



This meeting took place via ZOOM videoconference. In attendance were Commissioners Georgette Cole (Chair), Bob Christin, Sylvie Favret, Robert Johnson, Jeff McCrehan, and Peter Nagrod (TC Liaison). Also in attendance were Historic Preservation Chair, Bob Booher and several residents.

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

**Building Permit Applications:**

**204 Ridge Road:** Georgette Cole reviewed the application, worksheet, and the HPC review. Everything is accurate. Peter moved for approval. Jeff McCrehan seconded the motion. *Approved: 5-0.*

**328 Ridge Road:** Georgette gave a review of the permit application including the Public Ways and Property Permit (see below). She reviewed the conditions for subdivision approved for the creation of a second buildable lot at 326 Ridge Road. The Commission discussed the second set of plans for a house at 328 Ridge. The HPC reviewed these plans and made recommendations concerning lowering the main roof ridge, breaking up the primary eave line in back (use a gable similar to the one in front and add a porch across the back of the first floor), break up the front façade (split the single long garage door into two), and use natural materials like HardiePlank. There was additional discussion about the HPC review, and the HPC guidelines. It was noted that the roof line has been lowered from the original plan and the reduced ridge height is now below the 30-foot maximum both in front and in back. Robert Johnson moved that approval of the building permit for 328 Ridge be deferred until the Planning Commission has more time to assess whether the subdivision conditions have been met. Georgette seconded. *Vote: 5-0.* We decided to meet again at 7:30 pm on Thursday August 22 for further discussion. Caruso Homes will be notified of the meeting date and subject should they wish to have a representative attend.

**Public Ways & Property Permits: 328 Ridge.** A driveway permit has been submitted and paid for, but will not be approved until the building permit for the house is approved. Some paperwork has been submitted for the WSSC connection, but not the application form or the \$100 fee. The applicant will be reminded that these documents are needed.

**Public Appearances:** There were none.

**Approval of the Minutes – July 3, 2024:** Peter Nagrod moved to approve the minutes from the July 3<sup>rd</sup> meeting of the Planning Commission. Jeff McCrehan seconded the motion. Minor corrections were made. *Approved: 4-0, as amended.* Sylvia Favret was not present for the vote.

**Discuss Ordinance Changes for the Commercial Corner:** Peter presented a document covering uses at the Commercial Corner: Mixed Use and Residential. All agreed that the buildings should be

Grove-like and that parking would be a huge challenge. This issue will continue to be discussed at future meetings.

**Report from Town Council:** Peter Nagrod reported the following:

- The Mayor and Council received two replies to the Request for Proposal for Stormwater Management
- Paving contractors will start working soon. Areas to be repaired are marked with paint.
- The Town Council passed Resolution 2024-02 which modifies the suggested guidelines for Washington Grove (IE: Town funded) Committees. The Town wants maximum inclusion of interested participant both resident and non-resident. However, voting and leadership positions should be restricted to residents. Town Council members should also not serve as Committee Officers.
- A working group to study the Commercial Corner will soon be established.

**Gateway Committee Update:** Peter Nagrod reported a problem with visibility at the Commercial Corner exit onto Washington Grove Lane. The yew tree there needs to be removed to improve visibility and egress for pedestrians. RJ Landscaping will be asked to remove the yew.

**Other Business:** There was none.

There being no other business, the meeting adjourned at 9:40 pm.

Kathryn L. Lehman, Town Clerk