



Minutes of the October 2, 2024
Planning Commission Meeting
Approved November 6, 2024

This meeting took place via ZOOM videoconference. In attendance were Commissioners Georgette Cole (Chair), Bob Christin, Sylvie Favret, Robert Johnson, and Peter Nagrod (TC Liaison). Several residents were in attendance as well.

Approval of Agenda: Robert Johnson moved to approve the agenda. Peter seconded the motion. The Committee added a discussion about a fence at 205 Grove Avenue and about speed hump placement. *Approved 5-0.*

Building Permit Applications:

121 Maple Road: Sylvie Favret reviewed the plans for a screen porch at this address. The Commission discussed setbacks, enclosed space, square footage, and lot overage. Sylvie moved to approve the proposed plans. Georgette Cole seconded the motion. *Approved: 5-0.*

201 Washington Grove Avenue: Georgette reviewed the plans for a shed at this address. It will add 96 square feet. It meets the setback requirements. Georgette moved to approve the proposed plans. Peter Nagrod seconded the motion. *Approved: 5-0.*

103 Brown Street: Robert Johnson reviewed the plans for the proposed fence. He said the corners were marked and flagged. The height is four feet on the lot line. Robert moved to approve the proposed plans at this address. Georgette Cole seconded the motion. *Approved: 5-0.*

205 Grove Avenue: Robert Johnson presented a drawing done by the fence company. The proposed fence is a dog fence, and it is within the setbacks. No survey is required. Robert moved to approve the proposed plans. Peter Nagrod seconded the motion. *Approved: 5-0.*

Public Ways & Property Permits:

- **328 Ridge Road:** The permit fee has been paid.
- **103 Brown Street:** The proposed plan is for a parking pad made of gravel, plastic grid, and sod. The resident is proposing to install this pad partially on Town property. The Commission discussed if the Town might allow this. It was moved and seconded to approve this project conditionally pending the HPC review. *Approval: 5-0.*
- **103 Brown Street (#2):** The proposed plan is the same as the previous project but at a different location (Chestnut Road and Brown Street). The two permits for 103 Brown Street need to be reviewed by the Historic Preservation Commission. Georgette explained the difference between the two permits for this address. The Commission decided to revisit this in November after the review from the HPC was received.

Public Appearances: There were none.

Approval of the Minutes: Robert Johnson moved to approve the Planning Commission minutes from September 4, 2024. Bob Christin seconded the motion. *Approved: 5-0, as presented.*

Commercial Corner Update: Peter Nagrod reported that the project to review and/or change ordinances pertaining to the Commercial Corner is not yet underway.

Report from Town Council: Peter Nagrod reported the following:

- The garden areas in front of McCathran Hall have been cleared of weeds.
- Discussing possible flexible uses at the Commercial Corner.
- Town received two bids for the stormwater project.
- Chairs from all Committees will be taking part in some parliamentary procedures training.
- Leaf composting at the Maintenance Garage has been highly successful and will expand to another location.

Gateway Committee Update: Peter reported there were approximately 10 residents helping with the trash pickup this time. He also brought up the invasive Tree of Heaven that is at the Commercial Corner. Jay Everhart has permission to pull the invasive species out of the ground.

Other Business:

- **Meadow Committee:** This Committee's recommendations will be presented at the next Town Council meeting. Peter and Georgette explained the number of trees to be cut down and the County's oversight in not doing the planned annual cutting. Montgomery County is responsible for the maintenance of the Meadow. This maintenance is also in keeping with the Town's Comprehensive Plan.
- **Speed Hump Placement:** Peter Nagrod volunteered to gather information about speed humps and speed bumps. He reported the hump at Acorn and Chestnut was damaged. He asked if the Commission had an opinion about the humps/bumps. They must be handicapped friendly. There was a discussion about types and locations.

There being no other business, the meeting adjourned at 9:00 pm.

_____/s/_____
Kathryn L. Lehman, Town Clerk