needed to close out the year. (For some time, Pat has been taking records to her home and working on them remotely.) Jean's attempts to reach Pat have been unsuccessful. Similarly, Bob's subsequent efforts to contact Pat have not yielded results. Given the health challenges that both Pat and her family have faced over the past year or two, she may be unable to devote the time needed to archive duties. Bob will continue to try to reach Pat and he will make the mayor aware of the situation.

Corrections to Architectural Survey

David discussed Christine Dibble's suggestion that descriptions of individual houses from Robinson & Associates' 2019 Architectural Survey document be added to "House History" entries on the Town Website. David had forwarded a sample entry provided by Christine for discussion at the meeting. Homeowner corrections and additions could be added below the proposed Architectural Survey information. Christine has offered to enter both the survey and homeowner comments to the website's House Histories. The feasibility/advisability of including photographs of the houses was also discussed, referencing the series of "contributing resource" photos that HPC compiled ca. 2005, and potential privacy concerns were raised.

ADU Zoning Text Amendment

Bob reported the ADU ZTA has been introduced at the most recent TC meeting. HPC's comments have been provided to the TC. A sub-task force of TC members Peter Nagrod, Eva Patrone and Barbara Raimondo has been established for the ADU issue.

Bulletin Material

For the March bulletin, a piece based on Robinson & Associates' 2020 Viewshed documentation, with links to the full document's photos and maps, is planned and been provided to Kathy.

Planning Commission Meeting

Mimi attended the February PC meeting. The building permit application received for 121 Maple Road (Suzich) was discussed. The two "survey" documents included with the application don't agree with the deed document; discrepancies seem to relate to the issue of the additional 25' strip of "Town land" on the east side of Maple Road. The homeowner will be advised the building permit will be approved contingent upon receiving a new boundary survey "in a timely manner". PC members identified their areas of interest/focus for the coming year: Robert Johnson – Town zoning map; Peter Nagrod – block corner surveys; Georgette Cole – subdivision and growth management recommendations.

TC members assigned to the ADU issue are Barbara Raimondo, Eva Patrone and Peter Nagrod. Detached ADUs may be subject to new (undefined) setbacks.

The dumpster surround at the commercial corner has been removed at Town expense. The uninhabited house issue/resident petition dating back to July 2023 was raised by Joan Mahaffey. Rob Gilmore has urged the mayor to involve the town attorney in this issue. Meetings with the commercial corner property owner, Tatiana Bell, and her architect, have been held. Town was represented by Mayor Compton, Bob Booher, Peter Nagrod and Barbara Raimondo. As he had participated, Bob fleshed out some of these discussions during HPC's meeting. The owner is particularly interested in redeveloping the property now that the Town's

Comprehensive Plan suggests an openness to expanded, potential mixed-use for the Commercial Corner. Bob reported that a second meeting was held with her architect.

Bob also reported that Gaithersburg has come up with some options to connect a bike path to Brown Street that would involve reconfiguration of Railroad Street between Hickory and the entrance to the Commercial Corner. There are three design options, all of which would narrow Railroad Street to allow the bike path to safely pass by the old Odd Fellows lodge building.

Town Council Meeting Report

Rob Gilmore was not present to give an official report, but Bob attended the February TC meeting and made comments about ADU issues, as outlined above.

Budget

The current year-to-date spending was compared against budget, and the budget for next fiscal year was discussed.

Adjournment

The meeting was adjourned at approximately 9:00 pm. The next meeting will be on Tuesday, March 19, at 7:30 pm via Zoom.