



Because of the Coronavirus pandemic, this meeting took place via ZOOM videoconference. In attendance were Commissioners Georgette Cole (Chair), Sung Chang (Alternate), Jonathan Dail, Sylvie Favret, Robert Johnson, Peter Nagrod (TC Liaison) and Historic Preservation Commission member Marilynn Frey.

Georgette Cole called the meeting to order at 7:34 p.m.

Approval of Agenda: Peter Nagrod moved to approve the agenda. Jonathan Dail seconded the motion. *Approved 5-0.*

Building Permit Applications:

201 Cherry Avenue – Jonathan Dail reported the resident would like to do a 52-½ sq.ft. addition to their kitchen. The application meets all the requirements and was reviewed by the Historic Preservation Commission who had no recommendations. Jonathan Dail moved to approve the building permit application for an addition to 201 Cherry Avenue. Peter Nagrod seconded the motion. *Approved 5-0.*

409 Brown Street – Sylvie Favret reviewed the permit application for a playset in the back yard. The Commission viewed the drawings and details. Sylvie Favret moved to approve the permit application for a playset at 409 Brown Street. Jonathan seconded the motion. *Approved 5-0.*

Public Ways & Property Permits: There were none.

Public Appearances: Marilynn Frey asked the Commission about the status of permits for exit windows in the basement and a fence at 201 Washington Grove Lane (her neighbor). Georgette reported that the windows did not present a problem, but the proposed fence height could not be six feet high on the Oak Street side unless it was set back 15 feet from the property line (accessory building setback is required for a fence on the side facing a street or walkway). She and Jonathan have explained that to the resident as well.

Approval of the Minutes – March 6, 2024: Peter Nagrod moved to approve the March minutes of the Planning Commission. Robert Johnson seconded the motion. *Approved: 5-0.*

Review Status of ADU Zoning Text Amendment: There was a discussion about the following language:

“The Planning Commission will ensure compatibility with the neighborhood”. There was also a discussion about the Montgomery County process and how to notify residents about the change.

Biennial FCA Report to DNR (2023 Forest Conservation Act): Georgette Cole reported this was the first time this report was ever sent to the Town. Georgette Cole and Mayor Compton worked on this very long report. It was submitted to DNR on March 13. The Forest Conservation Annual Report is also due soon. This report was a simple one to fill out since we had no Forest

Conservation Reviews in the 2022 fiscal year. Georgette moved to approve the FCA Annual report. Robert Johnson seconded the motion. *Approved: 5-0.*

Commercial Corner Update: John Compton, Barbara Raimondo, and Peter Nagrod met with Gaithersburg to discuss the Shared Use Bike Path and the land at the Commercial Corner needed to complete the path. The property owner would be paid for the land. Another meeting should be scheduled. John, Barbara, Bob, and Peter went to a property in Rockville that is managed by Bell Properties. It was an opportunity to see how someone might run other types of businesses in our Commercial Corner.

Report from Town Council: Peter Nagrod reported there are currently many requests for proposals out for bid (Road Work, Stormwater, Leaf Collection, Budget Workshop). He also reported that RASEC recommendations will be discussed at the meeting on April 16.

Gateway Committee: Peter reported on the following topics:

- Trash clean-up
- Still waiting for the signs from Adopt-A-Road
- A large amount of debris was dumped near the train station. Montgomery County appears to have removed it.
- Adding more historical context with strategically placed historic signs at places like the MARC train stop.

Twenty tons of gravel for the walkway project was delivered.

Georgette announced that Jonathan Dail would be leaving after the next meeting. He and his wife are expecting another baby. Sung Chang has agreed to take Jonathan's place with the understanding that if a new job came through, he might have time constraints which would require him to step down.

Other Business:

It was reported that the redevelopment at the Gaithersburg Walnut Hill Shopping Center is going forward. They will add a SHEETZ gasoline and convenience market. The new grocery store will be an Aldi.

There being no other business, the meeting adjourned at 8:45 pm.

Kathryn L. Lehman, Town Clerk